

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
AUGUST 15, 2016**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, Scaggs, Slocum, Militello and McMillin present.

Also present were, Director of Community Development and Information Systems Mike Petrick, Finance Director Heather Wagonblott, Director of Public Works Ed Dolezal, Chief of Police Jeff Wold, Village Attorney Dave Silverman and Village Clerk Patricia Perinar. Village Administrator Thomas Durkin was absent.

**VP Moorman Schumache informed everyone present that anyone who speaks at the meeting shall be deemed to have given his/her consent to the recording of their likeness and speech. This meeting is being recorded.**

**PUBLIC COMMENT (Limit to 5 Minutes)**

**Citizen's Request – Steve Sobczak, 26500 S. McKinley Woods Road**

Mr. Sobczak addressed the Board requesting the Village put a culvert on his property. He provided the Village President with images of the property that were at least 20 years ago where the property had standing water. He stated that according to his neighbors the Village destroyed the field tiles on the property years ago which is creating the problem. VP Moorman Schumacher asked the Public Works Director Ed Dolezal to give his insight into the property.

Dolezal stated the Village had worked on the easement near the property years ago and it had been regraded and redone to help alleviate the standing water. Everything has been fixed to the best the conditions allow. He was given an explanation of how the overflow works and that the ditch should not have water.

Mr. Sobczak stated he would like an aerator put in his lake then. A discussion continued with VP Moorman Schumacher pulling up the image of the property in which she resides that has a lake and a slew in which she maintains because it is on personal property and she would not expect tax payers to spend their tax dollars to maintain her property. Mr. Sobczak was told that the issue is one that needs to be taken care of by the property owner since it is on private property and was read the maintenance of the pond according to the plat and annexation agreement and covenants of the land where is stated it was to be taken care of by the homeowners association.

The homeowners association was formed by the developer and when it was time to be deeded to the homeowners, the homeowners chose to not take it over, in which case the homeowners association went defunct. All homeowners as units of 1, 2, and 3 were notified by letter in March of 2012 that the Village would not be maintaining any of the storm water detention area and should that be required it would be up to the homeowners responsibility to maintain it. Mr. Sobczak stated he will take the matter to court then.

**Tom Powell, 24336 S. Valley Drive Channahon**

Mr. Powell addressed the Board stating he does not believe his tax dollars should be used to maintain private property and encouraged the Board to remain firm in the matter above and vote against paying to maintain Mr. Sobczak’s property. He has a six foot easement behind his six foot privacy fence on his property, and he would not expect the Village to maintain that.

**Dennis Bubinas, 24545 S. Ford Road, Channahon**

Mr. Bubinas addressed the Board reaffirming what was said by Mr. Powell and believes that the request from Mr. Sobczak is absurd.

**Bill Hulbert, 24913 S Center Street, Channahon**

Mr. Hulbert addressed the Board with the same opinion as Mr. Powell and Mr. Bubinas stating that tax dollars should not be spent on maintaining Mr. Sobczak’s pond.

Sandy Mayhall and Sue Eaton informed the Board that they did their homework and that there are 1,433 Townships in the State of Illinois.

**ADMINISTRATION DEPARTMENT**

No Formal Items for Discussion.

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

**Re-subdivision of Lot 8 in Heritage Lakes Estates**

DCDI&S Mike Petrick stated that the owner of Lot 8 in the Heritage Lake Estates subdivision is petitioning to divide the lot into two separate parcels. Located in the northeast corner of Heritage Lake Estates along S. Countryside Drive, the lot is approximately 4.5 acres in size and is the last remaining un-built lot in the subdivision. The petitioner proposes to divide the lot into 2 parcels, measuring roughly 1.7 and 2.7 acres in size. The next largest existing parcel in Heritage Lake Estates is +/- 1 acre.

As this is a subdivision of less than three lots, the process moves directly to the final platting stage, omitting the preliminary plat stage. Village staff has examined the supplied plat and engineering, provided comment, and is in agreement with the latest submission. Some minor grading changes were made to accommodate two home sites versus a single home site.

In a deviation from normal procedure, this is coming before the Village Board prior to the Planning & Zoning Commission. The PZC meeting scheduled for August 8, 2016 was cancelled due to lack of quorum. In an effort to provide flexibility and to prevent delay to the new buyer who wishes to construct on one of the lots, it is being asked that the Village Board approve this subdivision contingent on a favorable recommendation by the Planning & Zoning Commission. That rescheduled meeting will take place on Tuesday, August 16, 2016. The Village President and Village Attorney have been consulted regarding this procedural change and are in agreement for its allowance.

The zoning will remain R-1. There will be the typical contingency in case there is any letter of credit required which is normal protocol.

## **FINANCE DEPARTMENT**

No Formal Items for Discussion.

## **POLICE DEPARTMENT**

No Formal Items for Discussion.

## **PUBLIC WORKS DEPARTMENT**

### **A Resolution to Accept a Grant Easement (IDI)**

Director of Public Works Ed Dolezal informed the Board that this resolution is to accept a grant of Easement with the Village of Channahon and IDI Gazeley (IDI) which is interested in developing the property commonly known as the Bieth Property. The development of the property requires the installation of infrastructure such as watermain, sewers, stormwater management facilities, roads, communications, electric, natural gas, and cable television; and the owners of the infrastructure require easements for their installation, operation and maintenance.

### **Generator Maintenance Contract**

Director of Public Works Ed Dolezal informed the Board that the Village owns and operates nine electrical generators for emergency power at various facilities. Attached in the Board packet was a maintenance contract for the generators. Last year we contacted three companies for quotes for this service and Metro Power provided the lowest price. The quote is unchanged from last year.

### **IUOE Training Agreement**

Director of Public Works Ed Dolezal informed the Board the Village has executed an agreement with the International Union of Operating Engineers Local 150 to send Public Works staff to their training facility in Wilmington. After utilizing the facility for a few years, it continues to be an effective means of providing training. There is still plenty of need for our staff to be rotated through various training programs and, therefore, I think we should continue to participate. This is a budgeted expense. Payment Request Letter was included in the Board Packet.

Trustee Scaggs asked if this was offered to first time employees or used for additional training as well. Mr. Dolezal stated it is used for both.

### **2016 Various Crack Fill and Fog Seal Project**

Director of Public Works Ed Dolezal informed the Board that the crack filling is a process of mechanically routing and/or using compressed air to remove debris from pavement cracks, then filling them with rubberized material. Tighter cracks are mechanically routed to allow sufficient penetration of sealing material. The purpose of crack filling is to prevent water from washing out pavement aggregates and accessing the road base. Water which enters before or during winter months can freeze and further expand the crack. Crack filling is a preservative maintenance practice. This work was budgeted for \$40,000.00.

Fog sealing is a process of seal coating an asphalt surface to protect it from adverse effects of weather and slow the aging process. This work is provided for recreational paths and municipal parking lots. The locations for both crack fill and fog seal were provided to the Board

Bid Opening was held August 10, 2016 with the following results: Low bidder was SKC Construction at \$43,609.23; Denler, Inc. was next at \$46,277.10; then Patriot Paving at \$47,003.50. Work was estimated to cost \$52,735.80. The budget for this work was \$53,405.05.

This work will be paid for using a combination of 2016 road maintenance funds and contributions from the Channahon Park District (1/3 the cost of all bike path work) and Channahon Township (1/3 the cost of all bike path work within Channahon Township).

**Town Center Unit 3 and St. Elizabeth Residences Development – Contract with Thomas Engineering Group for Professional Construction Observation and Inspection Services**

Director of Public Works Ed Dolezal informed the Board the Village of Channahon has obligations to observe and inspect installation of proposed public improvements during construction. Tasks for this project include construction inspections of water main, sanitary sewer main, storm sewer, curb & gutter, road base, road pavement, and overall monitoring of traffic control and erosion and sediment control.

Although the Thomas Engineering proposal is contracting with the Village for these services, all costs for this work will be passed through to the developer as provided by Village Ordinance. Thomas Engineering Group Proposal and the Estimated Construction Engineering Work Effort were included in the Board packet.

**Town Center Unit 3 and St. Elizabeth Residences Development – Contract with Midwest Testing Services for Professional Material Testing Services**

Director of Public Works Ed Dolezal informed the Board the Village of Channahon has obligations to test materials used for construction of public road infrastructure during construction. Tasks for this project include density testing of the roadway subgrade, proofroll of subgrade, density testing of aggregate base course, Portland Cement Concrete (PCC) testing for road and curb & gutter.

Although the Midwest Testing Services proposal is contracting with the Village, all costs for this work will be passed through to the developer as provided by Village Ordinance.

Midwest Testing Services Proposal and the Non-Binding Estimate were included in the Board packet.

**Annual Contribution to Lower DuPage River Watershed Coalition**

Director of Public Works Ed Dolezal informed the Board that on June 15, 2009, Village of Channahon Board Members voted to partner with The Conservation Foundation to establish a watershed plan for the Lower DuPage River by contributing \$3000 (\$1500/yr over 2 years) to the group. The Lower DuPage River Watershed Coalition (LDRWC) was established and produced the *Lower DuPage River Watershed Plan* with additional funding from grants associated with the Illinois Environmental Protection Agency through Section 604(b) of the Clean Water Act and the American Recovery and Reinvestment Act of 2009.

On July 18, 2011, Village of Channahon Board Members voted to contribute an additional \$1,833 for use in collecting environmental data within the lower DuPage River. The Village has

also contributed Village Staff time by providing the Engineering Project Manager to attend bi-monthly LDRWC meetings since September 2009. The LDRWC has recently established itself with the IRS as a 501(c)4 group.

On June 13, 2013, Village of Channahon Board Members voted to contribute annual dues in the amount of \$2,469.00 towards the LDRWC's effort to secure annual funding to provide a coordinated effort to address water quality concerns. This funding level was set for 3 years.

The objective of the LDRWC is to meet goals of the Clean Water Act in the Lower DuPage River to the benefit of participating communities by helping them comply with current and future IEPA regulations imposed directly on the local government. Among those is a new requirement for all Municipal Small Storm Sewer System (MS4) permit communities to be a member of a local watershed group. Additionally and of equal importance, a cleaner and more recreationally friendly DuPage River through Channahon is of obvious benefit to Village residents and businesses.

Fixed membership dues for all participating government bodies have been adjusted for the next 3 year cycle. The Village of Channahon's dues are \$2,548.00 per year.

Letter from Lower DuPage River Watershed Coalition 2016 Agency Dues Breakdown and Lower DuPage River Watershed Coalition 2016 Agency Dues Breakdown were included in the Board packet.

### **COMMUNICATIONS**

Village President Missey Moorman Schumacher stated the Village has a letter of agreement regarding a franchise ordinance with NICOR Gas for supplemental payment. We received a check on August 9<sup>th</sup> from them in the amount of \$3,991.74 representing the 2016 supplemental payment from Northern Illinois Gas Company DVA NICOR Gas Company.

#### **Letter from State Attorney James W. Glasgow dated August 1, 2016**

Village President Missey Moorman Schumacher shared with the Board a letter received from States Attorney James Glasgow. Included with the letter was a check for \$14,840.75 to cover the cost of associated with the purchase and training of the dog that will serve in the Village's first K-9 Unit. It was noted that no tax payer dollars were used to cover the cost. Instead, the money seized from criminals engaged in the sale of illegal narcotics was used for the dog and his training.

The scheduled date on-line date to get a picture of the dog is November 1<sup>st</sup>.

The Committee of the Whole was adjourned at 6:26 p.m.

**Submitted by  
Patricia Perinar  
Village Clerk**