

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JANUARY 7, 2019**

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

Also present were Village Administrator Tom Durkin, Director of Community Development and Information Systems Mike Petrick, Chief of Police Shane Casey, Finance Director Heather Wagonblott, Village Attorney David Silverman and Village Clerk Kristin Hall.

VP Moorman Schumacher 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.

VILLAGE PRESIDENT

VP Moorman Schumacher stated Bonnie Joiner, who was a resident of Channahon and worked as a School Bus driver for Channahon School District 17 for 30+ plus years, passed away. She stated if you were a kid in Channahon you knew Bonnie at one time. She asked that we remember her, her family and her four children. She stated her wake is tomorrow at the Maple Funeral Home if anyone is available to go. She then asked for a moment of silence for Bonnie.

ADMINISTRATION DEPARTMENT

Discussion – An Ordinance Approving a Development Agreement between Village of Channahon and Speedway LLC – 2nd Read

Durkin stated this was on out last board agenda for first read, so tonight is for second read and adoption. He stated this is an Ordinance approving the development agreement between the Village of Channahon and Speedway. He stated Speedway is proposing to construct a 4,608 square foot convenience store, with 16 automobile pumps and 4 high flow diesel lanes at the northwest corner of US Route 6 and Thomas Dillon Drive. He stated several public infrastructure improvements are required and will serve the development of other properties in and around the area. He also stated that Speedway is requesting a reimbursement of \$955,817.97.

Discussion – 2019 PACE Agreement

Durkin stated the Village of Channahon has contracted with PACE for Paratransit service for many years. He stated PACE has provided door-to-door service for residents from Channahon, including Channahon Township to locations within the Joliet region for various purposes via a dial-a-ride program. He stated the attached contract is effective for 2019 and is structured differently than in years past. He also stated a maximum of 500 vehicle hours of service with an estimated local share amount of \$7,675 will be provided for residents of the Village of Channahon, Village of Manhattan and Manhattan Township. He further stated once the estimated local share amount has been reached, no additional funds will be required of the local communities. He stated in past years (except for 2018), vehicle hours of service was not capped and residents of Channahon Township outside of the Village of Channahon limits were also eligible as the cost of the program for Channahon was shared between the Village and Township. He also stated prior to the 2018 year, Channahon Township has terminated the sharing of these

costs thus limiting the 2019 contract to Village of Channahon residents. He stated should the township elect to reinstitute the costs share of the program, the contract can be changed to include unincorporated township residents. He stated the 2018 contract capped the local share amount at \$5,177. He stated the Village of Channahon portion consisted of approximately 13% of that cost and thus the Village paid \$680.78 toward the program. He also stated at 13% of the local share amount (assuming our ridership levels remain the same as in 2018), the Village can expect to expend somewhere in the amount of \$1,010 for calendar year 2019. He further stated as a reminder, the Village budget for FY 18/19 included \$3,600 for this program. He stated ridership in this program has historically been very low, with between 4-6 residents utilizing the service. He also stated should ridership increase on the service, the local share amounts may increase but only to the extent that the hours of service and the maximum estimated local share amount are reached. He further stated the fare structure remains in the amounts established in the 2018 contract at \$2.00 within the same township or municipality and \$4.00 for the first 20 miles and a \$1.00 per mile charge thereafter when the origin and destination are outside the township. He stated even though PACE and the local communities have worked out some additional cost controls to allow the program to continue, the Village continues to explore other options for this type of service to the residents. He stated this service is important currently for at least a few residents as evidenced by their consistent use over time. Grundy County provides a dial-a-ride bus service for Grundy County residents, which the Village currently does not subsidize. He also stated their program does not permit the utilization by those outside of Grundy County. He stated this agreement does contain a provision for contract termination after 30-day notice in the event alternative solutions are reached that would necessitate termination. He further stated staff recommends approval of this contractual arrangement for 2019.

VP Moorman Schumacher stated this is just Village of Channahon, correct?

Durkin stated yes, that's the way the contract is listed.

VP Moorman Schumacher stated so if someone outside of the Village limits calls, what is PACE going to tell them.

Durkin stated PACE is supposed to check, when someone calls in, where their address is and whether they are in the Village of Channahon or not. He stated if they are declined the ride, he would direct them to talk to the Township Supervisor.

Trustee Slocum stated the Township has the same kind of deal, right.

Durkin stated they do not.

VP Moorman Schumacher stated they used to split the cost with us and then they decided they didn't want to do it anymore. She stated we've continued it and paid the entirety of it. She stated she didn't know the reason the Township decided not to contribute. She also stated that there is not a lot of use but it's still important nonetheless.

Durkin stated that Grundy County does operate their own transit system. We do not provide a contribution to that and they haven't asked for any. He stated they do provide services to the residents in the Grundy County portion of the Village of Channahon.

VP Moorman Schumacher stated she also talked to Will County Senior Services and they are looking at developing a ride program. She stated it is her understanding that they have a vehicle, which is very limited in scope, but they are looking to do an Uber or Lyft style service and are looking for volunteers to drive. She stated we are still in touch with them if they develop some sort of program.

Durkin stated the residents that have used this, between 4-6 residents, are going to primarily medical appointments. He stated that the majority of those 4-6 people are Village of Channahon residents.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Speedway Relocation

- **Rezoning Certain Property and Granting a Special Use Permit for a Planned Unit Development – 2nd Read**
- **Approval of Final Plat of Subdivision**
- **Approval of Final Site Plan**

Petrick stated this was discussed at the last meeting as a first read item, this is back for second read and approval tonight. He stated some of the highlights of the proposal were a convenience store at 4,608 square feet, 16 automobile pumps at the front of the store, 4 fueling lanes for high flow diesel at the rear of the store, 39 automobile parking spaces plus the 16 at the pumps, 9 truck parking spaces in the rear and the inter-connection of the parking with the shopping center that currently contains the CIBC Bank and other businesses so that cross access would be allowed. He stated there are several public infrastructure improvements that will be coming along with this and none of that has changed since the first read. He also stated the only thing that has changed since the first read, it was requested by the Board that the fuel pump canopy in the rear have the brick pillars to match the front. He stated it was originally proposed to be steel poles and Speedway has come back with an offer to brick half-height on those poles, approximately 8 feet high with a stone cap and then paint those poles to match the canopy. He stated that all of these approvals, if granted tonight, will be contingent on final staff approval, as we are still working through some intricacies of engineering and landscape.

Trustee Perinar stated she drove by the one in Plainfield and she stated the full brick looks more appealing. She stated the proposed drawing, with brick half-height, is not as appealing.

Petrick stated he passed out a memo that had the representation of what a half-height brick would look like.

VP Moorman Schumacher stated her personal opinion is, when you look at the cost of the rebates and reimbursements and what is encompassed in that, she feels like we are pretty liberal in terms of reimbursing modified parking lots for the CIBC Bank and things that benefit the businesses. She stated that full brick poles are a minor ask in that big picture.

Trustee Perinar stated this is going to be there for a long time, and she prefers it to look better.

Rob Sweet, representative of Speedway, stated we will be happy to do the full brick canopy pillars on the diesel pumps.

Trustee Perinar asked when they planned to start construction.

Mr. Sweet stated hopefully summer, but there are some hurdles to clear with IDOT. He stated that is what we are shooting for. He stated it's a 90-120 day build. He stated in a perfect world we would like to be open before the holiday travel season.

Petrick stated just to recap, Speedway is looking for approval from the Board for the Rezoning Certain Property and Granting a Special Use Permit for a Planned Unit Development, Approval of Final Plat of Subdivision and Approval of Final Site Plan to include full brick on the pillars and all staff approvals of engineering.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items but she did want to mention that she sent an email to everybody, as a reminder, to setup the FY 2019/2020 budget meetings with your departments. She stated if it doesn't workout within those couple weeks, we will determine alternate times to meet.

POLICE DEPARTMENT

Casey stated he had no formal items.

PUBLIC WORKS DEPARTMENT

Discussion – Enter into License Agreement with Illinois Department of Natural Resources

Dolezal stated the Village owns and operates a watermain that crosses the I&M Canal adjacent to Knapp Street. He stated the IDNR requires a license to use the canal property for our watermain installation. He also stated this agreement extends the license until March 31, 2024 and the cost is \$600.

Discussion – 2018 MFT Road Maintenance Project Change Order No. 1

Dolezal stated the Board awarded this contract to Gallagher Asphalt September 20, 2018 in the amount of \$515,958.01. He stated all work has been completed at an asbuilt cost of \$473,289.60. He stated this change order represents adjustments for final as built quantities of certain contract items and the addition of two pay items for a net deduct of \$42,668.41.

VP Moorman Schumacher asked if this was a materials cost or did we run out of time.

Dolezal stated usually what constitutes a large portion of this, is we estimate a certain percentage of the roadway base that would need to be replaced. He stated when we mill the pavement, we then proof roll the base that's left, so we do an estimate of what we will have to replace in the base. He stated if it turns out the base is in better shape, then we save some money.

COMMUNICATIONS

PUBLIC COMMENT

David Ferro, resident of Channahon, asked the Speedway Representatives, he keeps hearing about 9 trucking parking spaces in the front. He asked how many trucking space on the lot will they have?

Mr. Sweet stated just nine. He stated it goes to show that we are not a real truck stop and we don't want to be called a truck stop.

EXECUTIVE SESSION

Trustee Slocum made a motion to open Executive Session at 6:17 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon, Probable or Imminent Litigation and Pending Litigation and Collective Bargaining. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

Trustee Perinar made a motion to close Executive Session at 6:39 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon, Probable or Imminent Litigation and Pending Litigation and Collective Bargaining. Seconded by Trustee Scaggs.

ROLL CALL AYES: Greco, Host, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

The Committee of the Whole was adjourned at 6:39 p.m.

**Submitted by
Kristin Hall
Village Clerk**

