

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JANUARY 18, 2021**

VP 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 Thomas Durkin, Director of Community Development and Information Systems Mike Petrick, Finance Director Heather Wagonblott, Director of Public Works Ed Dolezal, Chief of Police Shane Casey, 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.

ADMINISTRATION DEPARTMENT

Discussion – An Ordinance Authorizing the Execution of a Real Estate Sales Contract and the Purchase of Property Commonly Known as 45.068 Acres of Land in Sections 19 and 20 of Aux Sable Township, Grundy County Illinois – 1st Read

VP Moorman Schumacher stated that if we have any general questions we can ask those and if we have any specific questions in regards to the purchase of property we will need to take those up in Executive Session.

Durkin stated in September 2014, the Village, along with the Village of Minooka, commissioned the Far West Infrastructure Feasibility Study. He stated the report, performed jointly by Strand Associates, Inc. and Robinson Engineering, Ltd., was a preliminary feasibility study for the water and wastewater infrastructure necessary to serve the far west areas of the Villages of Channahon and Minooka and was intended to approximate the water demands for the area, develop the wastewater flow estimates, and create a preliminary backbone system to meet those demands. He also stated the study also identified potential sites for the future development of a wastewater treatment facility. He further stated as the community continues to experience growth and as the identified industrial areas in the community adjacent to and in the proximity of Interstate 55 become developed, we have a need to focus attention on the public infrastructure needs to serve the far west edge of the community. He stated significant amounts of property annexed and zoned industrial exists in the proximity of the Brisbin Road interchange and the need to create the backbone infrastructure system outlined in the 2014 report is now upon us. He also stated the real estate sales contract included contemplates the purchase of 45.068 acres of property in Sections 19 and 20 of Aux Sable Township. He further stated this property was identified in the study as a potential location for a wastewater treatment facility. He stated the acreage of this property will also allow the Village to utilize this land for additional future Village operational needs. He also stated the purchase of this property is a budgeted item in the 2020/2021 Village budget and is expected to be included in the 2021/2022 Village budget, pending completion of the purchase due diligence period. He further stated in July of 2019, the Village Board approved contracts with Seeco Consultants to provide a Phase 1 Environmental Study and a Geotechnical Exploration of the property. He stated these were completed in the fall of 2019. He also stated the Village also commissioned an appraisal of the property which was

completed in October of 2019. He further stated the purchase price contemplated in the contract is below the market value of the appraisal. He stated the contract includes a due diligence period of 365 days prior to closing. The Village is still negotiating a few minor issues with the seller we hope to have completed very soon.

Trustee Scaggs asked if anyone had walked the property off. He asked if any of this land was in a waterway or floodplain. He stated that a lot of time farmers will sell land that they can't grow crops on.

Durkin stated the Phase I didn't show anything of that nature.

Dolezal stated there is wetland on the north/south access to the site. He stated that the main area that we will be putting our infrastructure, wastewater plant and maybe some other buildings on is not encumbered by any wetlands or waterways.

Trustee Scaggs asked how many acres of wetland is it total.

Dolezal stated judging from memory, it's probably 300 feet across and 100 feet wide, so about an acre. He stated that during this due diligence period, we would go out there again and do some more Phase I work on the access road location and maybe do a wetland delineation and survey.

Attorney Silverman stated that the earnest money contemplated in the contract is completely refundable if we decide not to go forward with the purchase.

Trustee McMillin asked what are the issues with the seller.

Durkin stated that the seller would like to remove some trees from the property, prior to selling. He stated that we've asked them to delineate what they are talking about and when they would propose to do that because we would like to save a good portion of those trees remain for buffer purposes. He also stated that it is an expense to tear down trees so it you don't have to why should you.

VP Moorman Schumacher stated that we need buffers from surrounding properties. She stated that if we have to end up re-landscaping that is an additional cost for us.

Trustee Host asked if the access to the site is off of Route 6.

Durkin stated that access is south of the tracks, off of Tabler Road. He also stated that there are provisions for dedications of right-of-way and the Village Attorney's Office has been working on those easements and that the dedications are part of that.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Amendment to Site Plan for Crase Auto – Portico/Canopy Building Addition

Petrick stated Randy Crase is requesting approval of a site plan amendment for Crase Auto Connection located at 25355 W. Eames Street. He stated approval of the site plan would allow for the construction of a 40.66' by 19.33' portico addition adjacent to the building entrance and car wash bay. He also stated the request is architectural in nature and would not alter the

physical site plan of the site as the two (2) parking spaces would remain under the structure and the drive aisles and access to Tryon Street would be unaltered. He further stated the PZC considered the request at their regular meeting held on January 11, 2021. He stated the commission discussion focused on clarifying how the metal posts would be wrapped with pressured treated cedar lumber with trim. He also stated no further comment or direction was provided. He further stated s motion was made to recommend the Village Board approve the Amendment to the Site Plan and the motion was approved by a 5-0 vote.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion. She reminded the Board that Board members need to schedule the budget meetings for each department with their respective department head. She stated that staff will reach out and coordinate so that they can get those dates on the calendar.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

VP Moorman Schumacher asked if Casey could give a brief update on the Will/Grundy COVID mitigations.

Casey stated we see that Grundy County is going to move into Tier 1 mitigations much sooner than Will County. He stated that we are communicating with both counties to see where we can get our employees vaccinated. He also stated that straddling county lines muddies up the waters at times.

VP Moorman Schumacher stated that if anyone would like to get the vaccine when the time comes, please make sure that HR Director Denton has your questionnaire filled out.

Durkin stated we don't know when vaccines will become available for staff. It could be a couple weeks or months.

Trustee Scaggs asked if we would come here to the Village Hall for it to be administered.

Durkin stated we were on a call today with Grundy County and they are going to get through there Phase 1A group faster than Will County, as the Chief had said. He stated that if we are able to get vaccines through them, one of the things they asked was if we could administer the shots ourselves. He further stated that, if vaccines become available, we may want to contract a registered nurse that could come do that. He stated that it might make things a little quicker.

PUBLIC WORKS DEPARTMENT

Discussion – Mass Grading Plans for Crossroads Building B (Venture One) – Release of Improvement Completion Guarantee for Site Development Permit

Dolezal stated this guarantee is held by a single bond. He stated the guarantee provides potential funding to stabilize the construction site, maintain and provide for permanent erosion and sediment controls, and to finish or make repairs to damaged or incomplete Village infrastructure resulting from Site Development Permit (SDP) work. He also stated the SDP was issued by the Village to allow preliminary mass grading and demolition work at the site in preparation for additional site improvements then under engineering review. He further stated the

aforementioned engineering plans for (Mass Grading Plans for Crossroads 55 Building B) were subsequently approved with a separate ICG in the amount of \$5,637,341.00 provided. He stated the second guarantee provides funding for the more extensive site improvements work, as well as for previous Site Development Permit work. He also stated therefore, the current \$100,000 is redundant and should be released.

COMMUNICATIONS

VP Moorman Schumacher stated that she, Durkin and Petrick were on a call today with CN Railroad. She stated we did talk about the west end of the community and brought up the wastewater treatment in the area and that we are heading towards development. She also stated last Thursday she and Durkin were at a meeting with Joliet and other municipalities about Joliet's Water Plan. She further stated that this is going to be a major money project. She stated that Joliet is looking for some input and she stated that she told them a couple of concerns, one of them being that we are so far out on the end of this that it may make more sense for us to look in other directions. She also stated that they are looking at forming a Water Commission as a way to get everyone together. She stated that she thinks we need to explore other options that may be more practical for us.

Trustee Perinar asked if they are looking for a commitment.

VP Moorman Schumacher stated they are looking to make a decision for themselves. She stated they have to be off the aquifer by 2030. She also stated that sometime in 2021 they would like the commitments from the other municipalities that would potentially be involved. She further stated that they have talked about building extra capacity for municipalities that want to join in later as another option

Trustee Perinar asked if we choose not to do this, would we still be privy to that information.

VP Moorman Schumacher stated that they are pretty open about what they are doing.

Trustee Scaggs stated if they have to be off the aquifer by 2030, has anyone done a study to see if the aquifer will last longer than 2030?

Dolezal stated that has been looked at. He stated that it may extend the time but it does not solve the problem.

Discussion took place regarding the options for finding an alternate water source.

PUBLIC COMMENT

EXECUTIVE SESSION

Purchase or Lease of Real Estate – the board elected not to adjourn to executive session.

The Committee of the Whole was adjourned at 6:27 p.m.

Submitted by
Kristin Hall, Village Clerk

