

**CHANNAHON VILLAGE BOARD
BOARD MEETING
FEBRUARY 7, 2022**

Village President Missey Moorman Schumacher called the meeting to order at 6:58 p.m. and the Board led the Pledge of Allegiance.

Roll call was taken with Trustees Greco, Host, Perinar, McMillin, 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 the meeting was being recorded and anyone speaking at the meeting deems his/her consent to the recording of their likeness and speech.

CITIZEN/SPECIAL REQUESTS/PUBLIC HEARING

A. Public Hearing – Jurisdictional Boundary Line Agreement between Village of Shorewood and the Village of Channahon

Trustee Perinar made a motion to open the Public Hearing at 6:59 p.m. for the Jurisdictional Boundary Line Agreement between the Village of Shorewood and the Village of Channahon. Seconded by Trustee Scaggs.

**ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE MOTION CARRIED**

Durkin stated on June 7, 1976, the Village Board of the Village of Channahon approved Ordinance 158 establishing a boundary agreement between the Village of Channahon and the Village of Shorewood. He stated the agreement established the centerline of Interstate 80 as the declared and designated boundary line between the two communities. He also stated the attached resolution and accompanying agreement re-affirms that original agreement. He further stated this agreement is valid for 20 years from execution. He stated The Village of Shorewood is in the process of approving this agreement.

Trustee Greco made a motion to close the Public Hearing at 7:00 p.m. for the Jurisdictional Boundary Line Agreement between the Village of Shorewood and the Village of Channahon. Seconded by Trustee Perinar.

**ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE MOTION CARRIED**

PUBLIC COMMENT

CONSENT AGENDA

A. Consider Approval – Minutes – Committee – January 17, 2022

- B. Consider Approval – Minutes – Board – January 17, 2022
- C. Consider Approval – Minutes – Executive Session – January 17, 2022
- D. Consider Approval – Minutes – Special Board Meeting Public Information Forum – January 11, 2022
- E. Consider Approval – Minutes – Special Board Meeting Public Information Forum – January 13, 2022
- F. Approve Payment of Bills List of February 7, 2022 for \$1,187,294.41
- G. Approve Payment of Manual Checks of February 7, 2022 for \$14,180.69
- H. Approve Payment of Net Payroll Expenses for the period ending January 23, 2022 for \$145,570.00

Trustee Perinar made a motion to approve the consent agenda as read. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE MOTION CARRIED

REPORTS & COMMUNICATIONS FROM VILLAGE OFFICIALS

A. VILLAGE PRESIDENT

Consider Approval – Appointments to the Planning and Zoning Commission Board

Trustee Perinar made a motion to approve the Appointments to the Planning and Zoning Commission Board, Christopher Thurlby and Steve Weaver. Seconded by Trustee Scaggs.

ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE MOTION CARRIED

VP Moorman Schumacher thanked them for their interest in serving the community.

Mr. Weaver thanked the Board for the opportunity and that he is excited to get to work.

Mr. Thurlby thanked the Board for the opportunity and stated he that as a new resident he is looking forward to serving the community.

B. VILLAGE ADMINISTRATOR

Consider Approval – Purchase of a 2021 Ford F150 4x4 Crew Cab Pickup Truck for EMA Director/Deputy Liquor Commissioner Duties

Durkin stated that the three vehicles the EMA department has are surplus vehicles from the Police department. He stated this would be the first new vehicle purchase for this department.

Trustee Perinar asked if when we approved this in the budget, did we have the other three vehicles.

Durkin stated yes, they had the three vehicles when this was approved. He also stated that there are no new requests for vehicles for this department in the near future.

Trustee Perinar made a motion for the Purchase of a 2022 GMC Crew Cab Pickup Truck. Seconded by Trustee Greco.

ROLL CALL AYES: Greco, Host, Perinar and VP Moorman Schumacher.

NAYS: McMillin and Scaggs ABSTAIN: Slocum MOTION CARRIED

Consider Approval – A Resolution with Respect to a Proposed Tax Increment Finance District Establishing the Dates for a Public Hearing and Joint Review Board, Creating an Interested Parties Registry, Authorizing Reimbursement of Costs Concerning the Redevelopment of Certain Property and Other Matters in the Village of Channahon (“Tryon Street TIF”)

Durkin stated prior to the establishment of the Tryon Street TIF District, state law requires a series of actions to be taken as part of the TIF establishment process. He stated this is a continuation of the exploratory process and at this point does not commit the Village Board to the establishment of a TIF. He further stated these actions include:

- Establishment of a Public Hearing to gather input required related to the consideration and adoption of the TIF;
- Establishment of a Joint Review Board meeting date. The Joint Review Board is comprised of representatives from the affected taxing bodies and a community member who represents the public;
- Creation of an Interested Parties Registry and associated registry rules. An “interested party” may be either (1) a resident of the Village or (2) an organization active within the Village. Those interested parties that register will be entitled to receive specific information about activities relating to the TIF redevelopment project areas.
- Establishing a designated officer who may be contacted for additional information and to receive comments and suggestions regarding the redevelopment of the Redevelopment Area.
- Residential certification that there are not more than 75 inhabited residential units currently located within the proposed TIF and no residents will be displaced.
- Reimbursement for redevelopment project costs.

Pat Clower, resident of Channahon, stated that she has seen the growth come to Channahon. She thanked Durkin and Petrick for being generous with their time to help her go through this. She stated that when the growth started coming, the school district came to the Village to ask them to stop some of the subdivisions because they didn’t have room for the kids. She also stated that the Village’s response was not only can’t we, but we won’t and the reason we won’t is because commercial development coming to this Village will only come if there are additional rooftops – meaning additional population. She further stated that when people were calling about their tax bills going up and needing referendums and the growth some were complaining about the growth. She stated when the growth was here, the rooftops increased. It hurts her deeply to hear the word TIF. She also stated that everyone has now gone through the growth and supported that. She further gave a brief summary of a TIF district. She stated that not only real estate taxes but sales

taxes can be used and sounds like should be used to support the TIF. She also stated that the other taxing bodies, other than the Village, only get real estate taxes. There are no other profit centers for taxing districts when things are built up. She further stated that they don't get gaming taxes, sales taxes, gas or diesel tax or state income tax. They only get real estate taxes. She stated that is her problem with the TIF district. She also stated that 23 years is too long to ask the taxing districts to forgo real estate taxes, which is their only revenue. She further stated that 23 years is also too long because, according to the Village's consultant, a building is deteriorated at 35 years old. She stated that if you take a TIF with a 23-year life span, you've taken the valuable part of the buildings life and at the end of the TIF, the last 12 years, is arguably on an almost depreciated building. She also stated that the timing of this TIF is exactly when Will County is going to have a quad year assessment. She further stated that commercial has not been adjusted in Will County in two quad assessments. She stated some of the increased value is going to come naturally. She also stated that she has a problem with some of the properties proposed to be included in the TIF. There are two tax-exempt entities, a church and two blocks of a public school that do not pay tax. She further stated that she doesn't feel that it is fair for the library or fire districts to pay for utilities to tax exempt bodies that will never pay that back. She stated that one lot has an in-ground pool. The Village claims it is not residential but there is an in-ground pool on the lot. She also stated that if you excluded that lot; she would be fine but she doesn't believe you should be able to TIF where there is an in-ground pool and a garage. She further stated Will County has it as residential but our plan has it as commercial. She stated that she thinks we should have skin in the game; she doesn't think anyone should get a free ride for utilities. She also stated that she will be back for the Public Hearing.

Trustee Slocum made a motion to approve A Resolution with Respect to a Proposed Tax Increment Finance District Establishing the Dates for a Public Hearing and Joint Review Board, Creating an Interested Parties Registry, Authorizing Reimbursement of Costs Concerning the Redevelopment of Certain Property and Other Matters in the Village of Channahon ("Tryon Street TIF"). Seconded by Trustee Greco.

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

NAYS: NONE

MOTION CARRIED

Consider Approval – An Ordinance Amending the Village of Channahon Code of Ordinances with Respect to Liquor Licenses (Outdoor Sale and Consumption of Alcoholic Beverages) – 1st Read

Consider Approval – An Ordinance Permitting the Off-Premises Sale and Delivery of Alcoholic Beverages – 1st Read

Trustee Host made a motion to waive second read and approve An Ordinance Amending the Village of Channahon Code of Ordinances with Respect to Liquor Licenses (Outdoor Sale and Consumption of Alcoholic Beverages) and An Ordinance Permitting the Off-Premises Sale and Delivery of Alcoholic Beverages. Seconded by Trustee Slocum.

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

NAYS: NONE

MOTION CARRIED

Consider Approval – A Resolution Authorizing a Jurisdictional Boundary Line Agreement between the Village of Shorewood and the Village of Channahon

Trustee Greco made a motion to approve A Resolution Authorizing a Jurisdictional Boundary Line Agreement between the Village of Shorewood and the Village of Channahon. Seconded by Trustee Perinar.

ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE **MOTION CARRIED**

Consider Approval – A Resolution Approving a Preliminary Agreement Regarding Formation of a Regional Water Commission, Making Preliminary Declarations of Future Lake Michigan Water Needs and Other Related Matters

Consider Approval – A Resolution Approving a Memorandum of Understanding regarding Shared Water Delivery Services between the Village of Channahon and the City of Joliet

Trustee Host made a motion to approve A Resolution Approving a Preliminary Agreement Regarding Formation of a Regional Water Commission, Making Preliminary Declarations of Future Lake Michigan Water Needs and Other Related Matters and A Resolution Approving a Memorandum of Understanding regarding Shared Water Delivery Services between the Village of Channahon and the City of Joliet. Seconded by Trustee Perinar.

ROLL CALL AYES: Host, Perinar, McMillin and Slocum.
NAYS: Greco and Scaggs **MOTION CARRIED**

C. COMMUNITY DEVELOPMENT & INFORMATION

Consider Approval – Consulting & Managed Services Agreement for Computer Consulting, Installation and Related Services

Trustee Perinar made a motion to approve the Consulting & Managed Services Agreement for Computer Consulting, Installation and Related Services pending final and approval by the Village Attorney. Seconded by Trustee Slocum.

ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE **MOTION CARRIED**

Discussion – Community Development 2021 Year End Report

Patrick gave a brief overview of the 2021 Year End Report to the Board.

Reminder – Planning and Zoning Commission Regular Meeting, Monday, February 14, 2022 at the Channahon Municipal Building at 6:00 p.m.

D. FINANCE DEPARTMENT

Wagonblott stated she had no formal items.

E. POLICE DEPARTMENT

Casey stated he had no formal items.

F. PUBLIC WORKS DEPARTMENT

Consider Approval – 2021 MFT Road Maintenance Change Order #1

Trustee Scaggs made a motion to approve the 2021 MFT Road Maintenance Change Order #1. Seconded by Trustee Slocum.

ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE MOTION CARRIED

Consider Approval – A Resolution to Enter into Easement Agreements for the Bridge Street Multiuse Path

Trustee Perinar made a motion to approve A Resolution to Enter into Easement Agreements for the Bridge Street Multiuse Path. Seconded by Trustee Host.

ROLL CALL AYES: Greco, Host, Perinar, McMillin, Scaggs and Slocum.
NAYS: NONE MOTION CARRIED

G. VILLAGE ATTORNEY

Village Attorney David Silverman stated that he had no report.

COMMITTEE REPORTS

Trustee Sam Greco – Finance/Human Resources – No Report.

Trustee Patricia Perinar – Community & Legislative Affairs

Trustee Perinar stated that staff is doing a great job getting the word out about our public works staff on social media.

VP Moorman Schumacher stated that she thought it was great until someone stated that the reason that Route 6 was so bad during the previous snowstorm is because we only have three snow plow drivers.

Trustee Perinar asked what happened with Route 6. She stated that she had so many people asking about that.

VP Moorman Schumacher stated that it was terrible and for days on end. She stated that she talked to Representative Walsh again on Thursday.

Durkin stated that Route 30 was the same way all the way through to the east, it was an IDOT issue.

Petrick stated that he just wanted to thank Dan Grosse for helping keep this building cleared out, as maintenance was overwhelmed trying to keep everything clear.

Trustee Chantal Host – Public Safety/Emergency Support

Trustee Host thanked Wagonblott for the chart that was very helpful. She also thanked Strand and Ed Dolezal for going above and beyond to help us understand the issues around an alternative water source and Lake Michigan.

Trustee Scott McMillin – Natural Resources and Open Spaces – No Report.

Trustee Mark Scaggs – Public Works and Facility

Trustee Scaggs congratulated the Public Works employees for the work on the snowstorm. He stated not only was it 12 inches of snow, but it was over a very short time period.

Trustee Scott Slocum – Community Development – No Report.

OLD BUSINESS

Public Works – Alternative to Deep Water Aquifer Water Source

NEW BUSINESS

EXECUTIVE SESSION

ADJOURNMENT

Trustee Scaggs made a motion to adjourn the meeting at 7:39 p.m. Seconded by Trustee Slocum.

VERBAL ROLL CALL: ALL AYES

MOTION CARRIED

**Submitted by
Kristin Hall
Village Clerk**

