

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
MARCH 1, 2021**

VP Moorman Schumacher called the meeting to order at 6:02 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 – 2nd Read

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 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 contemplated 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 that 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 also 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 further stated that these were completed in the fall of 2019. He stated the Village also commissioned an appraisal of the property which was completed in October of 2019. He stated that the purchase price contemplated in the contract is below market value of appraisal. He also stated the contract includes a due diligence period of 365 days prior to closing.

Discussion – Backyard Chickens

Durkin stated on July 6, 2020, the Village Board passed Ordinance 2019 which amended Title IX, Chapter 99 of the Municipal Code regarding backyard chicken licensing. He stated the amendment added the requirement of a license in the then newly established RE-1 and RE-2 residential zoning districts and extended the pilot program to December 31, 2020. He further stated the amendment also required that a report be submitted to the board by March 1, 2021 by the Village Administrator regarding the experience with the keeping of chickens and licenses and permits with respect thereto and include a recommendation of whether the provisions for the keeping of backyard chickens be made permanent in the R-1, R-2 and RE-2 residential zoning districts. He stated throughout the pilot program period originally established on November 6, 2017 through Ordinance 1906 and amended in Ordinance 2019. He also stated village staff received less than 10 inquiries about the program from Village residents. He further stated this resulted in a total of two residents who elected to participate in the pilot program, with conformance to the requirements established. He stated other inquiries did not result in an application for the program. He also stated that no issues or complaints have been identified or received by the Village staff regarding those participants in the pilot program. He further stated staff recommends that an ordinance be drafted making permanent the provisions of keeping chickens in the R-1, R-2, RE-1 and RE-2 residential zoning districts inclusive of the requirements as set forth in Ordinance 1906 and the pilot program.

Trustee Slocum questioned whether residents waited because they weren't sure if we were going to make these changes permanent.

Durkin stated he thinks there is a couple of people that may be waiting to see what the Board would do on a permanent basis. He stated that it is an investment to do it and he suspects that a few more people will do it, if we make it permanent.

VP Moorman Schumacher stated it has not become this huge problem. She stated that the few people that want to do it want to do it correctly. She also stated that she's comfortable with it.

Trustee Slocum stated that his biggest problem is there hasn't been a problem but we can't perceive the future. He stated we try to hold them to the same standards but it may be a mess for the neighbors. He also stated we may not be as lucky in the future.

VP Moorman Schumacher stated the point of the ordinance is if someone is not following the rules, we can control or ticket that if it becomes a problem. She stated that we could also amend the ordinance if it becomes a problem.

Durkin stated staff is looking for direction this evening. He stated that Village Attorney would draft any additional ordinances.

Trustee Slocum asked if there would be any loosening of the restrictions.

Durkin stated that he is not suggesting or recommending that.

Trustee Perinar stated have any of the people that contacted the Village mentioned any other animals that they like to see.

Durkin stated no, nothing.

Petrick stated that he's received more calls about horses than chickens in the last year.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Petrick stated he had no formal items for discussion.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion. She reminded the Board that the Budget Workshop is scheduled for Saturday, March 27th.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – 2021 Public Works Paving Project, Engineering & Surveying Services

Dolezal stated we've completed our wastewater plan, so we are now coming back to a overlay of pavement on areas. He stated we also have some area that need drainage improvements. He also stated that we have a proposal from Baxter & Woodman to do that survey and then the bidding documents to do this work in the amount of \$23,800.

Discussion – Cleaning of Storm Water Sewers at Public Works Facility

Dolezal stated the proposal is for the complete cleaning and high pressure jetting of all storm sewer structures and laterals at the PW garage. He stated this proposal is part of a proposed two-year asphalt replacement project. He also stated is budgeted in the current fiscal year and subsequent repaving of the public works facility is proposed in FY 21-22. He further stated they are requesting a motion to approve the execution of a Brieser Construction proposal in the amount of \$18,219 for jetting and cleaning of the storm water system at the public works garage.

Discussion – Water Connection Charge and Payment Agreement for Properties along Dove Drive

Dolezal stated when the Village reconstructed Dove Drive between Sunset and US 6 watermain was also installed to provide a loop in the existing system and also to serve the residents. He stated it was decided that while an ordinance exists that would require the residents to connect to the Village's now available system, this situation was not really its intended use. He also stated that there is a benefit to both the Village and the residents by having them connected, especially if a private well fails. He further stated we have proposed a payment plan for the connection fee that spreads the cost over sixty equal monthly payments. He stated it is anticipated that this will provide some incentive to connect to the Village's water system by minimizing the combined impact of connection fees, meter fees and plumbing costs. He also stated the fees were calculated by averaging the yearly connection fee that would be in place by ordinance at the time of connection and what connection fee would be in place at the time of the 60-month payoff. He further stated there is no interest rate applied. He stated in practice, after passage of this resolution, each property owner connecting to the Village's water system would enter into the Water Connection and Lien Agreement and Village staff would execute it on behalf of the Village.

Trustee Perinar asked how quick can we do that. She stated can a resident wait for their well to go out to tap on.

Dolezal stated if we don't force a tap on, they never have to tap on.

VP Moorman Schumacher stated but if they decide that they need to, how quickly could we do that.

Trustee Perinar stated if someone's well goes out and they call to tap on, how quickly could we do that for them.

Dolezal stated our process here to enter into this agreement, would almost be immediate. He stated the longer process would be that we could issue a plumbing permit to connect to our buffalo box. He also stated they would need to hire a contractor.

Trustee Greco asked if they decide to tap on, do they have to abandon their well.

Dolezal stated the way our ordinance is written they would not. He stated that it would have to go into our well inspection program and there would be a \$100 annual inspection fee. He also stated that it could only be used for outside irrigation and if that well fails, there is no replacing it.

Trustee Perinar asked if all this information would be included in the notification.

Dolezal stated it's not formally part of this agreement. It's codified in our ordinance.

VP Moorman Schumacher asked if we can notify the residents at this point. She stated that we are not making them cap off their well at this point, but they do need to go into the inspection process so there is no back flow into our system.

Further discussion took place.

Dolezal provided some information to the Board regarding IDOT letting a project to D Construction for overlaying I-55 from River Road to north of the canal. He stated the project is supposed to start March 2021, with a completion date in 2021. He also stated that it would be both north and south bound lanes.

VP Moorman Schumacher stated that she, along with Durkin and Petrick, met with IDOT regarding the Park and Ride on Route 6, just east of I-55. She stated that their design guidelines have moved the frontage roads further away from the ramps to avoid backups on Rt. 6 near the interstate. She also stated that there have been hundreds of cars cutting through the old Ivo's property and IDOT determined that it was a problem for them and for us. She stated that they have placed jersey barriers to close off access to US Route 6. Discussion took place regarding the topic.

COMMUNICATIONS

U.S. Census Bureau Letter dated January 13, 2021

Durkin stated the letter stated that we are an invaluable member of 2020 Census Community Partnership and Engagement Program. He that we were included in the region in the U.S. for having the highest response rate regarding the 2020 Census.

VP Moorman Schumacher stated that our representation and our funding depends on that 2020 Census. She stated that kudos to staff, particularly Sydney, for making sure that information was out there and getting people to respond to it.

Durkin showed the 60th Anniversary banners to the Board. He also stated that two of them will be hung in the lobby for folks to see, so they won't get damaged by the weather. He also stated those will be up for the rest of the year.

VP Moorman Schumacher stated that we have a meeting every couple of weeks, internally, for things we can do for the 60th Anniversary celebration. She stated the first thing is a Easter egg hunt. We will hide diamonds throughout the community for residents to find. She also stated that the prizes will be gift certificates to local businesses so we can help support them. She further stated Three Rivers Fest looks like it is moving forward so we are looking forward to working with them in doing a 60th Anniversary parade and float. She stated the committee is also talking about a 60th Anniversary time capsule. She also stated there was one buried when the Village Hall was built and that is to be opened in 2050. She further stated they have also talked about expanding the Channaholidays and tree lighting ceremony and doing something similar to what was done for the 50th Anniversary with the Festival of Wreaths. She stated that this is also the 50th Anniversary of the Channahon Park District and the 45th Anniversary of the Three Rivers Library. She also stated that met with a couple groups of Girl Scouts getting their Government badge and one of them asked me if I knew who the first Mayor was. She further stated that she absolutely does, it was Bill Cook, who still lives down Center Street. She stated that we are looking to do some anniversary interviews with Ron Lehman, who was on the first Board of Trustees when Channahon was incorporated in 1961 and Bill Cook who was our first Mayor. She also stated that if you know of residents that have been here for the entirety of the 60 years that Channahon has been incorporated, we would like to recognize those people in some way. She further stated that one of the ways we would like to recognize them is by inviting them to ride our parade float.

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:35 p.m.

**Submitted by
Kristin Hall
Village Clerk**

