

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
MAY 2, 2022**

VP Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, Host, 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**

Durkin stated he had no formal items for discussion.

**COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS**

**Discussion – Temporary Use Permit for Families of Faith Ministries**

Petrick stated per Zoning Regulations Section 156.201, a Temporary Use Permit must be issued by the Village Board for a temporary event that would otherwise not be considered part of the permitted use or improvements on the property. He stated Families of Faith Ministries located at 24466 W, Eames Street is requesting approval of a Temporary Use Permit for a carnival for the purpose of community outreach and family fun. He also stated the event was run in 2021 and had received a Temporary Use Permit from the village. He further stated the complete Temporary Use Permit application is attached for review.

He stated the dates and times of the event are as follows:

- Thursday, May 19, 5:00 pm to 9:00pm
- Friday, May 20, 5:00 pm to 10:00 pm
- Saturday, May 21, 1:00pm to 10:00 pm
- Sunday, May 22, 1:00 pm to 6:00 pm

He also stated event parking will be provided in the ample on-site parking lots in addition to overflow parking areas on the grounds as marked on the site plan provided with the application. He further stated no roads have been requested to be closed, nor additional traffic services deemed necessary given that the property has two (2) full access drives to Route 6 and Dove Drive. He stated Families of Faith and the Village of Channahon have been listed as additional insured on the Windy City Amusements, Inc. insurance policy. He also stated Windy City Amusements are currently working with the Will County Health Department to obtain the necessary licenses for their food vendors. He further stated the Channahon Fire Protection District has been contacted and will provide the required safety inspection services of the vendors and carnival rides prior to the opening of the event. He stated Families of Faith will be hiring the Police Department for off-duty police officer staffing during the event.

VP Moorman Schumacher asked if it the event was longer this year than it was last year.

A representative from Families of Faith stated that it was the same number of days as last year.

Trustee Perinar questioned whether everything went smoothly last year.

Petrick stated that we had no issues last year and he knows they have been in contact with the Police Department to discuss off-duty security. He stated that he doesn't see any material difference from last year.

## **FINANCE DEPARTMENT**

### **Discussion – Adoption of MFT Bond Obligation Retirement Resolution**

Wagonblott stated the Village of Channahon initially issued MFT bonds in 2000 for Road Improvements (the bonds were later refinanced in 2006 and then again in 2016). She stated these bonds were issued with the revenue source of repayment of Motor Fuel Tax funds. According to IL Highway Code (605 ILCS 5/5-605, 605 ILCS 5/6-510, 605 ILCS 5/6-513, and 65 ILCS 5/8-4-1) and the Bureau of Local Roads Manual 4-4.02, when a local agency proposes to finance a project with the proceeds of a bond issue and later requests MFT funds to retire the indebtedness, the agency must submit a resolution stating its intent to IDOT. She also stated the Village's MFT funds are currently being audited by IDOT for the years 2012 through 2021. She further stated during this audit process it was noted by the IDOT auditor that the Village had not completed this last required resolution for retirement of bond payments. She stated attached is the required Obligation Retirement Resolution for the 2019 tax levy year, payable in 2020. She also stated upon Board approval and adoption of the resolution, these will be forwarded to IDOT in order to be in compliance with their requirements.

### **Discussion – Busey Bank Certification of Deposit Maturities**

Wagonblott stated in 2017, the Village opened two 60-month CD's maturing on May 3, 2022. She stated both CD's are currently held at Busey Bank. She also stated the CD relates to the Utility Fund (\$1,141,078.32) and the other CD relates to the General Fund (\$564,613.30). She further stated the two 60-month, or 5-year CD's, were taken out at an interest rate of 2.10% (back in 2017). She stated as the maturity of these CD's approached, staff reached out to local banks to obtain current interest rates on short-term CD's. She also stated to no surprise, the interest rates that have been received thus far are less than attractive. She further stated the current rates range from 0.01% to 1.00% for a 1-year term. She stated staff is currently still waiting on rates from Busey Bank, but the assumption is that the rate will not be significant. She also stated staff recommends requesting the proceeds from Busey Bank for both CD's maturing on May 3<sup>rd</sup>. She further stated staff also recommends the proceeds be deposited into the Village's 5/3 General Checking account in the correlating funds, General and Utility. She stated as the interest rate market improves, future recommendations from staff will be brought forward for the Board's consideration for alternate investment of these funds.

Board Direction was to transfer the funds of the two maturing CD's into the Village's 5/3 General Checking account.

## **POLICE DEPARTMENT**

Casey stated he had no formal items for discussion.

## **PUBLIC WORKS DEPARTMENT**

### **Discussion – Approval of Requisition of Bulk Rock Salt**

Dolezal stated Central Management Services has sent out its invitation to participate in its bid for bulk rock salt. He stated sulk rock salt is budgeted in the amount of \$155,000 for 1800 tons. He also stated this is the program the Village has previously used to acquire its salt.

Trustee Scaggs asked how much is it per ton.

Dolezal stated that it's \$86.11 per ton.

Trustee Scaggs asked if that is what we budgeted.

Dolezal stated that we budgeted \$155,000.

Trustee Perinar asked if we have salt reserves from last year.

Dolezal stated we went through just about 1,800 tons, utilizing approximately 1,700 tons. He stated that we also resell salt to the school district, park district and the township.

Trustee McMillin entered the meeting at 6:06 p.m.

### **Discussion – Engineering Proposal for Well 7 Well House and Pumping Equipment**

Dolezal stated the Village will be opening bids to construct a new Well 7 bore hole shortly. He stated this next phase to complete a well producing treated water involves developing bidding documents for the construction of a well house, treatment, and a submersible pump and motor. He also stated Strand's fee also includes work associated with the application for funding from the IEPA State Revolving Loan Fund. He further stated it should be noted that the design does not include the ability to remove radium from the water. He stated it is our belief that the well will serve its need safely, meeting IEPA requirements, without radium removal until the Village moves to Lake Michigan water at which time the well, along with the other existing wells will be emergency backup.

### **Discussion – Hire Seasonal Laborers**

Dolezal stated \$21,600 is in the approved 2022-2023 budget for summer help. He stated we would like to move forward with the hiring process and suggest that the simplest way is to grant the Village Administrator the authority to employ the seasonal labor within the confines of the budgeted dollars. He also stated this has been done successfully in the past years.

VP Moorman Schumacher asked if we have applicants this year.

Dolezal stated no.

Trustee Perinar asked what is the starting rate.

Dolezal stated that the starting rate is \$13.00.

Trustee Perinar stated that a number of our seasonal employees have become regular employees.

Dolezal stated that there have been a few.

Trustee Perinar stated that may be something to advertise or let people know when they are applying that this can turn into a real job. She stated that there are a lot of students at the High School that are not going to college and they are looking for a career path. She also stated that it may be something to push in that advertisement to get more people thinking that it's just a low paying job that won't go anywhere.

Dolezal stated that they have gone away with calling it College Summer Help, just for that reason. He stated if you recall last year, we had a real problem getting people. We only managed to fill one of the three positions.

Petrick stated that City of Morris is also struggling to fill their seasonal positions.

## **COMMUNICATIONS**

### **PUBLIC COMMENT**

Karen Smith, resident of Channahon, stated that she had got a notification regarding the TIF. She stated that she knows the Board has to approve it and her feeling is the Board is more likely to approve it. She also stated that her request would be for the Board to think about having the TIF, which she understands to be a 23-year TIF, be reviewed every five years. She further stated that every five years, the taxes would be updated on that property and then go back into the TIF for another five years and have the taxes updated again in five years. She stated that she understands a TIF to be a way to attract businesses into the Village. She also stated that with that TIF, if the park district says they want \$1,000 and the TIF isn't paying that \$1,000 to the park district, who do you think will be paying that \$1,000 - it will come out of the property taxes. She further stated that she would prefer it to be, if we are bringing more businesses and entities, she would like to TIF to become active every five years and give the extra to the taxing districts, such as the fire department, the school district, etc.

VP Moorman Schumacher stated that when we talk about the TIF, none of the taxing bodies are getting less money than they are getting now. She stated that even with the TIF, there is contemplated to be an IGA in place so that they will get a percentage of the increment moving forward. She also stated so essentially it is being updated every year.

Durkin stated that this is not in place just yet.

VP Moorman Schumacher stated that she knows, but that is the intention. She stated that was what was discussed with the taxing bodies moving forward. She also stated that nothing is coming off the tax rolls. She further stated that those taxing bodies are going to get everything they are getting now. It's just the increase assessed value that is going to be set aside. She stated that they can still raise their tax rates and get more money than they are getting right now.

Mrs. Smith stated that she is going to have to meet with Durkin again to discuss further because she doesn't understand what a TIF is then.

VP Moorman Schumacher stated that when the property values increase, the increased incremental property tax is set aside to reinvest in the area to help those businesses or to assist

with public infrastructure. She stated that no taxing body is receiving less than they are right now.

Petrick stated that in the proposed IGA, it is up to 30% of the increased value, just about 1/3 of the value. He stated the more successful the TIF is, the more money the taxing bodies will see.

VP Moorman Schumacher stated that right now, the properties that are included in this are lagging behind the rest of Channahon, in terms of value.

Petrick stated that we had a Joint Review Board Meeting with a majority of the taxing bodies and the vote was unanimously in favor of the TIF.

Durkin stated that he's had numerous conversations with Mrs. Smith and he would be happy to sit and discuss the specifics of the TIF with her again. He stated that hopefully after that, she would have a better understanding of what is being proposed.

Petrick stated that at the next Board Meeting, May 16<sup>th</sup> the Public Hearing for the TIF will be on the agenda.

### **EXECUTIVE SESSION**

#### **Appointment of Special Legal Counsel**

Trustee Scaggs made a motion to open Executive Session for Appointment of Special Legal Counsel at 6:20 p.m. Seconded by Trustee Greco.

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

Trustee Scaggs made a motion to close Executive Session for Appointment of Special Legal Counsel at 6:25 p.m. Seconded by Trustee Greco.

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

The Committee of the Whole was adjourned at 6:25 p.m.

**Submitted by**  
**Kristin Hall**  
**Village Clerk**

