

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
MAY 17, 2021**

VP Moorman Schumacher called the meeting to order at 6:01 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.

VILLAGE PRESIDENT

Presentation – Donation to Pink Heals from Channahon Police Department

Chief Casey stated that he knew when he became Chief that he wanted to partner with a non-profit that preferably benefited people right here in the Village. He stated that he has his own personal story with cancer and he knew of Pink Heals. It seemed like a great partnership. He also stated that it is a true volunteer organization. Every dollar that is donated goes back to people in our community.

VP Moorman Schumacher stated that she has her own personal story as well. She stated that this is completely a volunteer organization and it is administered and ran by volunteers, so every dollar that is donated goes back into the community. She also stated that the Police Department has adopted Pink Heals for the last couple of years.

VP Moorman Schumacher and Chief Casey presented Angie Caldwell, Pink Heals representative, with a check for \$2,200.

Angie Caldwell, representative from Pink Heals thanked the Mayor and Police Chief. She stated that the police department has been with them for a long time. She also stated that the partnership with Channahon is second to none. She further stated that every dollar raised goes right back into the community. In 2019, they were able to help 104 families within our community and it was amazing. She stated that their 7th Annual Mother & Father's Day Walk is on Father's Day this year and they could not do any of it without the help of the Village and police department.

ADMINISTRATION DEPARTMENT

Discussion – Purchase of a 2021 Ram 1500, 4x4 Crew Cab Pick-up Truck for EMA Response/Duties and Deputy Liquor Commissioner Duties

Durkin stated in the fall of 2019, the establishment of the EMA Department began. He stated a response vehicle was not available for the first 6 months. He also stated then the PD was retiring the 2013 Tahoe and the EMA Department took ownership of this vehicle. He further stated it

has been used as EMA Emergency Response, Deputy Liquor Commissioner, and other EMA duties. He stated approved in the 2021-2022 budget was the purchase of a new EMA/Deputy Liquor Commissioner Vehicle for the various duties of the EMA Director. He also stated the cost of the vehicle includes the vehicle, Bed Cap, Bed Slider, Lights, and Labeling including installation of same. He further stated the current EMA Vehicle (no relabeling or maintenance is required with this vehicle) and 2 more retired police vehicles with commissioned for EMA volunteer response to emergencies and other required duties of the volunteers. He stated the vehicles are necessary for the safety of the volunteers during event and emergency duties as they are equipped with emergency lighting for safety and response. He also stated this gives us the capability to respond in a safe timely manner to emergencies which we do not have at this time. He further stated minimal cost to relabel these vehicles as EMA response vehicles and some minor repairs to make them safe for response also included in the 21/22 budget.

Discussion – Purchase of One APX6500 Mobile radio and Two APX6000 Portable Radios for the EMA Department

Durkin stated the safety of our volunteers and the EMA Dept. during emergencies and events is our first priority. He stated to have the proper communication equipment is essential for our EMA team's safety during emergencies and events. He also stated our current EMA radios consist of 10 VHF Model HT1250. He further stated these were given to EMA from the Police Dept. He stated these radios will no longer be able to be used for communication with WESCOM, Police, or the Fire Dept. during events or emergencies in the near future. He also stated the VHF is being phased out for the Starcom system which will make the current HT1250 radios inoperable for emergency communication. He further stated the APX 6500 will be installed in the EMA Response Truck and the 2 APX6000 portables will be used by our volunteers during emergencies and community events. He stated the two future EMA volunteer vehicles (current police vehicles to be replaced) will not have radios installed in the vehicles. He also stated a portable charger will be the only radio equipment installed so the portables can be used on scene or in the vehicle.

Discussion – Approval of Agreement Between the Village of Channahon and Wight & Company for a Facility Needs Analysis

Durkin stated approval of the FY 2021/2022 budget included expenditure of funds for the performance of a facility needs analysis. He stated the facility needs analysis will include an assessment of the space utilization at the Village Hall, police department, and public works department, including preliminary projections for future needs. He also stated the attached proposal has been provided by Wight & Company, a design engineering firm that specializes in facility planning, among other disciplines. He further stated Wight will provide the scope of services described in the attached proposal, within the budgeted amount and complete the assessment within 8 weeks of authorization. He stated representatives from Wight & Company will attend the meeting to address any questions from the board.

VP Moorman Schumacher asked Wight & Company President, Jason Dwyer to give a brief overview of their proposal.

Mr. Dwyer gave a brief overview of the proposal.

VP Moorman Schumacher stated we talked about this during budget time. She stated as big as this building is, we are outgrowing it. She also stated that Public Works is definitely outgrowing their facility, in terms of storage and where to keep equipment. She further stated that the Police Department could use some more room as well. She stated that is what we are looking to do. Trustee Greco asked if an RFP was done on this.

Durkin stated that we did not solicit a request for proposals. The proposal was provided for Professional Services and requested from Wight.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – Final Plat of Subdivision for Whispering Oaks, Unit 2

Petrick stated W.O. Phase 2 Development, LLC is requesting approval of the Final Plat of Subdivision for Whispering Oaks Unit 2. Unit 2 is located south of Old Kerry Grove east of Justin Drive. He stated approval of the plat would allow for the construction of infrastructure improvements for fourteen (14) single family residential lots. He also stated Unit 2 lies within the portion of Whispering Oaks Subdivision that was previously vacated following the housing recession. Updates to the engineering plans are currently under review.

PZC RECOMMENDATION:

The PZC considered the request at their regular meeting held on May 10, 2021. Commission discussion focused on the following:

- Clarification of whether the outlot access strip could be used for Fire Department access should the wetland area catch on fire (access would more likely be obtained between the houses via hose extension);
- Inquiry as to the quality and style of the houses being comparable to those that have been constructed in the first half of the subdivision (it is anticipated that the same builders will build within the south half of the subdivision, the annexation agreement and any guidelines are still valid);
- Confirmation that this final plat is just re-approving what had previously been approved (yes).

He stated a motion was made to recommend the Village Board approve the Final Plat of Subdivision subject to staff review and approval of final engineering. He also stated the motion was approved by a 4-0 vote.

Trustee Host questioned whether the next phase will include another access easement.

Petrick stated no there is another out lot that is adjacent to the park, that is where we said the easement should be wider for access. He also stated that Lot 163 will not be developed. It's a wet/green area.

Discussion – An Ordinance Approving and Causing Publication of the Official Zoning Map – 1st Read

Petrick stated in accordance with Illinois State Statute, the Village is required to annually adopt an Official Zoning Map. He stated this map reflects updates, corrections and changes to parcels, zoning, and annexed boundaries that have occurred since the last approved zoning map. He also stated the base map of the village will be updated throughout the year as lot and parcel information are entered into the GIS mapping system or received from the Counties.

PZC RECOMMENDATION:

The PZC considered the request at their regular meeting held on May 10, 2021. The Commission provided no further direction or comment.

He further stated a motion was made to recommend the Village Board approve the Official 2021 Zoning Map. He stated the motion was approved by a 4-0 vote.

Trustee Host stated on the east side of I-55, there is talk about changing one of the areas.

Petrick stated that this is the color representation of the zoning as it is. He stated this doesn't create any changes.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

POLICE DEPARTMENT

Casey stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – Blackberry Apartments, Acceptance of Public Improvements and Release of Improvement Completion Guarantee

Dolezal stated this guarantee is held as a single letter of credit. He stated this project consisted of a watermain extension with services to four buildings, connection of a private sanitary lift station discharge to Village sanitary force main, and rear property grading improvements. He also stated in accordance with Subdivision and Development Regulations, the developer has requested the Village release the currently held Improvement Completion Guarantee (ICG) and accept public improvements consisting of: watermain and associated appurtenances, four water services with valves, and a sanitary vault with the discharge connection to Village force main and associated appurtenances. He further stated per Village Ordinance, acceptance of public improvements and release of the ICG must include provision of a Maintenance Guarantee at 20% of the original ICG, \$24,936.00 for this development, which the developer has agreed to provide. Public Works Staff has inspected all improvements and finds they are 100% complete and in good condition.

Discussion – An Ordinance Amending the Village of Channahon Code of Ordinances with Respect to Water – 1st Read

Dolezal stated this ordinance changes our water restrictions, makes them more stringent. He stated that this also restricts the time of day, 6 a.m. to 9 a.m. and 6 p.m. to 9 p.m. He also stated that it is plenty of time to get watering done and it is striving for water conservation.

Discussion – Purchase of a 2022 International Dump Truck

Dolezal stated the new truck is a replacement for truck #17 and will be outfitted with a Galion dump body and Flink plowing equipment. He stated the new dump body and plow equipment will be provided by Kankakee Truck Equipment, Inc. He also stated the International chassis is through the State Purchasing program. He further stated at this time, it is our intention to take Truck 17 to auction. He stated the total cost of the dump truck and plowing equipment is budgeted at \$180,000.

Discussion – Purchase of a 2022 International Belt Truck

Dolezal stated the new truck is a replacement for truck #4 and will be outfitted with a Muni dump body and Flink plowing equipment. He stated the new dump body and plow equipment are provided by Kankakee Truck Equipment, Inc. He also stated the International chassis is through the State Purchasing program. He further stated the dump body as described in the Additional Documentation includes a belt over chain dump system. He stated Public Works staff is considering that an auger driven system may be preferable. He also stated staff is told that the quote price would remain unchanged for either, so the actual purchase may be the auger system. He further stated at this time, it is our intention to take Truck #4 to auction. He stated he total cost of the dump truck and plowing equipment is budgeted at \$205,000.

Discussion – Alternate Water Source Presentation

Dolezal and Chris Ulm, from Strand Associates, gave a lengthy presentation regarding the Preliminary Alternative Water Source Study. The presentation focused on the following topics: Current Understanding of Source Water Concerns, Current Water Demands and Future Water Demand Projections, Lake Michigan via Regional Water Commission, Illinois River via Village-owned AWTP and Comparison of Conceptual Cost.

Trustee Slocum asked what this means for the average water bill.

Dolezal stated we haven't structured any proposed debt. Right now it amounts to approximately a tripling of rates.

VP Moorman Schumacher updated the Board regarding the Regional Water Commission and legislation regarding LGDF funding.

Further discussion took place.

COMMUNICATIONS

PUBLIC COMMENT

Gene Brecheen, resident of Kathey Drive in Channahon, expressed concerns over the zoning of a property along Route 6 and McDonald, which currently sold and is C-3 Commercial. He stated that a lot of other residents share the same opinion, they have a petition signed by 169 residents. He also stated the concern is C-3 Commercial, which has a variety of uses. He further stated that they would request it was rezoned to a Public Use/Open Space. He stated that if that land is developed, it will have a negative impact on their properties.

He also stated that they already have railroad and truck noise and the trees on that property act as a buffer to a lot of that. He further stated that if that property is developed and those trees are gone, it would be intolerable. He stated that the traffic getting out of their subdivision is already difficult. We don't need any more traffic. He also stated that the land is elevated, so garbage or drainage may be a concern. He further stated that it would be destruction of natural habitat, as a lot of animals do live in there. It's about 5-6 acres of property. He stated that deer, hawks and eagles are in that area.

He also stated the Village's Comprehensive Plan coincides with our request. He further suggested some ways in which he felt funding for this could be accomplished, by partnering with the Forest Preserve, a Special Service Area; a special tax levy for just the residents in our neighborhood or the Village could offer the owners a tax abatement. He mentioned several grants which could help with the funding. He stated as much as he doesn't want to see it developed, he doesn't want the new owners to be screwed out of it. He also stated that our neighborhood is worth fighting for and he is proud of his community.

Further discussion took place regarding this topic.

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 7:59 p.m.

**Submitted by
Kristin Hall
Village Clerk**

