

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 1, 2020**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees McMillin, Perinar, Scaggs and Slocum present and Trustees Greco and Host present via telephone.

Also present were Village Administrator Thomas Durkin, Director of Public Works Ed Dolezal, Chief of Police Shane Casey and via telephone Director of Community Development and Information Systems Mike Petrick, Finance Director Heather Wagonblott, Village Attorney David Silverman and Village Clerk Kristin Hall.

VP Moorman Schumacher stated that this Committee of the Whole and Village Board meeting are being held in accordance with Executive Order 2020-07, which was ordered by Governor Pritzker on March 16, 2020 in response to the COVID-19 pandemic. She stated this order addresses provisions of the Open Meetings Act 5 ILCS-120 requiring or relating to independent members of a public body, specifically, 1) the requirement in 5 ILCS-120/2.01 that members of a public body must be present to be included and 2) the requirement in 5 ILCS/7 limiting when remote participation are suspended. She also stated that public bodies are encouraged to have phone consideration for public comment when possible. She further stated that when a meeting is necessary, public bodies are encouraged to supply video, audio and or telephone meetings to ensure members of the public may monitor the meeting and to update their website and video feeds to keep the public fully apprised of any changes to their meeting schedules or formats of their meetings due to COVID-19, as well as their activities relating to COVID-19. She stated that Executive Order 2020-10 ordered by Governor Pritzker also prohibits the gathering of more than 10 people. She stated that while the Village Hall is opened this evening we would adhere to that, if more than 10 people show up. She also stated that the format would be the same as other board meetings held by this body, if there are members of the public on the phone, please mute your phones if possible and refrain from any comments until the designated public comment and public hearing portion of the agenda. She stated that Board Members should mute their phones, last meeting we learned if the Board Room microphones are on, they create feedback with the call in system; so if you are not speaking please mute your phone if you can. She also stated she appreciates their understanding in this matter. She further stated that they have supplied the public with an opportunity to e-mail questions or comments relative to tonight's meeting, which will be read into the minutes and addressed as applicable. She stated that the e-mail is meetingcomments@channahon.org.

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 – Authorization to Terminate an Intergovernmental Agreement between the Village of Channahon and the Minooka Fire Protection District (MFPD) regarding the facility located at 28200 U.S. Route 6 and to Vacate the Premises

Durkin stated on July 16, 2001, the Village of Channahon passed Ordinance 1186 which established an Intergovernmental Agreement between the Village and the Minooka Fire Protection District (MFPD) regarding the use and occupancy of an approximately 1000 Square Foot building located at 28200 U.S. Route 6 – commonly referred to as Channahon Police Station #2. He stated this agreement contemplated the occupancy by the Village for a period of 99 years without payment of rent or other charges, except reasonable costs of operation and maintenance of the building. He also stated currently, that consists of 7.1% (pro rata) of costs to operate, maintain, upgrade, and repair the building and the surrounding 3-acre parcel the building sits on. He further stated the percentage is based on the Village's ratio of the occupied square footage relative to the buildings overall size. He stated Chief Shane Casey, along with Director of Public Works Ed Dolezal, visited the building to gauge the building condition and current operational needs. He also stated some of the initial findings are that the Village would need to expend a couple to several thousand dollars in repairs to make it fully habitable. Items such as faucet valves, fixtures, ballasts, shower/toilet repairs, etc., would need to be immediately addressed. He further stated when station 2 was originally conceptualized; there was no requirement for expensive equipment. He stated additionally, the Village would need computers and technical infrastructure, Internet, etc. He also stated there would be a need for a livescan fingerprint machine (approx. \$40,000), plus annual licensing, a breathalyzer instrument (approx. \$20,000) and associated maintenance costs. He further stated in early 2020, Minooka Fire Protection District officials approached Village staff us to inquire if we may be interested in vacating our portion of the building. He stated the MFPD recently installed a sprinkler system throughout the building and they are holding back requesting our portion of the expense while we consider vacating our small, underutilized portion of the facility. He also stated there are several big projects that will be taking place in the next couple of years. He further stated these may include: Drilling the well deeper, water holding tank for sprinkler, new electronic access to building, new security cameras, roof repairs and parking lot repairs. He stated this is in addition to the monthly utilities and unforeseen repairs. He also stated in its present condition, it would cost the Village in excess of \$100,000 dollars in immediate rehab costs and equipment needs to make it suitable for present day police operations. He further stated combining these costs with the foreseeable and anticipated building improvements, and the Village would incur an additional \$100,000 dollars in expense. He stated staff therefore recommends the Village vacate the building and remove, at the request of the MFPD, the jail cell doors and the concrete booking bench. He also stated this work would be completed in-house by public works department.

Casey stated that back when we entered the agreement we weren't so reliant on technology or the the infrastructure needed to build that up. He stated it's not really functional for us to be down there.

Trustee Slocum asked what does the fire department do down there.

Casey stated the Fire Protection District has staff there all day. That location serves as their Station #2 location.

Durkin stated what we would be looking for tonight is the authorization by the Board to terminate the agreement and then we will come back at a future meeting with a Resolution and the termination agreement between the Village and Minooka Fire Protection District.

VP Moorman Schumacher stated we've talked about this previously, what needs to be updated and what it would take to do that for this to be a usable location for the police department. She stated the likelihood of us doing something there in conjunction with other Village facilities in the future when development occurs in this area is probably a more feasible and practical solution.

Durkin stated that during the regular meeting we would be looking for a motion to authorize to terminate the agreement.

Durkin also mentioned that this past weekend was the first weekend of outdoor dining and no complaints were received. All good news.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Petrick stated he had no formal items for discussion.

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 – Change Order #2 to Wastewater Treatment Plant Phase 2 Expansion Contract

Dolezal stated the Village has previously entered into a contract with Whittaker Construction & Excavating to expand and improve its wastewater treatment plant. The awarded contract value was \$7,958,650 with a Substantial Completion date of July 21, 2020. He stated Change Order 1 increased the contract value to \$7,990,714 with a Substantial Completion date of August 5, 2020. He also stated this Change Order 2 increases the contract value by \$15,042.90 to \$8,005,756.90 and moves the Substantial Completion date to August 9, 2020. He further stated the Final Completion date remains unchanged. He stated the largest increase (item 2j) was for work required to repair and cleanup an oxidation ditch after an existing valve failed and flooded the oxidation ditch. He also stated this event was unforeseeable and therefore not part of the original contract. He further stated other changes involve needed work that became apparent as construction proceeded. He stated the IEPA Loan contains a contingency of \$238,759.50 so cost increases up to that amount can be made part of the loan. He also stated Change Order 1 and 2 increases the contract value by a total of \$47,106.90.

Discussion – 2019 MFT Road Maintenance Project Change Order No. 2

Dolezal stated the Board awarded this contract to Gallagher Asphalt September 16, 2019 in the amount of \$752,327.33. He stated all work has been completed at an asbuilt cost of

\$680,029.82. He also stated this change order represents adjustments for final asbuilt quantities of certain contract items and the addition of two pay items for a net deduct of \$59,896.00.

Discussion – Hire Seasonal Laborers

Dolezal stated \$18,720 is in the approved 2020-2021 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.

VP Moorman Schumacher asked if we are looking to re-hire the summer help we had last year.

Dolezal stated yes, we've reached out and they have shown some interest.

COMMUNICATIONS

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:12 p.m.

Submitted by
Kristin Hall
Village Clerk

