

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
SEPTEMBER 16, 2019**

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

Also present were Village Administrator Thomas Durkin, Finance Director Heather Wagonblott, Director of Community Development and Information Systems Mike Petrick, Engineering Project Manager Don Kinzler, Chief of Police Shane Casey, Village Attorney Jim Murphy 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

ADMINISTRATION DEPARTMENT

Discussion – Approval of an Option and Lease Agreement for the Construction of a Cellular Tower at 24555 Navajo Drive (Village Hall Property)

Durkin stated over the recent past, Village staff has been working with Central States Tower (CST) to locate a cellular tower on Village Hall property. He stated CST was looking to locate a cellular tower in the immediate area of the Village Hall and it was suggested to them that they look at working with the Village on a location here. He also stated CST has agreed to construct a 125' tower that has the appearance and of a flagpole. He further stated they will install the structure, including flagpole equipment and uplighting. He stated the Village will be responsible for purchasing flags and the maintenance of the lighting. He also stated fencing with brick pillars to match the Village Hall brick will be included around the base of the structure and will screen the ground-mounted equipment. He further stated landscaping along the fence is to be provided along the Navajo Drive. He stated after numerous iterations, the attached is a final draft agreement between the Village and CST regarding the tower. He also stated the agreement will be part of the final approval documents that will be brought before the board at a later date. He further stated some notable specifics include:

- The site location is at the south end of the Village Hall parking lot.
- The agreement contemplates an initial option period of two (2) years and may be renewed for an additional year at the request of the tenant (CST). Payment to the Village for the initial 2-year option period is \$3,000. For the additional option year, the landlord (Village) would receive an additional payment of \$3,000.
- The initial term of the agreement is for five (5) years. The agreement will automatically renew for ten (10) additional five (5) year terms.
- Tenant will pay landlord a monthly rental payment of \$2,100 and will increase monthly rent 2% annually.

- Tenant will carry all necessary insurance and will name the landlord as additional insured.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – A Concept Plan for Wireless Communication Tower: 24555 S. Navajo Drive
Petrick stated it is proposed to be a 125-foot tower. He showed the Board pictures of what it is proposed to look like.

VP Moorman Schumacher stated how big of a flag could we put up there.

Petrick stated the proper size flag for a 125-foot pole would be a 20x38 foot flag. He stated the cost for a flag that size range from \$400-\$700. He also stated they estimate we would need 4 flags per year, due to damage. He further stated there are some companies that will repair flags if you buy two. He stated this would need to be investigated further, when we get to that point. He also stated there would be lighting installed to properly illuminate the flag. He further stated there is placement for three carriers, Verizon is the principal carrier that it to be the inaugural user of this. He stated the Village and Police Department use Verizon so it is a benefit to us, and the residents of the area. He also stated that if AT&T, Sprint, T-Mobile or any other carrier chooses, there would be two spots available and they would contact CST and work out the deal to install their equipment there. He explained the Concept Plan in detail to the Board. He stated there would be a Special Use Permit required for this, which for the Special Use Permit process, there has to be a Public Hearing held with the Planning and Zoning Commission. He also stated with all the proper notification to surrounding landowners, advertisements in the paper and signage. He further stated if the Board does wish to move forward, he would be looking for this topic to be remanded to the Planning and Zoning Commission to conduct a public hearing. He stated we would still have time to publish and send notifications for the October Planning and Zoning Commission meeting.

Trustee Perinar asked if there was one built like this that she could go see.

A representative from CST stated that there are several examples that can be found on-line.

Trustee Perinar stated she would rather see it in person.

The representative from CST stated that he could provide locations.

Trustee McMillin asked where the last one they built was at.

The representative from CST stated that he personally had not built one yet but Verizon has done a lot of these in Chicagoland and all over the country. He stated they blend in with the landscape and that is what they are supposed to do.

VP Moorman Schumacher asked if anyone knew how tall the flagpole was at Big R.

Durkin stated there is a stealth flagpole tower in Oswego. He stated he didn't know if it was a

flagpole or just a stealth pole.

Trustee Perinar asked if it was the same height.

Durkin stated he would find that out.

Trustee Scaggs asked if we get more rent, the more carriers that add on.

Durkin stated no, not the way the agreement is structured. He stated it is a flat rent but does escalate 2% a year.

Trustee Slocum stated why would we not get more if they were getting more.

Durkin stated it was part of the negotiations. The rent proposed was lower in the other scenario of payment by carrier. We are also requesting improvements of a stealth tower, lighting, fencing with brick fence pillars, upgraded fencing and landscaping around the base.

Petrick stated there was a concept to work it that way, but the initial with one carrier was a lesser amount than if you took the flat rate all the way through. He stated we thought it was a safer bet for the Village in the long run. He also stated it wasn't that different, when you amortize the schedule, it looked to be more advantageous to the Village if we took the flat rate from day one, with the 2% annual increase.

VP Moorman Schumacher asked if we could check with Big R and Berlands along Interstate 80 because they both have big flagpoles.

Trustee Slocum stated that he has Verizon and he's had it for years. He stated there are no issues with coverage, with Verizon in Channahon. He also stated that AT&T is the issue. He further stated that the only place you drop, with Verizon, is I-55 and Route 6 for about 20 feet, and that's it. He asked if they would allow AT&T, or other competitors to be on the same tower.

The representative from CST stated yes, they are welcoming of other providers. For Planning and Zoning they will have the RF study map to show the increase in coverage in the area; on street, in car and in home. He stated that he doesn't have that with him right now, the engineers are still developing that map for us. He stated they issue a statement for this area, stating that they've noticed there is a deficiency in coverage in this area, and that is why we are here.

Durkin stated he has also reached out to our contact at AT&T and given them information to contact CST. He stated hopefully this is a site that will suit AT&T.

VP Moorman Schumacher stated the last time that AT&T was here trying to build a cell tower; this was the general area they wanted it in.

Petrick stated we do have an ordinance should someone want to attach to a tower, they first have to go onto a tower that exists, unless there is some physical reason or unreasonable hardship.

There was a lengthy discussion regarding the proposed Wireless Communications Tower.

Board Direction was to remand to the Planning and Zoning Commission to conduct a Public Hearing.

Discussion – An Ordinance Granting a Variance to the Municipal Code title XV, Chapter 154 Subdivision and Development Regulations Regarding the Extension of Water Utilities for 25045 S. Center Street – 1st Read

Petrick stated the purchaser of 25045 S. Center Street, Stephen Rittorf, Jr., has requested approval of a variance from the Subdivision and Development Regulations in order to allow for the construction of a new single-family home without the requirement to extend the water service to the adjoining property. He stated Municipal Code 154.16 Municipal Utility Extensions, adopted by Ordinance 1940 on August 20, 2018 and not yet codified, states that Village water utilities shall be extended by the Applicant to each adjoining property line. He also stated per Municipal Code 154.10 the applicant has provided a written request with details and grounds for their request. He further stated the letter and complete language of Ord. 1940 are attached.

PZC RECOMMENDATION:

He stated the PZC considered the request at their regular meeting held on September 9, 2019. He also stated the applicant was there to answer questions and provide comment. He further stated the Commission discussion focused on the following:

- History of the property including fire damage, maintenance issues and foreclosure.
- History and intent of the text amendment Ordinance 1940.
- Review of the standards set forth in Municipal Code 154.10, and conformance of the request with the standards.
- Previous water extensions within the village and new hook-ups versus fully operational private wells, including the CBDG grants in Channahon Proper.

He stated a motion was made to enter the findings of fact that the standards set forth in the appropriate sections of the Village Code had been met and to recommend the Village Board approve the Subdivision and Development Regulations variance, subject to conditions. He also stated the motion was approved by a 4-0 vote.

Trustee Slocum asked when this went to Sheriff's Sale was getting a Variance discussed during the sale. He stated did everyone who wanted to bid on this know this was a possibility.

Petrick stated he doesn't believe the Village was asked, prior to the sale, if it could be waived. He stated it was something that came up after the fact, to his knowledge. He also stated he knows they were asked by someone else, who was considering bidding on the property but did not bid on the property because they knew that the water was required to be extended, by ordinance. He further stated at that time, we were not asked if we would grant a variance.

VP Moorman Schumacher asked if he was looking for a waiver of second read.

Petrick stated if the Board is so pleased to do so, otherwise if they need the full two weeks to consider before second read. He stated he didn't know if the purchaser was on a time-restraint to

get started. He stated he is not in any rush, he can wait but the purchaser may be on a different timeline.

Stephen Ritoff stated he would like to get on there and cut the grass and clean the place up. He also stated it was a couple doors down from both of his son's and it would be a place for his grandkids to go after school, while their parent's were at work. He stated that was the main reason he purchased this property. He further stated, it is a nice piece of property and they are both in there 70's and it's time to downsize a little. He stated he did not know about the ordinance to extend the water. He stated it would be \$62,700 to run water He also stated that he talked with an insurance company said that almost all mortgage companies want you insured for a replacement value, so you would need to add \$62,700 not including tap on and additional fees. He stated he's learned a lot of things now that he's learned about this ordinance.

Trustee Scaggs asked if he was thinking about building something on it.

Mr. Ritoff stated definitely, not a real big home but at least it will be generating tax revenue for all the taxing bodies.

VP Moorman Schumacher stated that it will be taken up at the Board Meeting and that she is sitting this one out, due to the obvious connection.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items.

POLICE DEPARTMENT

Discussion – Ratification of Police Officer Hire

Casey stated after an orientation and written examination, a hiring panel comprised of Deputy Chief Craig Gunty, Sergeant Matt Brooks, Detective Andy McClellan, and Human Resource Director Jodi Denton, interviewed the twenty (20) most qualified candidates. He also stated Mr. Adam Nelli was identified and endorsed as a potential hire with the police department. He further stated with the unforeseen resignation of patrol officer Sarah Miller on September 4, 2019, we found ourselves down a patrol officer. He stated an academy date of September 15, 2019 was tentatively secured at the Illinois State Police Academy, even though we were past the filing date to enroll a recruit. He also stated a prior comprehensive background investigation, polygraph, and psychological examination had been completed for Mr. Nelli. He further stated after speaking with each board member individually, and at the Board's direction, a conditional offer of employment was extended to Adam J. Nelli contingent on successfully passing a medical examination and drug screen. Mayor Missey Moorman Schumacher swore in Mr. Nelli on Friday evening, September 6, 2019. He stated Nelli is a Channahon resident and former police cadet with our agency, graduated from Minooka Community High School, holds an associate's degree in Criminal Justice from Joliet Junior College, and is currently serving in the Army National Guard as a Military Police Officer. He also stated additionally, Mr. Nelli holds several certifications required for police work including LEADS certification and NIMS training. He further stated Mr. Nelli was last employed as a Safety Officer with Joliet Junior College. He stated Adam Nelli has completed all the hiring criteria as required by Village of Channahon

Ordinance, and he is seeking the Board's ratification of Mr. Nelli's hire on September 6, 2019, at a starting rate of \$59,163 as set by the MAP collective bargaining agreement.

PUBLIC WORKS DEPARTMENT

Discussion – An Ordinance Changing the Name of South Basswood Drive to South Basswood Road

Kinzler stated this is correcting a Scrivner's error on the original final plat. He stated it was platted as South Basswood Drive but on all the addresses on that same final plat were called South Basswood Road and that's where people receive their mail.

Discussion – Award 2019 MFT Road Maintenance Contract

Kinzler stated the Channahon Road Maintenance Project includes patching, resurfacing and reconstruction of road pavements along with repairs to all public improvements within the right-of-way. He stated the latter may include repairs to storm, sanitary and water main structures or piping, sidewalks and curb & gutter. He also stated resurfacing work is planned for Bridge St. Full-depth reconstruction work is planned for Junior Ave, Hawthorne Ave, Deal Ave (north of McClintock), Mary Lou Ave and Donna Ave (between Mary Lou and Karl). He further stated other work includes a patch on Municipal Dr. and a residential driveway apron disturbed by a public works water service repair. See attached map for work locations. He stated this project is funded from a combination of State MFT funds and Local funds. This work was budgeted for \$699,200.00. He also stated bid opening was held this morning, September 16, 2019. Hard copies of Bid Tabulations will be distributed to the Board and public at this meeting.

Discussion – Award 2019 Striping Project Contract CO #2

Kinzler stated this change order represents final quantity adjustments. He stated these changes generate a net decrease of \$1511.25 to the previous contract cost of \$20,470.85 thus resulting in a new contract value of \$18,959.60.

Discussion – Award 2019 Bituminous Surface Treatment Project Change Order #1

Kinzler stated this is the same thing, this is the chip seal that was done on Ridge, Hansel and in Channahon Industrial Park. He stated these are final quantity to what was put on the road and there is a net decrease from what was in the contract of \$3,172.67.

Discussion – Hire Contractor for Parkway Tree Replacement Program

Kinzler stated in response to the large number of ash trees being removed from the Village parkways, a Tree Replacement Program was funded. He stated at the request of residents who have had a parkway tree removed; the Village will contract for a new tree to be provided and planted and share the cost 50/50. He also stated the Village budgeted an expense of \$20,000 and an income of \$10,000 for the program in the current fiscal year. He further stated the Fields Landscaping has a cheaper unit price and also is providing a warranty.

Trustee Scaggs questioned \$400 a tree and only two bids? He asked if there was a thought of sending it out for bid again.

Kinzler stated we could with Board Direction.

Petrick stated part of the hardship is finding bidders that have prevailing wage qualification.

Discussion – A Resolution to Fund the Construction of a Segment of the Bridge Street Multi Use Path

Kinzler stated he gave everyone a copy of the documents. He stated this is talking about the bike path segment from the bituminous on the South side of Route 6, by Hunter’s Crossing and just west of McKinley Woods Road, up to McKinley Woods Road and it also includes the building of the bridge over the I&M Canal at the far east end of all these improvements. He also stated that Bridge Street would also be striped as a shared use path, until the portion of the bike path is built.

VP Moorman Schumacher stated this is what Dolezal had called everyone about on Friday. She stated we got word from them that it had to be up there on Monday. She told Dolezal to call the Board and get it out the door because she didn’t want them to have any excuse to not send the funding.

COMMUNICATIONS

Discussion – Illinois Department of Transportation letter dated September 6, 2019

Durkin stated the correspondence is talking about the finding for the Bridge Street bike path that has been reinstated to the 80/20 match. He also stated he added a handout tonight regarding the Illinois Transportation Enhancement Program. He further stated that IDOT is postponing the call for projects, which was supposed to start in October of this year to late summer/early fall 2020 to give them time to include additional funds included in the Capital Bill that was recently passed by the State and signed into law..

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:53 p.m.

**Submitted by
Kristin Hall
Village Clerk**

