

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JULY 15, 2019**

Village President Missey Moorman Schumacher called the meeting to order at 6:00 p.m. with Trustees Greco, 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, 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

ADMINISTRATION DEPARTMENT

Discussion – An Ordinance Authorizing for the Purchase of 25045 S. Center Street at Sheriff’s Sale – 1st Read

Durkin stated in 2017, a fire at the home located 25045 S. Center Street, owned by Mr. Raymond Smith, resulted in the Village obtaining an order of demolition of the property. He stated the remnants of the home were subsequently demolished and the property has remained in disrepair since. He also stated the Village has systematically pursued through the court system the necessary steps to reclaim our costs and legal fees expended, clean up the property and ultimately allow for the property to be redeveloped. He further stated with regard to the order of demolition with attorney’s fees and costs, we filed a demolition lien for costs and legal fees and obtained a judgment of foreclosure of the lien on the property in the amount of \$20, 600.88. He stated on July 9, 2019, the court made the determination that the property has been abandoned and entered an order foreclosing on the property. He stated the foreclosure sale has been initiated. He also stated the next step in this process is passage of the attached ordinance authorizing the purchase of the property by the Village of Channahon. He stated this ordinance is not authorizing the Village to spend any more money to purchase the property, only to set a bid amount and authorize the purchase if no one submits a bid higher than the starting bid. He further stated the starting bid will be set at the amount of the judgment of foreclosure plus legal fees and the sheriff’s costs to sell the property.

VP Moorman Schumacher stated her understanding when talking with Village Attorney Brian Wellner was that when it goes to Sheriff’s Sale, the Village has the minimum bid and if no one bids higher than that, the Village would essentially be the buyer.

Village Attorney Silverman stated that was correct, and the Village would not have to put any more money in. He also stated that if there was a higher bid, the Village would be paid what they are owed.

VP Moorman Schumacher asked where the money over what the Village is owed would go.

Village Attorney Silverman stated he was not sure if there were any other liens on the property.

VP Moorman Schumacher stated she knew there were delinquent property taxes and Village Attorney Wellner said that if the Village is the buyer the delinquent property taxes would be declared as Sale in Error, so the Village wouldn't have to pay those. She stated that if anyone else purchased the property, they would have to pay the delinquent property taxes.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – An Ordinance Rezoning certain property to C-4 Automotive Services District and Approving a Final Site Plan in the Village of Channahon at 24942 S. Tryon Street – 1st Read

Petrick stated Randy Crase, on behalf of Call South, LLC, is requesting approval of a rezoning and site plan for the property located at 24942 S Tryon Street. He stated approval of the requests would allow for the construction of a 29 space parking lot for utilization as an expansion of Crase Auto Connection located adjacent to the subject site. He also stated per the applicant the intended use of the lot would be for employee parking and customer cars waiting for service or to be picked up by the owner. He further stated moving said cars to the proposed lot would free up space at the adjacent existing Crase Auto Connection for the cars for sale and for shopping customers. He stated the PZC considered the request during a public hearing at their regular meeting held on July 8, 2019. He also stated during the public hearing 2 members of the public provided comments of concern regarding adding a condition to replace fence on the west side if it deteriorates or is removed, making sure the drainage is adequate for the area and the effects of the improvements and drainage system changes on the adjacent property to the south. He further stated Commission discussion focused on the following:

- Confirmation of the location of the building mounted light fixtures and whether they would be enough to light the paved area;
- Clarification of the encroachment of the existing fence and garage and the resulting distance from the proposed improvements to these structures;
- Question of how many employees and customer cars would be on the lot (10 employees and 5-6 customers per day); and
- Clarification of a PIN consolidation.

He stated a motion was made to recommend the Village Board approve the Rezoning to C-4 and Site Plan, subject to the following conditions:

- Staff review and approval of the final engineering plans.
- No construction shall begin on the property until the confirmation of an application with Will County for the consolidation of PIN with 25355 W Eames Street and 24943 S Fryer Street.
- Use of the lot at 24942 S Tryon Street shall be for the employees of the business and for vehicles waiting for service or pick up by owner.
- A six (6) foot privacy fence shall be present at all times in the south and west transitional yard areas. Should the fence be removed for any reason, a new fence shall be constructed in its place.

He further stated the motion was approved by a 4-0 vote.

Discussion – Final Plat of Resubdivision for Villas of Keating Pointe Phase 3

Petrick stated Core Homes is requesting approval of the third and final resubdivision phase of the Villas at Keating Pointe. He stated the first of the three planned phases began construction in 2018, along with several necessary public improvement projects to the Keating Pointe subdivision, such as pond aerators and common area landscaping. He also stated sales of the

homes has been steady and Core Homes is now ready to replat the last phase of the subdivision. He further stated the Final Plat of Resubdivision would change 30 townhome lots into 19 single family detached lots, pursuant to the Planned Unit Development standards. He stated the exterior dimensions of the lots' lines would not move as the change to villas only requires an adjustment to the internal lot division. He also stated a density reduction is realized by 5-plex and 4-plex townhomes becoming 3 villa homes; 3-plexes becoming 2 homes; and duplexes becoming a single home. He further stated there are no alterations to roadways or utility locations. He stated the PZC considered the request at their regular meeting held on July 8, 2019. He stated during the Commission discussion focused on the following:

- Confirmation that the roads are dedicated and not private.
- Expression of how nicely the product change in Keating Pointe is turning out.

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 Final Plat of Resubdivision for the Villas of Keating Pointe Phase 3 subject to staff review and approval of plat. He also stated the motion was approved by a 4-0 vote.

VP Moorman Schumacher stated she would presume that since Core Homes is here for Phase 3 that the other Phases are selling well.

John Major, of Core Homes, stated that everything was going well.

Discussion – An Ordinance Authorizing the Sale of Certain Personal Property owned by the Village of Channahon – 1st Read

Petrick stated the Village of Channahon has completed the purchase of a replacement fleet vehicle in the Community Development Department. He stated the former vehicle is no longer needed and is ready to be sold. He also stated the vehicle is a 2008 Ford F-150 pickup truck, VIN: 1FTRF14W68KE55851, with 70,097 miles at the time of writing. He further stated upon being authorized for sale, the vehicle will have its decals and identifying marks removed and will be listed for-sale. He stated through past practice of the Police Department, higher sales revenues have been realized by outright sale than by sending the vehicle to an auction house.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items but she wanted to let the Board know that the audit started last Monday, July 8th. She stated this week will be the second week the auditors will be onsite and they should be wrapping up the field work sometime next week. She also stated this is the first year the Village will be putting together a PAFR, a Popular Annual Financial Report, and one of the items that goes into that document is a picture of the Board. She further stated that at the next Board Meeting, August 5th, we will be taking a quick picture of all the Board Members.

POLICE DEPARTMENT

Discussion – Plan an Order for Two 2019 Chevrolet Tahoe Vehicles

Casey stated the pricing for the requested squad car is \$37,585.41, and would be purchased under contract through the Suburban Purchasing Cooperative from Currie Motor Group in Frankfort, IL. He stated one vehicle would replace squad M27, a 2014 Dodge Charger with 100,000 miles. He also stated the replaced squad would be repurposed as marked pool squad for training, events, CSO, academy use. He further stated the other Tahoe would be an addition to the patrol fleet to accommodate the recently added personnel and alleviate the 24-hour use now seen within our fleet. He stated he is asking the Board's approval to purchase two (2) new 2019 Chevrolet

Tahoes at a cost not to exceed \$75,600. He stated this request is part of the police squad replacement plan budgeted under FY20 Capital Projects and would be within budget.

Trustee Scaggs stated we've been hearing for the last couple of years that we are going to get rid of the Tahoes and gas-guzzlers. He asked why not another Dodge Charger or other vehicles.

Casey stated he sees his concern but the Dodges are 8 cylinders but they run on an eco-engine. He stated we are required to carry more equipment and those Dodges are either absent the equipment that we need on the street or very cramped for the police officers which can also increase the potential for damage to equipment. He also stated we are carry Fentanyl kits, which are a 5 gallon buckets that's specially formulated to be sealed up. He stated there is a lot of equipment we are carrying and we are asking bigger people to sit in these cars. He stated once you put the cages and other equipment in there, it gets kind of tight. He also stated they haven't a lot of luck with Dodges. He stated they do well for a time and then they start to malfunction. He further stated the oldest car on the fleet is an 8 cylinder Chevy Tahoe which has been holding up. He stated we would like to increase the reliability of the fleet.

Trustee Greco asked if the Hyundai Santa Fe was big enough.

Casey stated when you start leaving the mainstream of vehicles used in police protection the problem is with the ancillary equipment. He stated when you have to buy a cage or a console, they don't make them for those cars; they are too specialized. He also stated we use the Hyundai for investigations. He stated we do try to utilize those vehicles where they can. He further stated in this case, for patrol vehicles, it wouldn't be practical.

Trustee Scaggs asked how long the warranty was for the Tahoes.

Casey stated he believed it was 5 years/100,000 miles on the powertrain. He also stated he would double check and email the Board.

Discussion – Hiring of Police Officers

Casey stated with the planned retirement of two patrol personnel in December, he is looking to hire two patrol officers to utilize our two reserved academy spaces in August. He stated hiring for the future vacancies now will allow us to have viable patrol officers ready much sooner, thus reducing overtime hours related to shift coverage and minimally impacting our delivery of services to the public. He stated he has spoken with Finance Director Wagonblott and the current budget can absorb the overlap in hiring given the pay differential. He also 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 further stated a comprehensive background investigation was completed on candidates Nicolas Vancura and Steven Cerovac. He stated in anticipation of an August academy date, these candidates were sent for a physical examination, drug screen, psychological background, and polygraph examination. He stated Nicholas is a graduate of Wilmington High School and completed some undergraduate law enforcement studies at Joliet Junior College and Illinois State University. He also stated Nicholas proudly served four (4) years in the US Army as a Human Intelligence Collector. He stated Steven is a graduate of Minooka High School and received his Bachelor of Science in education and history from Loyola University in Chicago, and is currently an educator at Yorkville Community High School. He further stated Nicholas and Steven have completed all the hiring

criteria as required by Village of Channahon Ordinance. He stated Nicholas and Steven were invited to the July 15th Board Meeting and that he is seeking the Board's approval to hire both at a starting rate of \$59,163 as set by the MAP collective bargaining agreement. He stated if approved, they would begin working this week.

PUBLIC WORKS DEPARTMENT

Discussion – Contracts for Geotechnical Exploration and Phase 1 Environmental Services for Land Acquisition associated with new West Waste Water Treatment Plant

Dolezal stated the Village has long planned to build a wastewater treatment plant to serve its western area (essentially west of McClinden road including the Brisbin Road development area). He stated the lack of a user to pay for the plant and, conversely, no plant to bring a user has stalled the project. He also stated recently an existing industry has expressed interest in having the Village treat its wastewater which would likely provide the cash flow to fund a new plant. He further stated existing studies have identified a site for the plant that is currently for sale. He stated before purchasing the property it is prudent to do some investigation of the site for its suitability for the construction of a treatment plant. He stated part of that investigation would involve a Phase I Environmental Assessment and some preliminary geotechnical exploration. He stated the Village received two proposals from SEECO Consultants for those services. He stated SEECO has provided similar services on other Village projects. He also stated staff has negotiated an access agreement with the property owner that allows our consultant to enter the site and perform the necessary services.

Trustee Greco asked who owns the property.

Dolezal stated Halkyard currently owns the property.

Trustee McMillin stated that he thinks that Doc Halkyard is a retired veterinarian.

Village Attorney Silverman stated the Village doesn't have a contract to purchase the property.

Trustee Slocum asked what the cost of the property was.

Dolezal stated we have to negotiate that. He stated there would be a whole other due diligence process with that. He also stated there is some permanent access issues that we would potentially have to deal with. He further stated that when we get to that point, he would keep everyone apprised of those negotiations.

COMMUNICATIONS

PUBLIC COMMENT

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 6:21 p.m.

**Submitted by
Kristin Hall
Village Clerk**

