

**CHANNAHON VILLAGE BOARD  
COMMITTEE OF THE WHOLE MEETING  
January 21, 2013**

Village President Joe Cook called the meeting to order at 6:00 p.m. with Trustees Militello, Nash, McMillin, Slocum and Greco present.

Also present were Village Administrator Joe Pena, Finance Director Robert Guess, Village Attorney David Silverman, Police Chief Jeff Wold, Director of Public Works Ed Dolezal, Director of Community Development Mike McMahon, and Village Clerk Missey Schumacher.

**ADMINISTRATION DEPARTMENT**

**Electrical Rates for the Village**

Pena stated that as a member of the Northern Illinois Municipal Electric Cooperative, VOC accepted a one year contract last year setting electric rates for Village locations at a rate lower than Com Ed's commercial rate. In order to accept a new bid, it must be done within 12 hours of receipt of the bid. Pena asked the Board for authorization to accept a bid on behalf of the VOC.

**Wescom**

**a. An Ordinance providing for the Issuance of General Obligation Bonds, Series 2013, of Village of Channahon and providing for Levy and Collection of a Direct Annual Tax for the Payment of the Principal of and Interest on said Bonds – 1<sup>st</sup> Read**

**b. A Resolution Authorizing and Providing for a Loan Agreement with the Village of Channahon for the purpose of paying the cost of purchasing real or personal property, or both, in and for Western Will County Communications Center (WESCOM), and authorizing and providing for the security and means of payment under the Loan Agreement**

Steve Rauter presented for Wescom, explaining that additional alarm accounts come from areas like Lockport, Plainfield & Elwood that have ordinances requiring multi-family, commercial and businesses to connect directly to the alarm board. They are charged flat rate. He added that the FCC and ICC are promoting consolidation.

Guess audited the last 4 years of Wescom's balance sheets and asset summaries, pulling information from their audits and found that they have more than enough income to pay for the project. Wescom will be required to escrow one year of payments.

Rauter explained that protections have been put in place to protect Channahon. Wescom is tax exempt so no property tax goes to the Village of Plainfield. Village of Channahon has first access to revenue from alarm board and first lien position on the land/building.

Silverman added that Wescom has been asked to amend the by laws to require each entity to pay their share even if they leave Wescom. The only other step would be to go to each community and ask them to sign an agreement to pay loan. Silverman also stated that Wescom has agreed to reimburse VOC for all costs incurred in the course of this agreement.

Rauter stated that the text amendments are on the January 24 agenda for first read of Wescom Board. It then has to set for 30 days before they can vote to approve it. Municipalities have time to go back to their respective boards for approval. All agencies agreed unanimously to build new building, incur debt, etc.

Trustee Nash clarified that the text amendments would be formally approved by the Wescom Board before VOC approves the bond issue.

**Aux Sable Liquid Products**

**a. An Ordinance Approving and Authorizing the Execution of a Certain Amendment to Intergovernmental Agreement dated September 8, 1998 by and between the Village of Channahon, the County of Grundy, Aux Sable Township, Minooka Community High School District No. 111, Minooka Consolidated School District 201, Minooka Fire District, Three-Rivers Library District, Joliet Junior College District 525 and Channahon Park District – 1<sup>st</sup> Read**

**b. An Ordinance Approving and Authorizing the Aux Sable Liquid Products Settlement Agreement – 1<sup>st</sup> Read**

**c. An Ordinance Authorizing and Approving the First Amendment to the Amended and Restated Redevelopment Agreement – Aux Sable Liquid Product – 1<sup>st</sup> Read**

Silverman stated that there are several agreements to consider

- Tax settlement agreement between Aux Sable and all taxing bodies re: assessed valuation of the facility.
- Refinance of original bond issue because of this tax settlement agreement. This would prohibit these bonds from being tax exempt, so we have to refinance these loans. Since issued, the rates have come down. Even as taxable bonds they will result in savings to VOC.
- Provides some TIF incentive for some of the improvements in that area. Also encourages additional building.
- VOC thought it would be good idea to bring newly purchased property into the TIF district. This proposal includes an annexation agreement for that property and some rezoning.
- Aux Sable making payments to the taxing districts to make up difference between agreement and assessed valuation by county assessor
- The agreement requires a couple of small variances on our ordinances, including fencing and landscaping. We would defer to homeland security on fencing issues.

Staff recommends approval and waiving 2<sup>nd</sup> read for approval before January 31, 2013.

Aux Sable also asked for rebate of VOC tax for 5 years. As part of the agreement, they would also be required to annex to the Park District. They ask that their employees be treated as residents for Park District purposes.

McMahon stated that PZC recommended approval of rezoning. One resident spoke against it. He is in attendance tonight.

## **COMMUNITY DEVELOPMENT DEPARTMENT**

### **Aux Sable Midstream, LLC**

**a. An Ordinance Authorizing the Execution of an Annexation Agreement between the Village of Channahon and Aux Sable Midstream, LLC – 1<sup>st</sup> Read**

**b. An Ordinance Annexing certain Territory to the Corporate Limits of the Village of Channahon – 1<sup>st</sup> Read**

**c. An Ordinance of the Village of Channahon Rezoning Certain Property from R-1 to I-2 – 1<sup>st</sup> Read**

Included in discussion of Aux Sable agreements above.

## **FINANCE DEPARTMENT**

No Formal Items for Discussion.

## **POLICE DEPARTMENT**

### **911 Surcharge Reallocation Grant Program**

Wold stated that VOC participates in a County program in which funds from 9-1-1 can be used for limited purposes that include various dispatching needs. VOC has annually redirected the Will Co. 9-1-1 Surcharge to Wescom. He asked that the Board again agree to enter into the agreement and forward funds to Wescom.

## **PUBLIC WORKS DEPARTMENT**

### **An Ordinance Authorizing the Placement of “No Parking” Signs at Riverside Industrial Park and Channahon Industrial Park – 1<sup>st</sup> Read**

Dolezal stated that PD is experiencing problems with semi-trailer parking on industrial park streets. These roads are not meant to have trucks parked on them so Dolezal asked that the Board approve “No Parking” in those areas and erect signs.

### **2012 Road Program Streets Investigation**

Dolezal stated that because of significant savings due to bids for street reconstruction he recommends that VOC try to get more corings and borings of streets while we're able. The aim is to develop a five year plan.

Submitted by  
Janet Schumacher  
Village Clerk