

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE
APRIL 20, 2026**

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

Also present were Village Administrator Thomas Durkin, Assistant Village Administrator Mike Petrick, Finance Director Heather Wagonblott, Director of Community Development Scott McMaster, Director of Public Works Ed Dolezal, Chief of Police Adam Bogart, 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 ADMINISTRATOR

Discussion – Hiring of an Assistant Finance Director

Durkin stated that with the upcoming retirement of the accountant, the board has agreed to fill the Assistant Finance Director position. The two positions are intended to overlap for cross-training until the accountant's retirement date. The accountant position will not be filled at this time. Notice of this position was posted on our website, Facebook, public salary, E Blast, the IGFOA website, the IML website, and internally, with a deadline of open until filled with a hiring range of 91,127.4 and expected hiring amount at 105,029. Applications were received and reviewed by me, the Finance Director, and the Human Resources Manager. Nine candidates were chosen for interviews by the group, and second interviews were held on April 1st, and Trustee Greco was included in those. After interviews were conducted, it was determined that Angela Brown has the experience that the finance department is looking for. We are recommending that the board make a conditional officer offer to Ms. Brown for the Assistant Finance Director position at a salary of \$110,000 pending the board approval, background check, physical, and drug screen. Ms. Brown is currently working for the Joliet Public School District Number 86 as their accounting manager, where she's responsible for all aspects of district business, accounting, and financial reporting. She holds a bachelor's degree in accounting and an MBA in business administration from Governors State University.

Trustee McMillin entered the meeting at 6:01 p.m.

ADMINISTRATION DEPARTMENT

Petrick stated he had no formal items for discussion.

COMMUNITY DEVELOPMENT

Discussion – Final Plat of Subdivision for Mallard Senior Apartments

McMaster stated that Mallard Point Acquisition LLC is requesting approval for a final plat of subdivision for approximately 6.36 acres located within the Hunter Farm subdivision north of the northwest corner of West Drake Drive and South Plainview Drive. The purpose of the subdivision is to facilitate the development of a 40-unit, 3-story senior housing facility intended for residents age 55 and older, and as part of the request, 2.52 acres of the total site will be subdivided for the proposed development, while the remaining acreage will be reserved for

potential future development. This has come before you previously. This is the senior facility up in Mallard Point. Hume An is here from the development. If you have any questions.

VP Moorman Schumacher asked everyone who lives there will be 55 plus?

Hume An, Vice President of Lincoln Avenue Communities, stated yes, everyone will be 55 and over.

Discussion – An Ordinance Adopting the Official Zoning Map for the Village of Channahon – 1st Read

McMaster stated as per the Illinois state statute, the village is required to annually adopt an official zoning map. This map usually reflects updates, corrections, and changes to parcel zoning and annex boundaries that have occurred since the last zoning map approval. The base map will be updated throughout the year as a lot of parcel information is entered into the GIS mapping system or received from Will County or Grundy County. It was a busy year in 2025, so there's a handful of updates. I can just quickly run through them. Ordinance 2177 for the rezoning of 24647 Ford Road from R1 residential to A2 rural residence. Ordinance 2178, special use permit for a PUD for Henneberry Farm Unit 8 for multi-family housing. Ordinance 2179, special use permit for PUD for Henneberry Farm Unit 11 for multi-family housing. Ordinance 2183, which properties were annexed into the village, for Premier Trailers. Ordinance 2184 was the zoning of those properties to C3. Ordinance 2189 is the special use permit for solar farm development. Ordinance 2191 is for special use for a drive-through at Mallory Plaza, which is 24735 West Eames. While we were investigating the property a couple of months ago, we were able to find a property that was zoned incorrectly for several years. We were able to make sure that the property was rezoned back to its original zone on the map. So that's it, every year we do this.

FINANCE DEPARTMENT

Discussion – An Ordinance Adopting the Village of Channahon Annual Budget for Fiscal Year 2026 - 2027 (May 1, 2026 - April 30, 2027) – 2nd Read

Wagonblott stated I'll wait till the board meeting to read all the necessities into the record.

Discussion – Approval to Appoint Sikich, LLP, as the CPA Audit Firm for the Village's upcoming April 30, 2026 Audit

Wagonblott stated as previously discussed, the village's former audit firm, Miller Cooper, has discontinued its municipal audit practice. We found that out in March. Consequently, Betsy Allen, who was the Miller Cooper audit partner for the village, joined Sikich. Sikich has agreed to honor the final year of the Miller Cooper contract with the village. In the board packet is a letter from Sikich noting their expertise in municipal auditing. Additionally, there is a formal agreement to offer the same price as Miller Cooper's last year of the contract. I know we discussed this previously. This would just be formal approval to go ahead and move forward with engaging with Sikich for the 2026 audit.

Discussion – GFOA Certificate of Achievement for Excellence in Financial Reporting

VP Moorman Schumacher stated congratulations to Wagonblott and the finance team.

Wagonblott stated thank you, this makes 21 consecutive years. Another award for the fiscal year ended April 30, 2025. It's valid for one year. We will submit the 2026 audit and hope for your

22nd consecutive year. It's very encouraging to see that issued again. We're still waiting on the award for the PAFR, which we have done for the last seven years as well.

VP Moorman Schumacher stated this speaks to the professionalism of your department.

POLICE DEPARTMENT

Bogart stated he had no formal items for discussion. I am looking for board direction. It's that time of the year when squad car orders open, and the window will be closing ahead of May 1st. If the board would allow us to place those orders, they're not purchases. Any purchases we make will be presented to the board at the appropriate time. This is just to secure, to make sure that we, we do get the vehicles that we have in the capital budget.

VP Moorman Schumacher asked how many did we budget for this year?

Bogart stated we budgeted for four this year.

PUBLIC WORKS DEPARTMENT

Discussion – Approval of Strand Associates' Proposal for the Recertification of the Village of Channahon's RRA, Cybersecurity Assessment and ERP

Dolezal stated that every five years, the EPA requires us to recertify our emergency response plan. Prior to doing that, we have to do a risk and resilience assessment. We have a proposal from Strand to do that work, as they did five years prior. This year, we've thrown in a cybersecurity review assessment. It's a little more money, but probably prudent these days to do so. Once they complete all that and look at it, then I log into the EPA and recertify it. There's a task order from Strand to complete this.

Discussion – Three-Year Proposal for Leak Detection Survey Services

Dolezal stated we're obligated to survey our system every year for four weeks. It is part of our Lake Michigan water allocation. It's what we told IDNR we would do. We have just come to the end of a three-year contract with Edward Simpson. We're looking to do another three-year contract with them for this audit. That's \$24,750 and this year, and \$25,650 in years two and three to complete that. Similar to the first ones we did with that. On another note, we completed our water audit today, and we were at a 9% water loss. We're still under that 10% required by Lake Michigan.

VP Moorman Schumacher stated isn't that an increase from where we were.

Dolezal stated it doesn't take a whole lot to move the needle on this thing. I think this is the second, maybe even the third year now that we've been below 10%, so we're on the right track.

Trustee Perinar asked how are the other towns doing?

Dolezal stated that some are high.

VP Moorman Schumacher stated Shorewood's below. I think Minooka's below.

Dolezal stated that Minooka just bounced up this last one.

VP Moorman Schumacher stated that Crest Hill and Joliet are still over, I believe. I think Romeoville's below.

Trustee Host stated you can't get anywhere in Joliet right now.

VP Moorman Schumacher stated yeah, between the bridges and the water main.

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

Dolezal stated Two trucks. After a two-three year wait, two vehicles will be coming in. These are the two that will be going to the auction. I presume that is what we'll end up doing.

Discussion – Enter into a License Agreement and Intergovernmental Agreement between the Forest Preserve District of Will County and Village of Channahon for a Multi-Use Path along McKinley Woods Road

Dolezal stated we have the path that's supposed to get along the village limits on McKinley Woods Road. It's basically the high-tension lines down the forest preserve. Part of that path crosses property now owned by the forest preserve district. They require a license agreement, a 99-year agreement to cross their property. Basically, it looks like it's in a road right-of-way, but technically their property. Along with that goes an intergovernmental agreement.

Discussion – Purchase of Replacement Hustler Super Z Mowers

Dolezal stated there are two Super Z mowers. These hustlers are the ones we've been using for years. We have to replace them. We have an expense of \$35,552.

COMMUNICATIONS

IDOT Preparing Plans to Resurface Roadway dated April 2, 2026

Durkin stated current plans to resurface Route 6 beginning at Illinois 47 to approximately a mile west of the Ni-Gas Road in Channahon. That is about where the Aux Sable Township building is. Ni-Gas Road is about the entrance into the CN facility, to the north. Looking forward to that. The road is in bad shape, and I'm glad they are going to take care of it this year. It's tentatively scheduled for fall 2026. We'll keep our fingers crossed at that time.

VP Moorman Schumacher stated it is bad out there, especially when you get west of the Aux Sable Creek.

PUBLIC COMMENT

Dave Ferro, a resident of Channahon, stated that I was talking with McMaster earlier today. I've identified from the river side of the view of things, properties that are not being used properly. They're not being used at all on the river and with the water thing and the solar farms and all this stuff. Would you be interested in hearing about these properties where they're at?

VP Moorman Schumacher stated what do you mean in terms of not being used?

Mr. Ferro stated that there are actually three not being used in Will County. One in Romeoville and 2 more in Joliet. A U.S. steel plant is not being used. Caterpillar is, quote unquote, in play. I trust our mayor, not sure about the Governor. With Caterpillar, there's the old gravel pit and a hotel and casino that's no longer being used.

VP Moorman Schumacher stated that she thought FedEx purchased the Empress property. The short answer to your question is yes, there is a new group that formed about a year and a half ago, the Illinois River Cities and Towns Initiative. It is in response to the Mississippi River Cities and Towns initiative and the Great Lakes Initiative. It is essentially all the towns and mayors along the Illinois River. So, it kind of wanders up that way a little. But, Illinois, we're the start. It goes on towards Mississippi. Most of the money that is available in the state gets funneled to the Mississippi River. We formed this group to start advocating for the Illinois River. I will put you in touch with Dr. Anshu Singh, who's out of Peoria, and she is doing most of the legwork. Robert Sinkler, who is a retired Army Colonel, is also working on it. Chris Brown's Vice Chair. I'm the Secretary. Then Rita Ali, who's the mayor of Peoria. She's a vice chair as well. I will make sure that I get you Dr. Singh's contact email.

Mr. Ferro stated there's one more, remember on Lorenzo Road, there was a power plant that they tore down, Collins Station. That land's just sitting there.

Trustee Greco stated I thought they demolished it.

Mr. Ferro stated yeah, it's gone, but the land is still there. The reason is that I said this is because it all ties in with the water situation that we all know about. Everybody thinks that Lake Michigan is going to be a big savior, and it probably is. There have been times when Lake Michigan gets low. Three years ago, the Army Corps couldn't guarantee passes for barges in minimal depth in Marseilles Pool. That may not be the total savior we're looking for. If you do use the water, and I have worked for Texaco and Citgo for all these years, and we use water, I'm sure mobile does, and a lot of these plants do. The law is that if you take the water out, you have to treat it yourself to make it work. When you put it back, it's got to be cleaner than it came out. I just thought it might be something you guys would be interested in.

VP Moorman Schumacher stated I appreciate it. If you have a list of those in inventory, I will get you Dr. Singh's contact information.

Mr. Ferro stated I'll work for a better one than this.

VP Moorman Schumacher stated just take a picture and send it to her. She'll decipher but will get you for contact info.

Jessica Rios stated good evening, everyone. My name is Jessica Rios, and I'm here with Michelle Sniezewski, who works for Fitness Premier. She's a wonderful trainer there. We're here to give you information about an event we're going to host on May 3rd, which is Sunday from 12 p.m. to 4:30 p.m., right across the street here in the yard. It's called Once Upon a Workout. I don't know if you've seen advertising for that on Facebook or other social media venues, but all the proceeds are going to benefit both Three Rivers Libraries. Michelle has some flyers that I can kind of pass around. Michelle will talk about the events that is going to be held, what the premise is, and what it entails.

Michelle Sniezewski stated it is essentially like a warrior dash. It is going to be family-friendly. It is scaled way back from a warrior dash. Not all of the obstacles are going to be physical. There's going to be some other things there, like puzzles that people can do, things along those lines. Each event, each obstacle that we have is going to be themed off of a different novel or

book series. Right now, a lot of them have a fantasy or dystopian theme. The first one that we have is going to be a fun run.

Mrs. Rios stated the gist of the whole thing: if you've ever done a mud run or warrior dash, this is going to be book-themed because it's Once Upon a Workout. Each of them will be taken from a fairy tale book. There's a Game of Thrones theme. There is the Wizard of Oz. At one point, you're going to be an elliptical with a witch hat, and you've got Toto in the basket. It's family-friendly as well.

VP Moorman Schumacher stated they're helping to celebrate the library's anniversary.

Mrs. Rios stated yes, this is our first go at it. We hope it's successful. So far, we have 55 people registered for the event. We're currently under construction, building the wall that we're going to scale. You don't have to be physically fit. Don't be afraid. Just come and try. You can make it as challenging or not as you want, but again, it's all to benefit Three Rivers Library, and engage people, and have fun.

VP Moorman Schumacher stated I was going to ask how many people were registered.

Mrs. Rios stated this is our first year doing it. We have a lot of good sponsors, a lot of everything that we're doing, all the raffle baskets. A lot of businesses have pitched in to help with Porta-Potties, to help with the bounce house, to help with everything, to help as a volunteer. We're just very appreciative, and we're just here to share that. We thank you guys, very much for the collaboration, allowing us to use that space.

Durkin stated Anselme provided you with some information.

Mrs. Rios stated we have the documentation.

VP Moorman Schumacher stated fantastic. Congratulations. Can't wait to see it.

EXECUTIVE SESSION

- **Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon**
- **Probable or Imminent Litigation and Pending Litigation**

VP Moorman Schumacher stated we will hold executive session at the end of the board meeting. There's no action coming out of executive session.

The Committee of the Whole was adjourned at 6:24 p.m.

Submitted by
Kristin Hall
Village Clerk

