

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE
MAY 4, 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 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 PRESIDENT

Discussion – Reappointments of Board and Commission Members

VP Moorman Schumacher stated I have reappointments to various boards. Those are all in the packet. If anybody has any questions, we can talk about them. Otherwise, we will take that up at the board meeting. Does anybody have any questions about anybody being reappointed?

Proclamation – A Brotherhood Aimed Towards Education for Motorcycle Awareness for the Month of May 2026

VP Moorman Schumacher read the Proclamation into the record. It just defies logic. I was just somewhere the other day and watched a woman pull out in front of a motorcycle. Thankfully, it was fine. I don't know how people are not aware and don't see them.

The ABATE representative stated that's usually the first thing they say. I didn't see him. Thank you for your continued support. I think this is our third or fourth year coming, and you guys do the proclamation for us. There are a lot of motorcycles on the road. There was just an accident I saw in Crystal Lake. There was someone who just passed away within the last 24 hours on a motorcycle. Again, the comment was, I never saw them. So just spread the word, keep your eyes open, and that'll be great. Thank you very much.

VILLAGE ADMINISTRATOR

Discussion – Hiring of Executive Assistant/Deputy Village Clerk

Discussion – Hiring of Marketing and Communications Manager

VP Moorman Schumacher stated that if anybody has any questions, Denton is here to answer them. If not, we'll take those up at the regular board meeting as well.

ADMINISTRATION DEPARTMENT

VP Moorman Schumacher stated there were no formal items for discussion.

COMMUNITY DEVELOPMENT

McMaster stated he had no formal items for discussion.

FINANCE DEPARTMENT

Discussion – Annual Police Pension Treasurer’s Report – Fiscal Year 2026

Wagonblott stated that, as required by state statute 40 ILCS 5/3-141, on the 2nd Tuesday on May annually, the treasurer and all other officials of the municipality who had the custody of any pension funds herein provided, shall make a sworn statement to the pension board, and to the mayor and council or president and board of trustees of the municipality, of all moneys received and paid out by them on account of the pension fund during the year, and of the amount of funds then on hand and owing to the pension fund. The Channahon Police Pension Fund (pension fund) receives property tax monies levied and owed to the pension fund by Will and Grundy County directly in the pension fund’s checking account. Therefore, the Village never receives any property tax monies from the counties that belong to the pension fund. The Village does collect, on a bi-weekly basis, through the payroll process, the active pension fund employees’ pension contributions. These monies are remitted directly from the Village to the pension fund’s checking account on a monthly basis prior to the end of each month. Therefore, the Village does not owe the pension fund any monies at the end of the fiscal year, April 30, 2026, as noted on the attached Annual Police Pension Treasurer’s Report.

POLICE DEPARTMENT

Bogart stated he had no formal items for discussion.

PUBLIC WORKS DEPARTMENT

Discussion – Kluber Architects Update on Final Renderings and Budget for Proposed Public Works Building

Dolezal stated we've seen Kluber here before. We're getting close to the end of the design phase here, and we will show the newest renderings based on previous discussions we've had. There are a couple of decisions to make, like the shingles. It shouldn't be too, too hard.

Samantha Frantik, Project Architect from Kluber, stated we're just kind of providing an update. These are going to be very similar to what you've seen in the past, but a little bit more developed and using these exact materials in front of you, versus in the past, perhaps the brick was presented as a different kind of brick, and the stone slightly different. Starting with some design images, this is the front entryway. You can see on the right-hand side of the screen is the Village of Channahon public works sign. In the middle would be your front entrance. On the left side of the screen, you see a large glass area in the main conference room off the lobby. I believe these are all things that you guys have all seen, we've all kind of discussed before. The newest part is going to be the exact work material, the exact stone material, and the exact cast stone and roofing that Dolezal was mentioning. While we're on this closer-up image, I'm going to walk through all these on the front. I'm going to walk away from the mic here for a minute. On the building, you'll see that this brick is the primary finish of the entire administrative area. It comes off a little bit red in the renderings on these screens. I feel like it wasn't so much in some of the other images, but this brown brick, this kind of limestone-toned natural stone. Then the banding that you see at the tops of the doors, tops of the windows, and the bottom of the windows is going to be this smooth stone that you see here. The asphalt shingles on the building right now, all these renderings are in the shingles that Dolezal prefers right now. These two shingles are what they wanted your input on. They're only one shade different. One has a little bit of brown in it, and one has less brown and grayer, but they're still kind of gray, brown shingles. This is the one that's currently shown on the building because it's got a little bit of this tone of a flake in it versus this one. It just has the gray, the blacks, and the browns in it.

Trustee Scaggs asked what the name of those shingles is down there?

Samantha Frantik, Project Architect from Kluber, stated that this one on the right is currently on the building called weathered wood.

Trustee Scaggs stated I've used that one for 20 years. I love that one. What's the other one?

Samantha Frantik, Project Architect from Kluber, stated that the other one is called driftwood.

Trustee Scaggs stated driftwood. I've used that too. They're both great colors.

VP Moorman Schumacher stated I think the weathered wood with the natural stone.

Dolezal stated that the driftwood there looks very monotone when it's up there in a bigger spread.

Samantha Frantik, Project Architect from Kluber, stated I think part of why I didn't put in that other slide we talked about is because once I rendered it with the one Dolezal liked, I agreed with him.

Trustee Scaggs stated the weathered wood has some of these specks, which makes the stone color come out. This is what I do. I have customers who come back with weird colors and brick inside. It's the most popular shingle out there in that family.

VP Moorman Schumacher stated I just think with that natural stone, it probably looks better than the other one.

Samantha Frantik, Project Architect from Kluber, stated it sounds like we're pretty unanimous on that. We're going to go counterclockwise around the building from here. It's going to be another close-up with a better view of that signage and the training room area. Then, going around to the patio/break area on this side of the building, moving towards the garage. Here's a further out view so that you can see what the back portion of the building starts to look like with the garage on it. You'll see that we have these brick corner accents still on the taller portion of the garage, so that when you're viewing it from the front, those corners are still brick.

VP Moorman Schumacher stated that is the natural stone in the columns?

Samantha Frantik, Project Architect from Kluber, stated yes. Those will frame some of the other areas in the back as we go around. We also have more roofed areas over these other garage doors as we move to the back. One change that did happen here, since I think the last design images that you saw, was that there used to be more columns underneath these ropes. Dolezal, Fricke, and the team decided that they would rather have fewer columns so that you fit longer items underneath there for storage, like pipes and such. We eliminated two of the columns, and then we're moving towards the heat maintenance area and around. If you're driving south from future possible residential development to the north, which doesn't exist or have any real existence right now, but basically the end of the road we're proposing. This would be the back view, so you can see the salt structure all the way to the left, the wash bay in the center, then the fuel station, and then your primary building in the background. As you get closer to the building, you'll notice that it's a really wide spanning site. For most angles, it's really hard to fit more than one item in there.

I had to go kind of far back to get all those built into the other view. Here you can see the fleet maintenance area, the shops in that generator enclosure, the site, and then coming back around the front of the building.

Trustee Scaggs asked do you know what the roof pitch is? It looks like a 6/12. Is it 6/12?

Samantha Frantik, Project Architect from Kluber, stated I believe so. I think it's different on the administrative and the shop areas than it is on the two overhead doors, if that makes sense to you. I know we made the pitch pretty high compared to a normal roof because we're screening all the mechanical back there. This is just an overall view of the site. You can see the primary building, the foreground with the parking and the sidewalks, and then moving to the back, the wash bay, fuel station, and salt shed, and then your bulk water fill turnaround area and the proposed road going out to Bell Road. That's all I have for you guys. Jeffrey Bruns going to come up and talk about the budget update.

Jeffrey Bruns, Senior Project Manager from Kluber, stated I just want to say thank you again for selecting us. As you can see, Samantha and her team have been working hard. They worked hard with Dolezal, Durkin, and Fricke, as we put this cost together as we've gone along. You will see when we go in here, basically we start at a design phase. Now we're at what we're calling the 75% construction dock phase. All along, the budget really hasn't changed much. We gave you more of a range, and we're still within that range, a little bit towards the higher end of that range. That also allows for some larger contingencies that we put into the intersection. We still have to meet with IDOT next week. We increased the contingency and put more dollars into that intersection until we have a better handle on what that is going to be. At the end of the day, you'll go down, and you'll see we broke it up at the top. We kind of go through the site or the building cost. Then we get into the site, you'll notice that we've zeroed out the design contingencies. When we started at the SD phase, we carried a 2% across there. At the SD or at the DD, we brought that down to 1%. Now that we're basically in the home stretch, the drawings from our point of view, the design decisions are done, so the surprises are gone. So that's why we zero there. And it basically works through the very bottom tier. That's kind of like your soft cost, things like that. At the end of the day, you're just under \$34 million. That includes the contingency that we have mentioned above.

Dolezal stated that this is the intersection work, you know, on Route 6, we were carrying \$250,000 in there. Fricke and I started looking back at that and thought some of our other projects would be, and we decided we should probably carry closer to \$750,000. That's in those numbers there for that, for that work. As Jeff said, we do have a meeting with IDOT to get a feel for those intersections and signalization and things like that.

Trustee Slocum stated what does that work look like Dolezal?

Dolezal stated that it would obviously become a four-lighted intersection there. We don't know whether there's a westbound right turn going into our site that's still an unknown, or whether that's warranted farther on down the road as part of the discussion we'll have with the state. Other than that, we're going to have a left turn in and then a left out. And of course, it'll have the vehicle preemption, emergency preemption on it, and all that kind of thing.

VP Moorman Schumacher asked what did we put in the capital budget?

Wagonblott stated that \$35 million was our estimate.

Trustee Scaggs stated the general contractor at 10 and a half. Then you got down bonded insurance, which is another percent. Is 11 and a half percent to the general contractor the going rate.

Jeffrey Bruns, Senior Project Manager from Kluber, stated your bond and insurance, that's pretty fair. That'll range from three-quarters of a percent to one and a quarter. That's the middle of the road. On a job we just bid, we carried about 11% on that, but it was a little bit smaller job. We brought it down a little bit because I think the competitiveness of the bidding is going to help that. But that 10 and a half to 11 percent, that's typical.

Trustee Scaggs stated that 10 and a half to 11 percent, that's typical. Just the general contractor in me is asking questions.

Dolezal stated there is one more addendum to the discussion I want the board to think about or give us opinions on it. It doesn't have to be decided tonight. You've heard us talk about different ways of delivering this thing. Design, bid, build, which is what pretty much everybody's familiar with what we always do here. Somebody designs it, we bid it, then we hire a general contractor to build it. You heard us talk about construction managers. We've knocked around some other ideas with Kluber that brought in the idea of a general contractor and having prime contractors below it. We looked at all these different things, and what we came down to basically with Kluber or Durkin, Fricke and I, is we really want to have just a general contractor kind of sitting in that, design, bid, build. We want one person, one firm, one entity kind of responsible for everything that we can look at and say, this needs to be fixed. I don't care how you do it, I don't care who caused it, but you know, this is how it needs to be fixed. Or we want to do this. I don't want to have a negotiation with six or seven subcontractors. But the other piece that came into that is the concept of having a pre-qualification process for these general contractors. If we were to bid this project out, look for general contractors, I wouldn't be surprised if we had 15 bidders, maybe more. While there are some stops in the contract that might prevent somebody from being quite the qualified bidder we would want, it's not quite the same thing as if we want to pre-qualify them. And that's kind of the same process we went through when we hired Kluber. The difference is that we would get it down to say we had these 15 people apply, and say I want to be pre-qualified. We would get it down to Woodridge, did four. That seems too little to me. But six or seven or eight pre-qualified people that then would be the ones that we say, you submit bids to us. At that point, we would select the lowest bid. We've already decided that we're comfortable with these contractors; already decided that they have the financial capacities and these kinds of things, the expertise, the history to be able to do it in the past. While we have a little time, a couple of tweaks need to be made to the bidding documents, if you want to go that route. Are there any thoughts from the board about that kind of process?

VP Moorman Schumacher stated I like the pre-qualify process just because if, you know, how much trouble you have with contractors and chasing people around and trying to get things done. So pre-qualifying, I think, eliminates some of that risk in terms of the contractors.

Dolezal stated it's hard to say for sure. I mean, that other bidder out there that comes in with a low price or maybe didn't have quite the experience, turns out to be the best, but hindsight, you'll never know. We will choose a path, and it is what it is, and there's a lot to be said.

VP Moorman Schumacher stated this is a big project. I mean, it's not a small building, it's not a small project. It's not a \$2 million project. It's a \$33 million project.

Dolezal stated mull that over for a little bit. Ask me any questions, pros or cons, or what happens with this, what happens with that. In a board meeting or two, I'll ask you, are we good to go with that? Because, like, Fricke, Durkin, and I convinced ourselves that we would recommend doing that with this pre-qualification process. I want everybody to be on the same page.

Discussion – Award 2026 MFT Resurfacing Program

Dolezal stated we opened up our bids, like we do every year, for basically mill and overlay projects throughout the village. In this particular case, the low bidder was in fact D Construction at \$2,492,039.49. We have heard that name numerous times at board meetings and discussions. I told Trustee McMillin, who couldn't be there, that I would express his opposition to a project with D Construction to the board. With that said, if in fact anybody on the board or the majority of the board wants us to consider not doing that, then I will recommend that I go to our attorney. I will answer the questions about what they do and how they do it. Whatever, the attorney needs to know to decide on whether we have any footing not to award. I don't think the answer is going to be that we have any. If that's what you want us to do, I will do that. Of course, get that opinion. You've heard the term responsible bidder here numerous times, and you know that when it's talked about, it's not colloquially the way you would talk about responsibility. It's typically a question of whether the firm has the financial capacity, whether they have the equipment, whether they have, in that financial capacity, is it being used up on a bunch of other different projects? I guess if they're just a scorched-earth policy or something like that through your village, that maybe that plays into it a little bit. These are the kind of questions we can clarify or discuss with an attorney if, in fact, you want to do something other than go with the low bidder. I will also let you know that a quarter of our \$2.5 million project is state motor fuel tax money. You don't have to drive around too much to realize the state considers D Construction a responsible bidder.

Trustee Perinar asked whether they did it for us in the past. Weren't they the ones that did it last year

Dolezal stated last year. Well, they've done it numerous times.

VP Moorman Schumacher stated that a responsible bidder is not our definition. It's not something that we created. Especially with the state money being involved.

Dolezal stated that we created an ordinance. The state, there's an issue there for sure. We created an ordinance that is fine. Responsible in a way. We partake in an apprenticeship program. From our local ordinance, that's what responsible means.

Trustee Host stated our issue was not just the job that was done previously, but the timeliness. Right. Can we incorporate some sort of timeliness, tighten it up in the contract?

Dolezal stated it's an actual hard date deadline in there. The last time, we actually ended up charging and receiving liquidated damages because they did not finish it. Liquidated damages were less of a problem for a contractor than going to get some other job done, with higher profit margins. These things all come into play. That's some of the issues we've had; we charged

liquidated damages, but that doesn't mean the residents weren't put out by having the road torn up longer than we expected. Any contractor could miss the date.

VP Moorman Schumacher asked what goes into a liquidated damages number? I mean, do we determine what that number is? How do we determine that?

Dolezal stated that in this case, we use the same state's specifications.

VP Moorman Schumacher stated we're kind of trapped with it to a large extent.

Trustee Host asked if there's any way to tighten it up, like once they commence the tearing up, they have to commit to it.

Dolezal stated we do that, we come in there and try to say, look, once you tear out, once you mill and overlay on the road, you've got a week to put the next course back down or something, or that.

Trustee Perinar stated it wasn't just that, though, wasn't it just the whole job itself, the way the job was done, that we were complaining about.

VP Moorman Schumacher stated that Trustee McMillin brought up safety concerns and things like that.

Trustee Perinar stated is it something that we just watch, the process to put on the whole layer?

Dolezal stated we do it in-house with our own staff. They said that's the way we've done it for 25 years.

VP Moorman Schumacher stated Trustee McMillin always brings up the safety aspect. Is there any way to hold their feet to the fire for those things?

Dolezal stated that we write these contracts in a way that says job site safety is the contractor's responsibility. If you talk to our insurance company, they'll say that's the way you should have it. Don't take responsibility for somebody else. If we had a series of incidents that have occurred, injuries to the public. We don't have that. We don't have a record of that.

VP Moorman Schumacher stated we'll take that up at the Board meeting then. Anything else from public works?

Dolezal stated that for everybody who wants to know and report back to Mr. Rittorf or anything. We are aware of the dead bushes and that tree over at our Gateway parking lot. The warranty for those trees should still be in effect, and we're reaching out on that. If, for some reason, things don't work out, enforcing the warranty or receiving, we'll just go do it ourselves, and that kind of thing. Our people are actually going to try to work on the grass. It's just a warranty at this point. I haven't told anybody we don't care about it or anything like that.

VP Moorman Schumacher stated I assumed that that was not the case.

COMMUNICATIONS

PUBLIC COMMENT

Donald Laurich, resident of Channahon, stated last Thursday I got an ordinance violation for the first time. I didn't know about the ordinance, but I did bring some photos and a copy of the letter I'm going to read for you guys. The ordinance that we received stated that my boat trailer was parked on prohibitive surface. Never knew about that. We respectfully asked the board to reconsider the enforcement of the current code regarding boats stored on residential side yards. The code is number 156-034. Without having to put a specially constructed parking area in the side of my yard. We've been residents of Channahon for 32 years and have kept our boat on the side of the home without issue. This is my second boat. I didn't have one for a while because I had two open-heart surgeries in the past. Now I have another little fishing boat. Throughout those years, we have prioritized maintaining a clean, orderly, and well-kept property. As you can see in the pictures, the yard is meticulous, and we have made every effort to ensure that the boat does not create a nuisance or negatively affect the appearance of the neighborhood. Our neighbors have expressed that they do not have a problem with the boat being stored on our property and support us in allowing us to continue doing so as we have been responsibly doing so for decades. At the bottom of that sheet are my close neighbors who would see the boat, and they all signed it. We respectfully request consideration for either a grandfather exception or a reasonable accommodation for long-term residents who have maintained their properties responsibly before the adoption of the ordinance. I couldn't find out when the ordinance was actually adopted. I know that when I talked to Chad Cook on Friday, he told me that it had been changed in January. When I look back, it looked like it was the same. I don't know when it officially came out. But like I said, we've been there for 32 years. I did not know about it, as far as the specially constructed parking area in my side yard. Denise and I are both retired; she was a teacher here for 20 years. I've been a nurse for 42 years, and I really can't afford \$10,000 for the concrete pad. I asked Chad what my other options are, and he basically told me that I could park it on my back patio, which would be very nice, or park it in the driveway. I only have a two-car driveway and a two-car garage, and we have two cars, and I think it would look worse there. I always move the boat cut underneath it and everything else. I am just respectfully asking for some kind of consideration.

VP Moorman Schumacher stated that the ordinance has been in place for a long time.

Trustee Perinar stated I could swear my neighbor put down just concrete blocks or pavers.

Mr. Laurich stated that I asked him if I could do that, and he said no. I wouldn't want to do the whole thing because I do have an invisible fence underneath there, so I couldn't dig up anything because

Trustee Scaggs stated I had the same thing in my neighborhood two years ago, and they put pavers down, and that was the end of it.

Mr. Laurich stated I put pavers under the wheel.

VP Moorman Schumacher stated it's not required to be concrete.

Mr. Laurich stated that it just says specially constructed parking area.

McMaster stated that all vehicles and recreational vehicles should be on a hard surface.

Trustee Perinar stated that basically, the wheels themselves could just be on a stone.

McMaster stated I don't know if it's just the wheels or if it's the entire trailer.

Mr. Laurich stated, when we built the house, I moved the house as far as I could to the north so that maybe at some point I was going to build a three-car garage, at 63 years old, I'm not going to do that now.

McMaster stated I'll have a conversation with Cook and see what he's referenced as far as that letter.

VP Moorman Schumacher stated the ordinance has been in place for a long time. I don't know where January came from, but I know that it's not concrete.

Mr. Laurich stated I would be more than happy to put some of the large pavers underneath the wheels.

VP Moorman Schumacher stated make sure that McMaster has your contact information, and we will figure something out because I know a concrete patio is not required.

Mr. Laurich stated we're semi-retired. I still work one day a week because I can't make that much under Social Security. Denise still subs a couple of days a week, to pay our health care, which is \$2,500 a month. Nobody wants you to retire at 62. I've had two open-heart surgeries, and I really want to enjoy my life.

EXECUTIVE SESSION

- **Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon**

The Committee of the Whole was adjourned at 6:42 p.m.

Submitted by
Kristin Hall
Village Clerk

