

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
JUNE 5, 2023**

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

Also present were Village Administrator Thomas Durkin, 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.

VP Moorman Schumacher stated that our summer intern, Hayden Minor, is in attendance this evening. Hayden just graduated in May from the University of St. Francis. She asked Hayden to speak about his major and where he may be headed in the future.

Hayden Minor stated that he graduated from the University of St. Francis in May with his bachelor's degree in political science. He is a Channahon resident and has been his entire life and he is very grateful to be working alongside Village staff this summer.

VP Moorman Schumacher stated that Hayden has also expressed an interest of getting into municipal government. Hayden has been to a couple meetings with her and Village staff and will continue learning about local government throughout the summer.

ADMINISTRATION DEPARTMENT

Discussion – Side Letter Agreement regarding the Building Inspector Classification and Filling of Building Inspector Position

Discussion – Authorization to Advertise for Code Enforcement Officer

Durkin stated that these items will be discussed in Executive Session.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Discussion – I&M Canal Gateway Design – Professional Services

Petrick stated in March 2023, the Village Board approved the purchase of land on Route 6 adjacent to the I&M Canal. Property acquisition was completed in April 2023. The long-vacant land was purchased with the purpose of creating a Gateway access feature for the I&M Canal, focused on bicycling. The Gateway was discussed with the Illinois Department of Natural Resources, which was very supportive of the idea as parking at Channahon State Park is constrained and users of the I&M Canal path are limiting the parking available for users of the State Park. They are also supportive of any improvement that brings more use to IDNR assets, of with the I&M Canal path is one. This Gateway feature is to serve as a hub for the Village's ever-expanding path network. A staff-created conceptual rendering was created prior to purchase that displayed basic geometries of a parking area, pavilion, and the relocation of bicycle rental facilities to be nearer to the I&M Canal. This concept drawing served the purpose of illustrating the space utilization of the land, but professional plans and construction drawings must now be created. Five design companies were contacted for the solicitation of

proposals. Four companies agreed to submit proposals, and three actually did submit proposals: Design Perspectives, Inc., Schoppe Design Associates, Inc., and Wight & Company. Those three proposals are attached to this memo as supporting documents. The proposals were reviewed by the Director of Community Development, Village Administrator, Village President, and the Community Development Trustee and following this review, a recommendation is now being brought forward to the Village Board. The recommended proposal is from Wight & Company and the company's familiarity with design projects of similar nature, as well as the ability to complete the design process with the breadth of in-house engineering staff and knowledge led to the proposal being the standout option. Other proposals would have additional costs for engineering subcontractors to design the civil plans, whereas the Wight & Company proposal is fully inclusive of the engineering & construction drawings. Additionally, the Wight & Company proposal includes the creation of two different concept drawings. The total inclusiveness of services is included in the proposal. Per the approved Capital Plan, \$500,000 has been included for bike path system uses in the current FY2024 budget.

VP Moorman Schumacher stated that Wight & Company is very familiar with park district and open space designs. We are also meeting with Pat Clower, in about a week and a half, as she wanted to get involved with telling Channahon's history and story through public art, which could be incorporated into a final design.

Trustee McMillin asked if it was included that they would be the one's talking to IDOT about the entrance to this property.

Petrick stated that they would supply the permits. There already is an entrance and to move or redesign that entrance would require consultation with IDOT and this would be with the design. We would need the design drawing to give it to IDOT for approvals. Whomever gets this, they will start with conceptual drawings and they will present us with two different conceptual drawings to choose from.

Further discussion took place about Wight's comparable projects and timeline for the project.

VP Moorman Schumacher stated that for the record, she just wanted to add that Trustee Greco, who is out of town on personal business, is on the phone but cannot participate. He is here listening in.

FINANCE DEPARTMENT

Durkin stated that he had no formal items for discussion.

POLICE DEPARTMENT

Discussion – Purchase and Installation of a Fence Around Police Department Employee/Squad Parking Lot

Casey stated identified as a vulnerability and priority project, the police department is looking to secure their parking lot to better protect our largest capital investment. From the actual vehicles to the equipment contained within, it is important to make sure all is mission ready at a moment's notice. With the surrounding open spaces, tree walk, and park, we often observe people wandering the parking lot. Additionally, we have motorists drive into the restricted area behind the sally port, some believing it is a pass-through to the Village Hall, others looking for the police entrance, and others that are just lost. The area behind the sally port is not conducive

to turning around for the inexperienced or challenged driver. Most contacts are accidental and harmless occurrences, but we must take reasonable steps to thwart nefarious activities. We sought out five bids with only three being returned. Of the three returned, only Marchio Fence had included all the elements of the projects. This project was a budgeted item in FY 2023, but due to supply chain issues, rise in cost of materials, and other factors, we were not able to begin this project last fiscal year. It was again approved as a budgeted capital project in this fiscal year's budget.

Trustee Perinar asked if this would help to lower the Village insurance.

Durkin stated that while it will not help lower the cost directly, it will reduce the amount of opportunities for any claims as a result of damage or break in. If we eliminate the opportunity for something like that, in theory, it should help to reduce your costs over time as a result of less claims.

Trustee Scaggs asked what nefarious things have been going on back there.

Casey stated that thankfully so far, nothing. We are assuming that some of the things that have turned up missing are either misplaced by staff or turned up later. We are seeing more people passing through, the parking areas which is increasing the opportunities for negative activities.

Trustee Scaggs stated if they are innocent people, you shouldn't have any of that. He could see if you had people busting into cars and things like that. If you are trying to keep criminals out by putting up a fence, they will just jump over the fence.

Casey stated that correct that there is no guarantee but the intent is to take reasonable steps to safeguard our equipment and our personnel's personal equipment.

PUBLIC WORKS DEPARTMENT

Discussion – A Resolution to Enter into a Lease with the State of Illinois Acting Through the Illinois Emergency Management Agency

Dolezal stated that the IEMA maintains some radiation detectors in the Village right of way and they have for a number of years now. This is the third iteration of the lease, the terms are the same with different dates, for the same \$1.

Discussion – Proposal for Leak Detection Survey

Dolezal stated at the last Board meeting, the Board requested additional quotes for water leak detection and also a possible multi-year contract. A request to price leak detection equipment was also requested. The leak detection companies use more than one type of detector to accomplish a comprehensive survey, therefore the cost to purchase equipment may be understated. He stated the summary is as follows.

M.E. Simpson:

\$19,600 in 2023

\$19,600 in 2024

\$20,400 in 2025

Associated Technical Services:

\$21,964.80 in 2023 for Option B (most similar scope as other proposals)

American Leak Detection:

\$20,800 in 2023

\$20,800 in 2024

\$20,800 in 2025

Trustee Perinar questioned if by locking in with M.E. Simpson, would we be guaranteed those rates.

Dolezal stated yes. The other item is for the purchase of equipment, if we were to complete the work in-house.

Correlator:

\$29,795 for TriCorr Touch Pro Leak

\$18,170 for Sewerin AC200

Dolezal stated that he recommends against undertaking this ourselves. He suspects that we would need more equipment and if you look at these proposals, they are using different types of equipment depending on if they are doing a broad search or trying to pinpoint it.

Further discussion took place regarding the experience and time it takes to complete a leak detection survey.

Discussion – HMA Salt Storage Pad at WWTP

Dolezal stated due to the mild winter our existing salt dome will not house the remaining 1,440 tons of salt the Village has contracted as a required purchase. He stated the proposed HMA pad will be constructed on an existing aggregate base on the waste water treatment plant site and is required for overflow salt storage. This construction will allow for a non-pervious storage solution that meets EPA guidelines and it is anticipated the HMA pad will provide continued storage for Public Works materials after the salt is consumed. Though not a budgeted item for FY23-24, funds are available through fund 26-80-538.003. D Construction submitted the low bid of three contractors for this project.

Discussion – Purchase of New 2022 Ford F-250 Service Body with Plowing Equipment

Dolezal stated the proposed truck is outfitted with an 8' Reading service body and 8' Western plowing equipment. The new unit is to replace truck #63 which is a 2008 F150 and will be supplied by Currie Ford for \$69,371.00. The budget indicates a 2023 model truck, but due to availability issues, this 2022 unit is ready for delivery and will meet the Village's needs.

Discussion – Purchase of New 2022 Ford F-450 with Plowing Equipment

Dolezal stated the proposed truck is outfitted with a 9' stainless dump bed and Western plowing equipment. The new unit is to replace truck #41 which is an inoperable 2014 F550 and will be supplied by Currie Ford for \$112,342.00. The budget indicates a F550 model truck, but due to availability issues, this unit is ready for delivery and will meet the Village's needs.

Discussion – Decision on whether to use portland cement concrete or asphalt to reconstruct roads in Heritage Lakes Subdivision

VP Moorman Schumacher stated this discussion was continued until tonight to allow Assistant PW Director Kevin Fricke to receive some updated numbers and engineering costs.

Dolezal stated that they are in the packet. The portland cement concrete as we have it now is \$1.9 million and the hot mix asphalt is \$1,081,000. It is \$24,000 to have the design completed for portland cement concrete. The assumption is if we do hot mix asphalt that we would do it in house.

VP Moorman Schumacher stated that there are a lot of residents here from Heritage Lakes. She asked the residents to sign in and step up to the podium if they wish to speak.

Sharon May, resident of Heritage Lakes, stated that they couldn't hear the figures.

Dolezal restated that the current estimate for the portland cement concrete is \$1,935,993 plus \$24,000 for design drawings. The current estimate for hot mix asphalt is \$1,081,341.50.

Trustee Slocum asked where those quotes were from.

Dolezal stated that they are based on our looking back at recent bid tabulations, looking at IDOT recent bid tabulations and some consulting with our engineer, who has been working on this and other similar projects with other municipalities. It was a combination of those things.

Mary Petrella, resident of Heritage Lakes, stated that she has been a taxpayer in Channahon for almost 20 years, when they built in Heritage Lakes. She came from Shorewood, and she moved from Shorewood to Channahon with the same square footage house. At that time, she was a working mom trying to raise her children. She went to a former Channahon tax assessor and questioned that if she came from the same square footage house in Shorewood why did her taxes literally double. The response she received was that she lives in a very unique subdivision. Sometimes the assessor has to go outside of our township to find things to compare that is how they came up with the tax base. She didn't think that sounded fair, but ok fine. She further stated that she has been paying this excessive amount for many, many years. If they are unique, if they have something that's not anywhere else, then maybe they need to have a road that's different than everyone else.

Trustee Host questioned if she knows people have given feedback about the road tax versus the property tax paying for road repairs.

VP Moorman Schumacher stated to Trustee Host's question, property taxes are not what is used for road construction. Road construction is paid for through motor fuel tax, some of which comes from the State and the Village has a retail fuel tax. This is what funds the road program.

Mrs. Petrella stated that she understands that, but they are paying high taxes compared to others. She asked what do we get? She loves her neighbors and she gets them. She stated that what makes us unique.

A resident asked if there were different tax rates for different subdivisions.

VP Moorman Schumacher stated that there are not different tax rates for different subdivisions.

Melissa Coriell, resident of Heritage Lakes, stated that she would just like to respond to some of the comments that were made at a previous board meeting. Some board members mentioned how terrible our streets were. Many of the neighbors she has spoken to disagree. Some of the board members mentioned that the roads were so bumpy that you thought you had a flat tire. From her understanding, those bumps have been there since the road was placed 30+ years ago. She believes it is the joints and not the road heaving or that it is in poor condition. Most of the streets are in good condition, so if you just repair the small sections that need to be replaced that would be the fiscally responsible decision. She also asked if the \$1.9 million dollar estimate was for replacing the streets in the entire neighborhood or just the patches.

Dolezal stated that is for replacement of the streets in the entire neighborhood.

Mrs. Coriell stated that the infrastructure, water mains and septic fields, could be greatly affected by the equipment that would need to remove all of the concrete in the entire neighborhood. If you are just replacing the portions that need to be replaced, you wouldn't have that equipment possibly destroying the infrastructure in the rest of the neighborhood. She restated that the Village should just repair the places that need to be replaced. As her neighbor, mentioned the look of their neighborhood is unique with the concrete streets and she would hope it could be kept that way.

VP Moorman Schumacher stated that some of why this subject came up in the first place is because we were getting so many complaints from the residents in Heritage Lakes that the streets were so bad. The reason this was on the schedule is because we were constantly hearing how bad they were. At the last meeting that sort of changed and there were specific comments made about certain streets were not bad. She is at a loss here, as the reason that this came up in the first place was because of the residents complaining about how bad the streets were in Heritage Lakes and something needed to be done. When the options were presented, then the feedback changed.

Brad Sprague, resident of Heritage Lakes, stated he doesn't know if he would agree 100% with that statement. He knows a lot of people have a lot of different opinions, just like the Board. If everyone had the same opinion it would be easy. There are people in the subdivision that feel that there are sections that are not that bad and there are some sections that are bad. We have talked about replacing or doing patchwork on the sections that are bad and some people would be sufficient with that. Some people don't mind asphalt. One of the neighbors specifically spoke to the Village President and that is fine, people can have their own opinion. The problem comes in, and he and the Administrator have a disagreement about it, is it adds value to our residences. He believes concrete streets add value to the subdivision because it is a unique thing to have. He has been there three years and that is one thing that he and his wife looked at was the uniqueness of the subdivision. Appraisers may not look at it, but the homeowners do. The people that have been there 20+ years are not asking for anything more than what they already have. His understanding is that there has not been a whole lot of maintenance done in that subdivision throughout the years. In talking about the cost, the \$1.9 million, how long did that concrete last? The answer is 30+ years versus having to redo asphalt in a lot less time.

VP Moorman Schumacher stated that residents specifically stated that they didn't want more patchwork.

Mr. Sprague stated that we are not going to please everyone. That is why we have a lot of people here represented. Just like the board, a lot of people care about this subdivision and community. They are asking to replace what is already there.

Mrs. Coriell asked to add a comment about the real estate and appraisers. Appraisers are not going to appraise a property higher based on concrete roads but the appraisal will appraise higher based on the sales of comps in the neighborhood. She believes the comps in the neighborhood are higher because of the uniqueness of the neighborhood. The first thing she noticed when looking for a home was the roads in the neighborhood. Her husband has a background in concrete and asphalt for many years and that is one of the things he noticed as well.

VP Moorman Schumacher asked if we know what the home sales are as compared to others in the community.

Petrick stated no we don't have that information available to share this evening.

George Stofan, resident of Heritage Lakes, stated that he moved there in November of 2020. He thinks that people that live there don't realize how bad the roads are. The reason they moved there was because of the road. His wife was driving around looking for houses and she thought she had a flat tire, so she stopped and looked at the tire and it was the road. Some people had come up to her and they were so nice, she loved the subdivision and they moved there. He also stated that residents are used to the road, but it is pretty bad.

Sharon May, resident of Heritage Lakes, stated that she just wanted to recap because she wants to know how the board is going to make their decision. The cost of \$1.9 million, over the 35 years the road has been in place with no maintenance is minimal. The Village didn't come back in 20 years and put a road in, or didn't come back in 15 years and fix it up. It's just been there. She understands it is overwhelming to see the figure of \$1.9 million. If the Village only gets \$1.5 million for the road program and can't do anything else, can't funds from elsewhere in the budget be used?

VP Moorman Schumacher stated that we plan our road program based on the motor fuel taxed we receive. Additional funds could be internally borrowed from other funds but would need to be paid back.

Mrs. May questioned if the Village could fix a road with the money used to buy a truck.

VP Moorman Schumacher stated of course we could but we would have to pay it back

Mrs. May stated that her point is, if the Village is looking to save money, put the concrete in. We wouldn't come back for 30-35 years, with the asphalt, replacement will be a lot sooner. The amount will be back up to \$2 million in 15 years and the residents get the cruddy road with the cruddy look. Nobody can deny that asphalt is not a beautiful road. Go into any of the subdivision and see that they start to get wear and tear after a few years. At the last meeting, she

thought it was somewhat offensive, when the residents were told they could pay an extra \$13,000 for a Special Assessment.

Trustee Host explained that was just an alternative funding idea.

VP Moorman Schumacher stated that she understands what id being said about paying high property tax, but everyone here pays the same tax rate. If we are talking about Motor Fuel Tax, and that is the type of logic that we want to use, there is a price at the gas pump. She doesn't get any of that back, because she lives on a County Road. She doesn't get a discount at the pump.

Mrs. May stated that she is not paying as much as some residents which is \$13,000 to \$15,000 a year for property tax.

VP Moorman Schumacher stated that the Village still goes out to snowplow and we still provide salt. The resident of Heritage Lakes still pay the same tax rate as everyone else. She also stated that if we are talking about roads specifically, we need to talk about Motor Fuel Tax. Residents are not paying anymore in Motor Fuel Tax than anyone else is.

Trustee Scaggs asked if there is a way that we can take another look at the concrete joints and the few bad areas out there rather than replacing the streets in their entirety.

Dolezal stated that is how we started the whole thing. We looked at doing patching and joint work. If he recalls correctly, we were at about \$750,000 in patching work for only 30% of the road way or for \$1,081,0000 we could do it all in asphalt. The asphalt replacement is the most cost-effective solution.

Carolyn Remus, resident of Heritage Lakes, stated that she has lived there for 25 years and those streets have been there longer than 25 years. About 15 years ago, she remembers taking chunks of our street and plopping it down on the Mayor's desk, as a reminder that Heritage Lakes wanted something done with our streets. The Village has procrastinated and procrastinated and then put back for all those years and it is about time something is done. Around the drainage structures, chunks of concrete are coming out. Curbs are cracked and coming out and it's time.

Joe Limon, resident stated that if the board wants to ask the residents what they want, they will say concrete. If the board direction is to revisit, he would like to compare apples to apples. He would like to have the facts behind it. We are wasting our time and yours because nothing is really getting done here. He suggests looking at the numbers when the supply chain improves. What is being presented is almost double the cost and it is hard to fight that.

Mr. Sprague asked that whatever decision the board makes, please hold the company to the task, so they do the right thing.

Board Direction was to revisit this closer to budget time, in December 2023.

COMMUNICATIONS

Letter from IDOT, dated May 19, 2023, Annual Report FY23

Letter from Will County, dated May 22, 2023, Water Sewer and Broadband Infrastructure – Award Approved 1

Letter from Will County, dated May 22, 2023, Water Sewer and Broadband Infrastructure – Award Approved 2

Durkin stated provided a synopsis of the letters received to the Board. The Village has been awarded two ARPA grants from Will County for the purpose of construction of public infrastructure, namely water and sewer.

VP Moorman Schumacher stated that she was contacted anonymously by someone with solely a school board question and she guided them to the June 26th school board meeting. She also stated that the Library Board meeting is June 14th and there was someone passing out information at the Memorial Day Celebration relative to the services and activities provided by the library. While this has nothing to do with Village provisions of programs and services, it is worthwhile mentioning.

PUBLIC COMMENT

EXECUTIVE SESSION

- 1. Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon**
- 2. Purchase or Lease of Real Estate**

Trustee Perinar made a motion to open Executive Session at 7:12 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Purchase or Lease of Real Estate. Seconded by Trustee Scaggs.

ROLL CALL AYES: Host, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

Trustee Slocum made a motion to close Executive Session at 7:36 p.m. for Appointment, Employment, Dismissal, Compensation, Discipline and Performance of an Employee of the Village of Channahon and Purchase or Lease of Real Estate. Seconded by Trustee Scaggs.

ROLL CALL AYES: Host, McMillin, Perinar, Scaggs and Slocum.

NAYS: NONE

MOTION CARRIED

The Committee of the Whole was adjourned at 7:37 p.m.

Submitted by
Kristin Hall
Village Clerk

