

**CHANNAHON VILLAGE BOARD
COMMITTEE OF THE WHOLE MEETING
OCTOBER 3, 2022**

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, Director of Community Development and Information Systems Mike Petrick, Finance Director Heather Wagonblott, 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.

ADMINISTRATION DEPARTMENT

Presentation – Receipt of Findings of Village Facility Space and Programming Needs Assessment

Durkin stated on September 20, 2021, the Village Board approved an agreement with FGM Architects to develop a Village Facility Space and Programming Needs Assessment in the amount of not to exceed \$36,000. This was a budgeted item included in the FY 2021/2022 budget and the project goal was and remains to provide the Village with a sound, actionable, and fiscally responsible analysis that supports the entire Village governmental organization by providing safe, efficient and inviting work environments that meet the varying operational needs of all Village departments. The result of this exercise will provide the Village with a conditional assessment that identifies surpluses or deficiencies of existing spaces within and around (parking areas, etc.) Village facilities as well as provide a space and programming needs assessment of the departments listed below. The assessment includes projections for future needs to aid the Village in planning and development of a multi-year capital improvement plan. Facilities reviewed include the Village Hall and Police Station (24555 Navajo Drive) and Public Works Facility and Grounds (26156 S. Blackberry Lane). Village departments include:

Administration
Community Development
Finance
Police Department
Public Works Department
Emergency Management Agency

Interviews were conducted with various Village representatives to elicit individual perspectives of problems needing solutions along with areas of opportunity. Information solicited included observations of past, current and expected future operational facility needs and deficiencies. He FGM Architects will provide an initial presentation of their findings with a final presentation to be made at the November 7, 2022 Village Board meeting.

Brian Meade, representative from FGM Architects, stated that he has a 30 slide summary and will try to keep it to 30 minutes. He gave a detailed overview of the draft presentation.

Lee McMillin, representative from Leopardo Construction gave an overview on the full cost analysis on prospective projects over both a 5-year and 10-year period.

Brian Meade stated that his team is fine tuning the renovation cost, so the numbers that come back on November 7th may be slightly different.

Trustee Slocum asked if they are taking into consideration the rise in costs in inflation when determining the cost.

Lee McMillin stated yes and then gave an overview on the full cost analysis on prospective projects over a 5-year period.

Trustee Scaggs asked how \$27 million dollars would be financed.

Wagonblott stated that the Village has a decent amount of reserves. What she would suggest is paying a small portion in cash and bond for the remaining cost.

Trustee Scaggs stated that when you say small amount, with \$27 million, what is your definition of small amount? He stated are you talking \$2 million cash and \$25 million bond or \$12 million cash and \$12 million bond.

Wagonblott stated it can potentially what the board determines is appropriate. She stated she would definitely suggest \$12 million cash and \$12 million bond as that would be a little bit over zealous. She also stated that she would think somewhere in the range of \$2 million to \$5 million cash depending on our comfort level of the board at that point and the remaining would be bonds.

VP Moorman Schumacher stated that she knows Wagonblott talked about bonding, and the difference between doing a single bond issue to do things more quickly and spreading that out. She asked Wagonblott to address that.

Wagonblott stated that if we bond for \$20 million dollars that money needs to be spent in a certain amount of time. We will not be able to borrow the funds and then not spend them for 10 years. There is cost savings in doing projects within a shorter period of time when you are going out for bond. You save on the issuance costs, the legal fees, underwriting cost and all other fees. Bonding twice can certainly be done but her recommendation would be to bond for the full project amount and condense the construction period to see the savings on both the construction and inflation side, in addition to the bond issuance side.

Trustee Scaggs asked that if we bond for \$27 million what would be the effect on the taxpayers.

Wagonblott stated there would be no negative effect on the taxpayer. We have no general obligation debt, which is what this would be. We have never levied for general obligations, at least as far back as she has seen. These bonds would be backed by any of our general fund revenues such as sales tax, income tax, telecom tax, etc. It would be similar to how this building was built, over 20 years ago and we just paid those bonds off.

VP Moorman Schumacher stated that the Police Department and Public Works have the greatest need because those people have to physically be present. Very early on we talked about the possibility of hoteling and utilizing some shared workspaces. This plan is similar to our

comprehensive plan in that it is a guide map. Regarding the proposed Village Hall additions, she questioned how shared workspaces and hoteling affect the overall plan.

Brian Meade stated that ever since the pandemic, there has been a lot of talk about hybrid work and shared planning. He stated that we have still planned for some private offices but we have also planned for some workspaces that could be shared, depending on shifts, time of day, etc.

VP Moorman Schumacher stated that we talk about space needs with future growth and more employees coming in on the Village Hall side, that may change between today and the construction phase.

Brian Meade stated that in our 20 year staff projection they allowed for certain increases in certain staff positions. Staff wanted to have flexibility for that growth. He went on to give examples.

Trustee Greco asked if it was cheaper to build out then up.

Brian Meade stated that in all examples of this test fit, we have built out. He stated that is a classic question of the out versus up scenario and asked Lee McMillin to address that question.

Lee McMillin stated that there are always adjacencies that need to be considered. Some of these things were looked at so that they could stack on multiple floors, when going vertical makes sense. Construction costs are always less expensive, when everything is equal, to go horizontal. When you go vertical, the reason that it costs more money, is because you have to build vertical circulation into the space such as stairs and elevators. It is typically less expensive for one-story construction versus two-story construction, but it doesn't always make sense when you are working with an existing building and trying to make things marry up from an adjacency or working relationship.

Brian Meade stated that as Administrator Durkin stated in the beginning, this was meant to be an introduction of the draft presentation before our final report. He understands there is a lot to think about. They would be asking for any feedback and comments before the November 7th meeting.

VP Moorman Schumacher instructed the board to provide questions and comments to Durkin by October 17th.

Trustee Slocum stated that he thinks it would be a good idea for the trustees to meet with various members of the staff so they can get a better idea of what they are thinking and what was presented here for tonight. We can cut out some time at our next meeting, if we can get that done ahead of time. He also stated that he can sit down with anyone, for 15-20 minutes and find out what they thought, what was missing, what should be added, what is too much and what is not enough.

Durkin suggested these meetings could be held individually or with no more than two trustees, with staff, and tour the various facilities reviewed.

Trustee Slocum stated that he would like to do that before our next meeting. Durkin stated that he will get with the staff tomorrow and we will line up some times. Further discussion took place.

COMMUNITY DEVELOPMENT & INFORMATION SYSTEMS

Petrick stated he had no formal items for discussion.

FINANCE DEPARTMENT

Wagonblott stated she had no formal items for discussion.

POLICE DEPARTMENT

Discussion – Purchase of Two Dodge Durango Vehicles

Casey stated the police department is budgeted to replace four (4) squads under our FY23 Capital Projects. He would like to move forward with the purchase of two (2) budgeted Dodge Durango squads. Delivery times are extremely unpredictable with supply chain interruptions, and under ideal circumstance, delivery can take several months, to include up fitting. We were able to work with Sunnyside Chrysler, Dodge, Jeep, & Ram in McHenry, IL, to reserve the purchase of two Dodge Durangos. He stated they have the state bid for Dodge vehicles, and were able to provide us with availability and best pricing for those vehicles. The two vehicles will be replacement squads, and cost \$41,740 and \$41,283 respectively, and they will replace a 2015 Ford Explorer, with 124,000 miles, and a 2014 Dodge Charger with 150,000 miles. Current market conditions have prices for police vehicles up several thousand dollars from previous years, while incentives from manufacturers are down. However, with the prices and incentives provided by Sunnyside Chrysler, Dodge, Jeep, & Ram, he feels we can remain on budget as it relates to squad replacement budget for fiscal year 2023. He is asking for Board approval to purchase two (2) 2023 Dodge Durango vehicles at a total cost not to exceed \$84,000. This request is part of the police department's squad replacement plan budget under FY23 Capital Projects and is within budget. Given the high demand and limited number of units available, he is requesting a waive of second read.

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

Casey stated we have our new tasers that we were authorized to purchase in March. We thought we would be able to sell the old tasers to AXON and get a credit toward the purchase of the new tasers but AXON didn't want them. He is proposing that we donate the old tasers to another law enforcement agency, subject to the Village receiving an appropriate letter of acceptance and a release of liability.

PUBLIC WORKS DEPARTMENT

Discussion – Gamechangers Release of Improvement Completion Guarantee

Dolezal stated in accordance with Ordinance, the developer has requested the Village to release the currently held Improvement Completion Guarantee (ICG), improvements primarily consisting of watermain. The work has been satisfactorily completed and staff agrees with the request. Per ordinance, a two-year Maintenance Guarantee in an amount equal to 20% of the ICG is required following the ICG release.

Discussion – Purchase of a 2023 Ford F-550 with Plowing Equipment

Dolezal stated the proposed equipment is to be outfitted with a Galion dump body and Western plowing equipment. The new dump body and plow equipment are provided by Kankakee Truck Equipment, Inc. at the estimated cost of \$60,000.00. The new chassis cab replaces truck #35, which is a 2010 F550, and will be supplied by Sutton Ford for an estimated cost of \$60,000.00. The total cost estimate of the dump truck and plowing equipment is \$120,000.00

and is budgeted at \$110,000.00. Due to the current supply chain and production issues, accurate pricing is unobtainable. He also stated government purchasing programs for the Ford super duties are on hold for this FY and not guaranteed to be produced or fulfilled. He alerted the board to notice that the prices shown on the attached equipment sheets total to less than the \$120,000 estimated herein. That is because the sheets are for 2022 models and equipment. Suppliers suggested including the additional costs based on the anticipated delivery time.

Discussion – Purchase of a 2023 Ford F-550 with Crane Equipment

Dolezal stated the proposed equipment is to be outfitted with a Liftmore Model 4000X-20 crane. The utility body and crane are provided by Kankakee Truck Equipment, Inc. at the estimated cost of \$50,000.00. The new chassis cab replaces truck #30, which is a 2006 F450. The new truck and equipment are being upsized to a larger chassis and crane to be a better match the weight of our pumps and motors in the sanitary pump stations. The chassis cab is supplied by Sutton Ford for an estimated cost of \$60,000.00. The total cost estimate of the crane truck is \$110,000.00 and is budgeted at \$110,000.00. Due to the current supply chain and production issues, accurate pricing is unobtainable. Government purchasing programs for the Ford super duties are on hold for this FY and not guaranteed to be produced or fulfilled. He alerted the board to notice that the prices shown on the attached equipment sheets total less than the \$110,000 estimated herein. This is because the sheets are for 2022 models and equipment. Suppliers suggested including the additional costs based on the anticipated delivery time.

Trustee Slocum asked what the life expectancy is on these vehicles.

Dolezal stated that the current ones are 16 years old.

Discussion – Request from Channahon Fire Protection District to Reduce/Waive Water Connection Fees for Fire Station 2

Dolezal stated the Channahon Fire Protection District has embarked on the construction of a new Fire Station 2 at 23370 S. Thomas Dillon Drive. The attached building permit fee includes a Water Connection Tap Fee of \$99,941.00. The total building permit cost is \$104,191.00 and the fire district has paid thus far \$4,700 of the permit fee, with the understanding that any remaining fee regarding the decision by the Village Board will be paid to the Village immediately following that decision. To date, the Village has not charged the fire district \$3,943.33 for items that would normally be charged to a non-governmental applicant, which is consistent with what has been done in the past. This dollar amount includes permitting, plan review and certificate of occupancy fee. He further stated copies of the permit as issued and the cost estimate of the total fees to date are included along with a letter from Chief Petrakis outlining the request.

VP Moorman Schumacher questioned whether this is the cost for the meter or the valve.

Trustee Perinar asked what the cost actually covers.

Dolezal stated the connection fee is a charge that allows us to maintain and expand our system for new users and does not include the cost of the meter or valve.

Further discussion took place.

VP Moorman Schumacher stated that in her opinion she is okay granting this request through a waiver because it is not a hard cost to the Village and it is related specifically with another taxing body.

Board Direction was to waive the connection fee.

COMMUNICATIONS

1. Grundy County Economic Development and Chamber Awarded Grant

2. IDOT Statewide Planning and Research Program – Grundy County Multijurisdictional Multimodal Transportation Master Plan Project

Durkin stated there are a couple of items included in the packet. One is an email from Nancy Norton who reports that the GEDC received a \$480,000 grant from the US Economic Development Administration regarding the Nuclear Post Community Resiliency Strategy. The Village will be working with them on that as necessary. Grundy County has received a grant from IDOT regarding the development of a long-range transportation plan for Grundy County. We have been working with other communities in Grundy County, the county, as well as the GEDC and we will be participating in the development of that plan. We will be paying a small portion of the match required in the amount of approximately \$4,300. This is something sorely needed in our Grundy County portion of the community.

VP Moorman Schumacher stated with regard to our boundary line agreement with Village of Minooka, the development of this plan was one of the reasons that we extended it for a year.

PUBLIC COMMENT

Angie Caldwell, of Pink Heals, stated that Sunday, October 16th at 3:00 p.m., Pink Heals will be in a music video with River Road Trio. It will be filmed right in front of Channahon Junior High.

VP Moorman Schumacher stated that if anyone wants to participate, this is a music video and they are doing cancer awareness of varying types. They request that people wear a solid color t-shirt to represent the type of cancer by which they have been impacted. The Pink Heals vehicles will be there and they are asking for supporters.

Angie Caldwell stated that people should be there by 2:15 p.m. to avoid the road closure they are requesting from the Village. The song being performed for the video is called The Ride and it talks about how you are never alone on this ride. It is about support and love and it is going to be amazing. She hopes to see everyone there.

EXECUTIVE SESSION

The Committee of the Whole was adjourned at 7:06 p.m.

**Submitted by
Kristin Hall
Village Clerk**

