



March 26, 2019

Proceedings, transactions and resolution made and order of said record of said Board in the Village of Diamond, IL on the 26th Day of March 2019.

The scheduled meeting of the Diamond Village Board was held on Tuesday, March 26, 2019 at 6:00 p.m. with Mayor Teresa “Terry” Kernc presiding. Upon roll call Commissioners present were Mark Adair, Denise Brown, Jeff Kasher and Dave Warner.

Motion to Open Public Hearing

Purpose of the Public Hearing shall be to receive and consider public comment and other evidence pertaining to an application of Leon S. Baine as Trustee of the Christy J. Baine Revocable Trust dated 10/19/2012 to vacate certain public right-of-ways. The public right-of-ways are generally located as (i) the east-west portion of Patmore Street located between Tinman Street and Daly Street lying south of Illinois Route 113 (Division Street) and North of Border Street. MOTION was made by Commissioner Warner, SECOND by Commissioner Kasher to open the Public Hearing. All Ayes; Motion Carried.

Public Comment

None

Motion to Close Public Hearing

MOTION was made by Commissioner Kasher, SECOND by Commissioner Adair to Close Public Hearing. All Ayes; Motion Carried.

Approval of Minutes

MOTION was made by Commissioner Warner, SECOND by Commissioner Kasher to approve the 03/12/2019 regular meeting minutes and place on file. All Ayes; Motion Carried.

Approval of March 26, 2019 Bill List

MOTION was made by Commissioner Kasher, SECOND by Commissioner Warner to approve the March 13, 2019 bill lists. All Ayes; Motion Carried.

Public Comment

Resident Lannie Spreitzer addressed Mayor Kernc regarding communication with Northpoint Development. Mayor Kernc stated she is not actively engaging in conversation with the group at this time.

New Business

Approve Ordinance #2019-07; Amending the Diamond Zoning Code, Section 151.135 (Exterior Construction Standards for Commercial Structures) to Revise Certain Standards for Arena Buildings

Village Attorney John Gallo presented the amendments pertaining to the zoning code revision to the board. Gallo stated the current zoning ordinance provides all commercial and industrial buildings exteriors must be 100% of a concrete product. This amendment creates an exception to the

ordinance for structures for recreation purposes i.e. stadiums, arena buildings that are 65,000 sq. ft. or larger and the building must be a clear span design. This would allow the exterior to be of metal type product and/or any other decorative type product that is approved by the site review committee of the village. Gallo stated there was a public hearing regarding this amendment and no comments were received. Gallo added the Planning and Zoning Site Review Committee approved this ordinance and is recommending approval of this amendment to the Village Board. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Adair to approve Ordinance 2019-07; Amending the Diamond Zoning Code, Section 151.135 (Exterior Construction Standards for Commercial Structures) to Revise Certain Standards for Arena Buildings. **All Ayes; Motion Carried.**

Approve Ordinance #2019-08; Authorizing the Execution of a Development Agreement (Diamond Indoor Trap Range)

Village Attorney John Gallo briefly went over the agreement. Gallo described the 3 zoning districts and the developer requesting rezoning this property to a B3 which is general business district. Gallo presented the final plat, granting of variances for landscape and additional description of the agreement. Gallo stated all the areas are separate ordinances which will be presented at tonight's meeting for approval. Gallo stated the Planning and Zoning Committee unanimously approved the agreement. **MOTION** was made by Commissioner Adair, **SECOND** by Commissioner Warner to approve Ordinance 2019-08; Authorizing the Execution of a Development Agreement (Diamond Indoor Trap Range). **All Ayes; Motion Carried.**

Approve Ordinance #2019-09; Authorizing the Vacation of Certain Unimproved Public Right-of-Ways (East-West Alleys Between Daly St. and Tinman St. and Patmore St. Between Tinman St. and Daly St.)

Village Attorney John Gallo stated this was the subject matter presented at the public hearing. There is one property owner who owns both sides of the roads. The developer will develop this property and alley ways, get everything on the tax books, not only for the benefit of Diamond but for all other taxing bodies. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to approve Ordinance #2019-09; Authorizing the Vacation of Certain Unimproved Public Right-of-Ways (East-West Alleys Between Daly St. and Tinman St. and Patmore St. Between Tinman St. and Daly St. **All Ayes; Motion Carried.**

Approve Ordinance #2019-10; Granting a Zoning Map Amendment to the B-3 Service Business District and Granting Certain Variances from the Zoning Code (Case #PZ-02-2019 Diamond Indoor Trap Range)

Village Attorney John Gallo presented the amendments. **MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Adair to approve Ordinance #2019-10; Granting a Zoning Map Amendment to the B-3 Service Business District and Granting Certain Variances from the Zoning Code (Case #PZ-02-2019 Diamond Indoor Trap Range). **All Ayes; Motion Carried.**

Approve Ordinance #2019-11; Approving a Final Plat of Subdivision (Diamond Indoor Trap Range Subdivision)

MOTION was made by Commissioner Warner, **SECOND** by Commissioner Adair to approve Ordinance #2019-11; Approving a Final Plat of Subdivision (Diamond Indoor Trap Range Subdivision). **All Ayes; Motion Carried.**

Approve Ordinance #2019-12; Approving a Site Plan (Diamond Indoor Trap Range)

MOTION was made by Commissioner Adair, **SECOND** by Commissioner Warner to approve Ordinance #2019-12; Approving a Site Plan (Diamond Indoor Trap Range). **All Ayes; Motion Carried.**

Grundy County Transit

Mayor Kernc met with a representative from the Grundy County Transit. Kernc presented information regarding the Diamond residents who utilize their services. Kernc stated GTS operates through grants, donations and general fund monies from the county. Kernc asked the board to consider a \$1,000.00 donation to help offset the cost. Kernc stated this is a service that some of our residents utilize and if they did not have this service, they would be at a disadvantage. Commissioner Kasher stated he felt it was a worthy donation. Commissioner Warner stated this is a way to give directly back to residents. **MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Adair to approve a donation in the amount of \$1,000.00 to the Grundy County Transit. **All Ayes; Motion Carried.**

Waive Competitive Bidding for Water Tower Pipe Replacement

Mayor Kernc stated this work has been completed. This was an emergency situation which the leak flooded the village hall parking lot. Water Operator Josh Bzdusek was inside tower taking additional pictures when several additional leaks were found. Kernc stated the situation could have become much worse and dangerous if not acted upon promptly. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to waive the competitive bid process for the Water Tower Pipe Replacement. **All Ayes; Motion Carried.**

Discuss and Approve Estimate from Putnam County Painting, Inc. for Water Tower Pipe Replacement in the amount of \$58,850.00 plus \$2,900.00 for tank inspection and cleaning. Total: \$61,750.00

Mayor Kernc stated the new pipe is coated and pipe is in sections and not one complete pipe like the old one was. This will assist if repair is ever required. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to approve Putnam County Painting, Inc. for Water Tower Pipe Replacement in the amount of \$58,850.00 plus \$2,900.00 for tank inspection and cleaning, totaling \$61,750.00. **All Ayes; Motion Carried.**

Discuss and Approve Border Street Storm Sewer Project

Mayor Kernc discussed the project. The concern which residents had at the public hearing for the trap range was the drainage issues on Border Street. The residents felt it would negatively impact them with regards to drainage. Kernc stated she made a promise the drainage issues would be addressed. Kernc stated this second phase would resume where last year's work left off at Will Road and Border St. The project would replace 5 catch basins, pull out all the remaining clay tiles. This will go behind the Diamond Indoor Trap Range and the next block to the west. It will remove the inoperable catch basins. Replace catch basins and install new pipe. This will alleviate the drainage problems that exist currently. Diamond Liquors will allow the village an easement to fix the nonworking catch basin and replace or fix any broken or crushed tile/piping. The easement will allow the village access to maintain it. Kernc presented the estimated cost for this project in the amount of \$46,952.50. Chamlin and Associates has already engineered this project. Commissioner Kasher stated he reached out to Mike Orr who owns a small excavating company and is a union 150 operator. Orr will charge \$1,200.00 per day for his machine(s) and his labor and the village will provide two public works employees to assist him with the project. Kasher added this is a much-needed project for the area and by utilizing the village's public works department, it will be a cost savings to the village. After further discussion, **MOTION** was made by Commissioner Kasher, **SECOND** by Commission Warner to approve the

Border Street Storm Sewer Phase 2 Project estimated in the amount of \$46,952.50. **All Ayes; Motion Carried.**

Old Business

Grundy and Will County Sheriff's Monthly Update

Mayor Kernc stated nothing out of the ordinary was reported by Will County.

Waive Competitive Bid for Themed Streetlight Bulb Replacement

This item was passed

Approve Twin Supplies, LTD, High Efficiency Lighting for Thermal Streetlights

This item was passed

Legal Counsel

No Report

Engineer Updates

Village Engineer Mike Perry stated the bid opening for the McGinty Street Water Main Project will be Friday, March 29, 2019 at 10:00am.

Maintenance Updates

Public Works Director Austin Vining stated there was a sink hole at the catch basin at 1600 Clark St. which was repaired, and a storm sewer line underneath was discover damaged which was replaced. There is a service leak in front of 1550 E. Division St. Ordinarily when work is completed on Division, a vactor truck is utilized due to fiber optic lines etc. which are located along the road. Vining states since it is on the southside of Division, the only lines which should be located there are the villages water/sewer lines and Nicor lines. A JULIE is being completed to verify the location and type of utility lines. Vining stated he would prefer not to utilize a vactor truck since it would require one lane to be shut down on Route 113. Vining would like to use a mini excavator for the work. Mayor Kernc stated she wanted a vote and feedback from the board regarding this. After discussion, decision to use a vactor truck or mini excavator will be based on the JULIE locate report. If no fiber optic lines are involved, a mini excavator can be utilized.

Clerk Updates

Village Clerk Lori Holmes reported Lonnie Henline will not be utilizing the baseball field for games. The field does not meet the specifications since there is a fire hydrant located within the required measurements for play. The field can only be utilized for those leagues with younger players. Holmes expressed her concern about the condition of the picnic tables for the June 1 Summer Kick Off Celebration. A new online payment service should be operating within the next week for residents to pay utility bills.

Commissioner Comments

Commissioner Kasher

Commissioner Kasher stated he spoke with Public Works Director Austin Vining with regards to a resident on McGinty Street who was pulling a fence post out and found a storm sewer pipe. A catch basin was found which was buried. Kasher stated the public works department will dig it up, build it up and then place a lid on it and use as a clean out. This project will be completed while utilizing the mini excavator on the Division St. project.

Commissioner Brown

No Report

Commissioner Warner

No Report

Commissioner Adair

No Report

Mayor Kernc

Mayor Kernc stated a resident filed a complaint to the sheriff's department regarding overnight parking on Girot Lane. There are numerous work/commercial pick up trucks along the street and are parked there overnight. Kernc distributed a letter to area residents based on the complaint. Kernc highlighted the ordinance regarding overnight parking, parking over sidewalks etc. A smart message was also sent to those residents in the area. Kernc distributed the NRG program for feedback whether to stay in the program. After discussion, the village will stay in the program. Kernc stated the Kankakee River Water Planning Alliance received their permit to pull water from the Kankakee River. They were given 2 ½ years to construct the devices which will pull water from the river. The Alliance is moving forward seeking grants and looking into operational matters.

Adjournment

MOTION was made by to adjourn the meeting at 7:12 P.M. by Commissioner Kasher, **SECOND** by Commissioner Adair. **All Ayes; Motion Carried.**

Respectively Submitted:

Lori Holmes, Village Clerk