



## March 9, 2021

**Proceedings, transactions, and resolutions made and order of said record of said Board in the Village of Diamond, IL on the 9<sup>th</sup> day of March 2021.**

The scheduled meeting of the Diamond Village Board was held on Tuesday, March 9, 2021 at 6:00 p.m. with Mayor Teresa “Terry” Kernc presiding. Upon roll call Commissioner’s present were Mark Adair, Denise Brown, Jeff Kasher and Dave Warner. Face masks along with social distancing was required.

### Approval of 02-23-2021 Minutes

**MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Kasher to approve the 02/23/2021 regular meeting minutes with revision and place on file. **All Ayes: Motion Carried.**

### Approval of March 9, 2021 Bill List

**MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Adair to accept the bill list and place on file. **All Ayes: Motion Carried.**

### Approval of February 2021 Treasurer Report

**MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to approve the February 2021 bill list and place on file. **All Ayes: Motion Carried.**

### Public Comment

None

### New Business

#### Approval of Public Hearing Board Meeting Minutes

**MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Adair to approve the 02-09-2021 Public Hearing Minutes for Blue Sky Solar Energy, LLC, and place on file. **All Ayes: Motion Carried.**

### Brian Faletti Presentation

Mayor Kernc presented elevation drawings and site concept supplied by Brian Faletti for the proposed facility. Commissioner Kasher inquired about the siding of building, hours of operation, average patron attendance during peak hours etc. Commissioner Kasher is concerned of the proposed location. The area is primarily residential and the amount of traffic which would take place on the road is a concern. Commissioner Warner agreed regarding the concerns of the location and traffic. The village is trying to keep a “buffer” between residential and commercial areas. Kernc stated the village has not received complaints regarding traffic from Morris Hospital patrons. They are opened until 7:00pm and they are directly off IL Route 113. Mayor Kernc stated she would not want Mr. Faletti continuing to spend money moving forward with the additional plans required, i.e., development agreement, public hearing, annexation, Planning and Zoning board meeting, etc. if the Board of Commissioners will not pass this proposed business. Commissioner Adair stated unfortunately, that is the cost risk any developer takes when proposing a development of any type. Mr. Faletti stated he went through a lot of steps to get the drawings completed by his architect,

obtaining additional property to build the required road, etc. He was trying to get all his “ducks in a row” to get this done and bring before the board. He stated, he would hate Diamond to miss out on this opportunity since he is acquiring land in other places. Faletti added, he cannot waste any more time on this in Diamond. After further discussion, the board unanimously agreed, the proposed location was not suitable for the business development which was presented.

#### **Approve Amendment to Liquor Ordinance #2021-04**

Mayor Kernc stated this amendment allows Los 3 Burritos, Inc. to obtain a Class D liquor license for restaurant use. This would increase Class D licenses within with village from 1 to 2. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to approve Ordinance #2021-04, Increasing the number of Class “D” Liquor Licenses from one to two. **All Ayes: Motion Carried.**

#### **Discuss and Approve Ordinance #2021-03; An Ordinance Amending Chapter 153: Subdivision Regulations of the Village of Diamond Code of Ordinances**

Mayor Kernc thanked Cindy Haywood, Planning and Zoning Coordinator, Village Attorney John Gallo, Village Engineer Mike Perry and Mike Hoffman from Teska and Acting Public Works Supervisor Jim Dunning for all the hours and work which was put into the amendments to the ordinance. All the areas which were issues over the years have been addressed. Kernc stated this is a blend of large cities regulations with the realism of what a smaller community can implement. This puts regulations in place to protect the village. **MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Adair to Approve Ordinance #2021-03; An Ordinance Amending Chapter 153; Subdivision Regulation of the Village of Diamond Code of Ordinances. **All Ayes: Motion Carried.**

#### **Approve Skid Steer Purchase**

Commissioner Kasher stated if the village were to order a new skid steer, it would take approximately 9 months. After looking at used skid steers, the purchase of a new one would be the most economical for the village. The John Deere dealer should be receiving several new skid steers in May which would have the options we are seeking, Kasher stated. Kasher received a quote for the trade in on the old skid steer and used lawn mower. John Deere will give the village \$5,500 dollars total as a trade in. The suggested list price for skid steer is \$60,621.00. The government discount is \$19,921.00. The quote with trade ins for the purchase of a new skid steer will be \$36,350.00. Mayor Kernc appreciates Commissioner Kasher for all his hard work on this. **MOTION** was made by Commissioner Adair, **SECOND** by Commissioner Brown to approve the purchase of a John Deere Skid Steer. **All Ayes: Motion Carried.**

#### **Approve Rush Power Systems Proposal for Preventative Maintenance for Generators**

Commissioner Kasher spoke with Rush Power Systems and was able to negotiate a 3-year agreement, discounting the total to \$6,000.00 to perform the preventative maintenance as described in the proposal on the generators. **MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Kasher to Approve Rush Power Systems 3-year Agreement for Preventative Maintenance on the Generators in the amount of \$6,000.00. **All Ayes: Motion Carried.**

#### **Approve Xylem Proposal for Preventative Maintenance for Lift Stations**

Mayor Kernc stated this item was the suggestion of Acting Public Works Supervisor Jim Dunning which she is very happy with. Dunning stated the village had rented a pump for McGinty St. from Xylem recently. Dunning stated they utilized Xylem for the Burt Estates and the Diamond Estates lift stations. Through discussion with one of Xylem representatives, he learned they offer preventative maintenance agreements. Dunning presented the 20-point inspection checklist to the board, which

would be completed once per year at a cost of \$2,995.00. Commissioner Kasher agreed that preventative maintenance is the key. Dunning discussed his plan of action for the public works department during the month of April. He stated not only would the maintenance be completed on the lift stations, but it will also be maintenance month for hydrants and other equipment as well. April is a good month to implement this before the rainy season is upon us. Kasher added, there are infiltration issues at the lift stations which having maintenance completed during this time would be most beneficial. Commissioner Kasher and Warner were very pleased with this proposal. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve Xylem Proposal for Preventative Maintenance on the Lift Stations in the amount of \$2,995.00 for 1 year. **All Ayes: Motion Carried.**

### **Old Business**

#### **Grundy and Will County Sheriff's Monthly Update**

Mayor Kernc presented the Will County Sheriff's Summary for February. Nothing out of the ordinary to report.

#### **Legal Counsel**

No Report

#### **Engineer Updates**

No Report

#### **Public Works Department Updates**

Acting Public Works Supervisor Jim Dunning contacted the company for rubber mulch to be placed on the playground area. 5 tons would cost \$1,900.00 which would include delivery. Dunning stated Josh Bzdusek will be working on the repair of the blending valve. The flow meter for finished water is currently not working and they have reached out to the company to order the necessary parts. As the weather gets nicer, the work on the telescopic valve will be completed. Steve Baker will be completing cold patch on the roads over the next several days. The water tie-ins for the Domino's project will be completed this week. Mayor Kernc stated Dunning is doing an excellent job and she appreciates him being pro-active and handling complaints in a timely manner. Kernc added, there has been numerous issues during the Domino's water tap-on process and Dunning has done a fantastic job during the whole project.

#### **Clerk Updates**

Village Clerk Lori Holmes stated the fire alarm installation has begun in the village hall which should be completed by Thursday. Trash receptacles for the bike path have been ordered along with new receptacles for the village hall park.

#### **Planning and Zoning Coordinator**

Planning and Zoning Coordinator Cindy Haywood stated Domino's is scheduled to open on Monday. Haywood added she is working with a resident who would like to obtain a chicken permit.

#### **Commissioner Comments**

##### **Commissioner Kasher**

Commissioner Kasher stated it has been a breath of fresh air working with Acting Public Works Supervisor Jim Dunning. Kasher and Dunning discussed the implementation of a 3-ring maintenance binder for the generators. All maintenance records and other pertinent paperwork, etc. will be placed within binder for easy accessibility. Dunning added, record logs have also been implemented at the

water/sewer plant and for lift stations tracking and recording all maintenance information and other pertinent paperwork for each piece of equipment.

**Commissioner Brown**

No Report

**Commissioner Adair**

No Report

**Commissioner Warner**

No Report

**Mayor Kernc**

No Report

**Adjournment**

**MOTION** was made to adjourn at 7:08 p.m. by Commissioner Brown, **SECOND** by Commissioner Kasher. **All Ayes: Motion Carried.**

**Respectively Submitted:**

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**Lori Holmes, Village Clerk**