



## November 22, 2022

**Proceedings, transactions, and resolutions made and order of said record of said Board in the Village of Diamond, IL on the 22<sup>nd</sup> of November 2022.**

The scheduled meeting of the Diamond Village Board was held on Tuesday, November 22, 2022, at 6:00 p.m. with Mayor Teresa Kernc presiding. Upon roll call Commissioners present were Dean Johnson and Jeff Kasher. Absent: Mark Adair and Dave Warner.

### Approval of 11-09-2022 Minutes

**MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Johnson to approve the 11/09/2022 regular meeting minutes and place on file. **All Ayes: Motion Carried.**

### Approval of November 22, 2022, Bill List

**MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Kasher to approve the November 22, 2022, bill list and place it on file. **All Ayes: Motion Carried.**

### Public Comment

Yehonatan Figueroa was in attendance. Figueroa is a former employee of Jewel-Osco and has relatives who are currently working for Jewel-Osco. Figueroa expressed his concerns in numerous areas from environmental and recycling issues to antibiotics in the meat which Jewel sells along with wage information and union issues for its employees. Mayor Kernc thanked Figueroa for attending and asked if he would email his data and sources to her for further research of the information he presented.

### New Business

#### Approve Resolution #2022-11, Authorizing the Execution of an Enterprise Zone Expansion Agreement

Village Attorney John Gallo presented the agreement which would expand the enterprise zone through Elwood to Joliet to reach the East Gate Logistics Park. This agreement is for the cooperation of both parties to move forward with the expansion. East Gate Logistics Attorney Dave Stryker and Project Manager Tom George were in attendance to answer any questions the board had. Gallo stated this is a starting point for the expansion. Once approved, an intergovernmental agreement must be completed and then the City of Joliet would be part of the Diamond Enterprise Zone as a non-voting member. They must file an application with the state for the expansion once all municipal bodies have agreed on the expansion. The maximum amount that can be charged is \$50,000.00 which is for administrative fees based on the work Wendy Herbert-Village of Diamond's Accountant/Treasurer will be required to do. Gallo continued explaining the amount of land which would be used within the enterprise zone. Once each project is complete, the developer is required to remove them from the enterprise zone. **MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Kasher to Approve Resolution #2022-11, Authorizing the Execution of an Enterprise Zone Expansion Agreement. **All Ayes: Motion Carried.**

### **Approve Resolution #2022-12, Authorizing the Execution of a Community Development & Community Agreement**

Village Attorney John Gallo stated this is a follow up to the Enterprise Zone Agreement. Since we are taking land out of our enterprise zone and it is not in the Village of Diamond and the residents are not benefiting from it, this is an agreement that the developer has agreed to commit \$450,000.00 for resources to the village to be used for community projects i.e., water/sewer infrastructure, roads, parks etc. This will include installment payments of \$100,000.00 in 4 payments and one \$50,000.00 payment which will occur over the next 6 years in which the first installment will be made within 90 days after the first construction, then each year following. Project Manager Tom George stated, first all the documents must be completed to obtain the enterprise zone, which takes approximately 3 months. Gallo explained the process which is required to expand the enterprise zone into Joliet. Commissioner Johnson inquired if this is the project which will extend a road from Houbolt Road to the East Gate Logistics Park. Mayor Kernc added, it was her understanding a bridge would be built to go over Route 53 to keep semi traffic away from residential areas. Attorney Dave Stryker responded yes. The road will be a closed loop truck network. This is their commitment to keep trucks/truckers off the roads they would like to use and force them to use the industrial loop. Stryker stated they will be building all new roadways, with potentially an exception of one spot which they will take a portion of an existing road in approximately 5-7 years from now. All the other roads that the trucks will travel on will be roads that do not exist today, which will run through the center of their property, so that they respect that commitment to keep trucks off Route 53. They want to keep the trucks off all the secondary roads. Commissioner Johnson stated we all see what the trucks do to those secondary roads, so having the new industrial loop will allow trucks access to I-55 and I-80 without utilizing those secondary roads which get decimated from trucks. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Johnson to Resolution #2022-12, Authorizing the Execution of a Community Development & Community Agreement. **All Ayes: Motion Carried.**

### **Approve the 2023 Proposed Board Meeting Schedule**

Mayor Kernc presented the dates. She would like to remove the meeting scheduled for December 26, 2023. **MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Adair to Approve the 2023 Board Meeting Schedule with the removal of the December 26, 2023, meeting. **All Ayes: Motion Carried.**

### **Discuss Traffic Control Signage at Tash and Clark**

Public Works Supervisor Jim Dunning and Village Clerk Lori Holmes received a concern there is no traffic sign at the intersection of Tash and Clark Streets. Brief discussion that Tash is 1 block in length and intersects into Clark St. A stop sign will be installed on Tash St. (northeast corner). Village Attorney John Gallo will prepare the ordinance for next meeting for formal approval for the installation of a stop sign on Tash St. at Clark St. intersection.

### **Solar Project-WWTP/WTP**

Mayor Kernc was contacted by a solar company wanting to install solar panels which would discount the electrical bills for the water and wastewater treatment plant. They stated they would pay the village for the installation of the panels which would be installed at the soccer field location. Kernc asked the board if she could proceed forward so the company could prepare a proposal with all the details. They agreed to proceed with the proposal which they would review for consideration.

### **Discuss 2022 Tax Levy**

Village Attorney John Gallo presented historical data for the board to review along with tax rate comparisons of the surrounding villages. Gallo presented options for the tax year with tax rate

options. Mayor Kernc stated she likes Option A which is .4728% rate. With Jewel-Osco coming to town, which would bring more revenue into town, it would not be in the best interest to raise the taxes. Commissioner Kasher stated most residents received a 6% EAV and along with inflation over the past year, Kasher agrees with Kernc. Gallo will draw up the necessary paperwork for formal approval at the December 13, 2022, meeting.

### **Old Business**

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

No Reports

### **Legal Counsel**

No Report

### **Engineer Updates**

Absent

### **Public Works Department Updates**

Public Works Department Supervisor Jim Dunning stated there is an issue with one of the trucks. It will need to be looked at to determine the problem, which seems to be a cylinder issue. The brine valves are losing their seal. To replace the parts is \$3,000.00 for each valve. There are 3 which need to be replaced. Commissioner Kasher asked if they can be rebuilt with rebuild kits. Dunning will investigate the matter. Dunning continued the Christmas decorations are being installed and the street salt was received. Kasher inquired if we could order a couple additional truck loads. Dunning will contact the county to see if that is possible.

### **Clerk Updates**

Village Clerk Lori Holmes stated the owner of Diamond Storage inquired if water could be shut off and not be charged the minimum fee. The owner had a medical issue and is not currently going to the office located at the business. Commissioner Kasher stated unfortunately we cannot accommodate that request due to the ordinance. He had a rental property which was unoccupied for 4 months which he continued to pay the water bill as well. Holmes stated she informed the owner of the ordinance; however, she told the owner she would bring the request to the board. Mayor Kernc stated, due to the ordinance, it is not possible to make an exception for one. A minimum bill must be in force.

### **Commissioner Comments**

#### **Commissioner Adair**

Absent

#### **Commissioner Johnson**

No Report

#### **Commissioner Kasher**

No Report

#### **Commissioner Warner**

Absent

**Mayor Kernc**

Mayor Kernc stated she attended a nuclear conference which was headed by Nancy Norton-GECD and Christina Van Yperen-Grundy County Chamber. A grant was received for \$600,000.00 to do a study regarding the negative impact of closures of nuclear power plants. Out of all the towns which could be affected by a closure, Grundy County is the only one who received the grant. Senator Sue Rezin was in attendance. She is spearheading a legislative group looking into hydrogen plants. Kernc stated they are also looking at micro and small nuclear power plants. Kernc stated very interesting what is coming down the line. Different states are researching different energy ideas, like recharging roads, as an example. Kernc added, on December 2 at 10:00 am is the grand opening of Diamond's Gas N Wash and asked those who could to come.

**Adjournment to Closed Session: Employee Issue**

**MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Kasher to enter closed session at 7:08 p.m. **All Ayes: Motion Carried.**

**MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Johnson to enter open session with no action taken at 7:36 p.m. **All Ayes: Motion Carried.**

**Adjournment**

**MOTION** was made to adjourn at 7:37 p.m. by Commissioner Kasher, **SECOND** by Commissioner Johnson. **All Ayes: Motion Carried.**

**Respectively Submitted:**

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**Lori Holmes, Village Clerk**