



April 9, 2024

Proceedings, transactions, and resolutions made and order of said record of said Board in the Village of Diamond, IL on the 9th day of April 2024.

The scheduled meeting of the Diamond Village Board was held on Tuesday, April 9, 2024, at 6:00 p.m. with Mayor Teresa “Terry” Kernc presiding. Upon roll call Commissioners present were Mark Adair, Dean Johnson, Jeff Kasher, and Dave Warner.

Approval of 3-26-2024 Minutes

The minutes were presented. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve the 3-26-2024 meeting minutes. **Ayes:** Johnson, Kasher, Warner and Kernc. **Abstain:** Adair. **Motion Carried.**

Approval of April 9, 2024, Bill List

MOTION was made by Commissioner Johnson, **SECOND** by Commissioner Adair to approve the April 9, 2024, bill list and place it on file. **All Ayes: Motion Carried.**

Approval of the March 2024 Treasurer’s Report

MOTION was made by Commissioner Warner, **SECOND** by Commissioner Kasher to approve the March 2024 Treasurer’s Report and place it on file. **All Ayes: Motion Carried.**

Public Comment

Mayor Kernc welcomed those attendance. Concerned residents were in attendance to discuss northside flooding in their neighborhood. Residents from 175 Daly, 2175 Stellon St., 185 N School St., 2250 E Stellon St., 2200 E. Stellon St., and 2230 E Clark St were in attendance. Resident at 175 Daly discussed the water not draining, pipe popping out of driveway, water standing in ditch and over driveway and storm drain issues. The storm drain is in his yard, and he monitors it. It is not draining, and he saw the water bubbling up and coming out of the drain. Residents from 2175 E Stellon St. presented a picture from 2007 of flooding and discussed the issue with the low ditch and it holds water and not draining. Resident of 185 N School St. stated when his water line was replaced several years ago and crossed Stellon St. ever since then he has noticed the draining of water is slower and slower. He asked is it possible that the drain line was affected by this? Public Works Jim Dunning stated he is aware and has identified the issue. Dunning explained what the course of action will be to rectify the issue. Resident at 2200 E Stellon asked if he would be allowed to replace the black corrugated pipe in the driveway. Kernc stated the village would not stand in his way if he chose to do so however, technically, it is the villages. He explained the issue with it when he moved into the house. He would like to repave the driveway; however, he knows the culvert needs to be addressed first. Resident at 2230 E Clark discussed the ditch and the depth of the ditch. Kernc explained since these areas do not have curb and gutter, and if the village suddenly picks and chooses and enclose a couple ditches the rest of the area will be complaining. Kernc discussed in November 2021, when the northside storm water management plan was completed, it was in the newspaper and on the village’s website. Kernc stated the village is very aware of a flooding issue on the north side of the village. Kernc stated the village has applied for 2-\$7million dollar grants to put into action the storm water management plan into place. Unfortunately, the village has been unsuccessful so far. Earlier tonight,

there was a meeting with the Village Engineer Mike Perry, Public Works Supervisor Jim Dunning, Street Commissioner Jeff Kasher and Kernc to discuss the plan of action which the village will be taking to start the process to rectify the draining issues. The village will begin project phase 1 this year and complete a phase each year as the village budget allows. Resident from 175 Daly stated they know where the issue lies. It is between Daly and School Street. Dunning continued to explain to those residents what phase 1 will consist of starting at Calkey St. continuing to School St. The truck line must be installed first. Kernc stated the village is contracting Wren Construction to do the large 18” pipe installation which will be a block long. Kernc asked Village Engineer Mike Perry if this project will take care of the issues for all who were in attendance. Perry feels it will, however, the residents at 2175 E Stellon feel this will not help with her water issue. Dunning explained what had happened in the past with the area with the installation of a pipe which did not capture their property and instead installed stone and use as a gravity bed. Dunning added, their ditch never dries out. Dunning stated we need to find the pipe which was installed a long time ago and extend it ½ block south.

Kernc asked for their patience and the village will continue to pump water as needed until this project is completed. Kernc stated there is a solar farm looking at property off Valerio and Will Road. The village has supported the farm and if they are awarded by the state to place a solar farm there, they will purchase 5 acres which will be donated to the village for municipal detention. Brown of 2175 E Stellon also inquired about the installation of the speed bumps. After further discussion, the decision was to install the speed bumps and install delineators. Kernc added, once the work is completed for the drainage, she would like to have a meeting with the residents to discuss how things are working and discuss a plan for the 2175 E Stellon ditch issue and the 2025 phase 2 project.

New Business

Approve Liquor License for Lilly’s New Ownership

Mayor Kernc welcomed Andy and Nancy Galatte and Eric Kempes to the meeting. The Galatte’s will be selling their establishment to Anthony Donato, who is the current owner of Anna’s Café. Eric Kempes was in attendance, who will be the manager of both establishments. Kempes was the original owner of Anna’s Café. The new owner was concerned with the purchase due to the liquor license requirement. He wanted to be assured that he would be able to obtain the license from the village. Kernc requested a consensus from the board assuring the new owner would be approved for the required liquor license for the gaming establishment before finalizing the purchase of the business. Galatte explained the reason he is selling to him is because of the working rapport he has with Kempes and he runs a good business. A consensus was given that they would support the sale and issue the liquor license to the new owner.

Discuss Proposed use for 2615 E. Division St.

Mayor Kernc welcomed Sam and Faith Carr. The Carr’s currently have a church in Wilmington however, it is very old, and they want to relocate. They will be purchasing a home in Diamond and are looking at this building to use temporarily for their church. It would be approximately 1 year until they build and/or find an existing building to relocate to. Kernc was concerned with the parking capacity. Carr explained when they hold services and currently, they have up to 15 members. Village Attorney John Gallo stated the current zoning is B-1 therefore, a special use permit would be required for this, and they might need a variance due to parking. This must go before the Planning and Zoning board first. However, before plans are submitted etc., they wanted to see if the board would approve this if P & Z approves this use at this location. Kernc asked the board, since this is a process for them to do this, does the board have an issue with having a church at this location. If they get through the entire process and it comes to the board for final approval, will they support this project. Kernc received a consensus for this project to move forward. Kernc stated they must contact Cindy Haywood, Planning Administrator, to get the process moving forward.

Discuss and Approve Ordinance #2024-06, Adding Chapter 118: Mobile Food Vendors, to the Village of Diamond Code of Ordinances and Applications

Mayor Kernc stated this ordinance was started approximately a year ago, however the village had an inquiry from a food truck and knew the village had to get this ordinance in place. Kernc stated, our brick-and-mortar locations spend a lot of money to provide food and service and for a truck to arbitrarily be placed on another business's property, isn't the most conducive thing and she knew the village needed to put this ordinance in place to control this for the safety and health of patrons. Background checks need to be in place, licenses, etc. Commissioner Adair asked Village Attorney Gallo if this ordinance is like what other towns have in place, and Gallo responded it was. This is a very comprehensive ordinance, and it has been divided into 2 categories. One is for the truck (s) to be placed on public and/or other business property. The other is for private use on properties of homeowners having a party and/or block parties etc. After further discussion, **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Warner to Approve Ordinance #2024-06, Adding Chapter 118: Mobile Food Vendors, to the Village of Diamond Code of Ordinances and Applications. **All Ayes: Motion Carried.**

Approve Ordinance #2024-07, Adopting Amendments to the Village of Diamond Employee Handbook

Mayor Kernc stated this was discussed at the March 23, 2024, meeting and now needs formal approval. Commissioner Kasher asked if this would require any on-the-job accident or injury an employee has, they are required to have a mandatory alcohol and drug screening test. Gallo stated yes. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Johnson to Approve Ordinance #2024-07, Adopting Amendments to the Village of Diamond Employee Handbook. **All Ayes: Motion Carried.**

Discuss and Approve Marseilles Sheet Metal Preventative Maintenance Service in the amount of \$3,400.00

Public Works Supervisor Jim Dunning stated the air handler at the plant needed to be fixed. When the original issue was fixed however then another thing needed to be fixed, then it led to another issue, and so forth. Everything has now been fixed and it was recommended for the village to have preventative maintenance so we can find issues before they break and prevent them from getting worse. Commissioner Kasher was concerned with the price, he felt it was a little high. Kernc stated she felt it is money well spent. Kasher added, when the company comes out, he would like to have one of the employees who is mechanically inclined shadow them and see what they do during the maintenance process and possibly be able to our employee do the maintenance in the future.

MOTION was made by Commissioner Warner, **SECOND** by Commissioner Adair to Approve Marseilles Sheet Metal Preventative Maintenance Service in the amount of \$3,400.00. **All Ayes: Motion Carried.**

Discuss Temporary Part-time Employee

Mayor Kernc stated it is that time of year to hire part-time lawn maintenance personnel. She would like one of the individuals (Zach) from last year and add one additional part-time employee. The village will look for an additional employee. Dunning stated the individuals will work 5 hours per day, 5 days per week. **MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Warner to Approve the re-hiring of the one part-time seasonal lawn maintenance personnel from last year and hiring 1 additional one. **All Ayes: Motion Carried.**

Discuss Public Works New Maintenance Building

Mayor Kernc stated she and Commissioner Kasher have discussed building a cold storage maintenance building for many years. Kasher has agreed to build the additional building. The cost

of this building is in the fiscal budget. The building will be large enough to store all trucks and other motorized vehicles as well as snow blades, etc. It will not have a concrete floor. Kernc would like to move forward with this. Kasher would like him and Kernc to go to Menards and have them lay out the size which would be required to hold all the equipment. Public Works Supervisor Dunning recommends an 80x120 foot building. Kasher stated his strong suits are buildings and equipment, his weakness is IT. Kasher stated when you build a building with tresses and you get to 60 ft wide, that is the “sweet” spot. When you go past 60 ft, then the cost increases substantially. He recommends keeping the width at 60 ft. and go longer in length. Kasher recommends making a template with all the equipment, vehicles, etc. and placing them within the area which will reflect the size of the building needed. Kasher recommended contacting FBI or Morton building and they can assist with the size needed. Kernc would like a steel building however, Kasher would like a pole building. Dunning stated he would like to erect a larger building so looking forward, the village won’t have to build another one. Kernc would like to re-skin the building on Tinman St. and the other building on Will Road. Kasher inquired about what infrastructure was in the Tinman St. building and possibility of tearing it down. Dunning explained the well, water lines etc. which are there and other procedures which would be required to do that. Kasher stated the first thing we need to discuss is building the new building and physically going to the plant to decide where it should be placed. Commissioner Johnson inquired if the Tinman St. has a concrete floor which it does. He does not recommend tearing that building down. He would keep in, re-skin it and utilize it. It does have a new roof on it also. After further discussion, it was decided Kasher, Johnson and Village Engineer will go to the location to decide where to erect the new building as well as go to the Tinman St. building to decide how to move forward for this process.

2024 Street Maintenance Program

Kernc presented a pavement maintenance map which reflects the quality of the roads. Kernc stated the roads which are in serious condition will be completed first. Kernc listed those streets which are top priority. Kernc added, the refuse trucks undermine the roads along the curb and gutter, then pushes the curbs up. Kernc discussed the roads with Commissioner Kasher previously and he’s in agreement to move forward with the program. Kernc wanted the rest of the board’s approval to move forward with this as well. If the board agrees, Village Engineer Mike Perry will place this project out to bid to complete this sooner than later. Kernc stated the funds are budgeted for the project. The \$166,000.00 the village received in ARPA money will be applied to the cost. The budgeted cost was \$500,000.00. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Adair to Approve the 2024 Street Maintenance Program work. **All Ayes: Motion Carried.**

Approve the selection of Chamlin and Associates for Construction Phase Engineering Services for the 2024 Watermain Replacement Projects

Kernc stated prior to the board meeting, she, Commissioner Kasher and Public Works Supervisor Dunning went through the request for qualifications and Chamlin and Associates was the only company which submitted for this project. Kernc stated are recommending to the board to move forward with Chamlin and Associates for this project. A consensus was given to move forward with the bid process for the watermain project. **MOTION** was made by Commissioner Adair, **SECOND** by Commissioner Warner to Approve Chamlin and Associates as the Engineering Service for the Construction Phase for the 2024 Watermain Replacement Project. **All Ayes: Motion Carried.**

Award WWTP SCADA update Project to the Lowest Responsible Bidder, RJ Electric

Correction. The company is MJ Electric not RJ Electric. Village Engineer Mike Perry stated the bids came over the estimated cost. The contractor stated they have bid on several of these projects in the past and understand the scope of these projects. They have a contingency built in on the bids. Their hope is at the end of the project, to come back with a change order at a reduced cost from the original

bid. They would rather do that than ask for additional money during the project. They will be utilizing Gasvoda equipment which will integrate with the village's current systems. There were other bidders which showed interest however, they would not be utilizing Gasvoda equipment which was what the village required. Contract 1 in the amount of \$216,755.00 and Contract 2 in the amount of \$119,175.00. Perry added, Mayor Kernc did receive several grants for this project. 90% will be grant funded. **MOTION** was made by Commissioner Warner, **SECOND** by Commissioner Adair to Award WWTP SCADA Project to MJ Electric for Contract 1 in the amount of \$216,755.00 and Contract 2 in the amount of 119,175.00. **All Ayes: Motion Carried.**

\$250 Contribution to Grundy Moves Transportation Impact Study CN RR/Channahon/Minooka

Mayor Kernc stated the CNN railroad is doing a big project in Channahon and a portion is located in Minooka. This project will have a tremendous impact on road traffic in the area. Channahon has teamed up with Minooka along with Will County Governmental League and is studying the regional impact this project will have. The roads will not be able to handle the traffic. Since they are looking at the regional impact of the project, Kernc would like to contribute \$250.00 in support. **MOTION** was made by Commissioner Johnson, **SECOND** by Commissioner Adair to contribute \$250.00 to Grundy Moves Transportation Impact Study CN RR/Channahon/Minooka. **All Ayes: Motion Carried.**

2025 Fiscal Review

Kernc presented the tentative budget. Kernc stated she has many projects which she wants to complete in the upcoming year. Kernc explained after the budgeted spending, there will still be approximately \$2 million dollars in reserves. After further discussion, **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Johnson to approve the tentative 2025 fiscal budget. **All Ayes: Motion Carried.**

Old Business

Grundy and Will County Sheriff's Monthly Update

Mayor Kernc stated there was nothing out of the ordinary to report. Kernc did inform the board that one of the themed streetlights near the village hall was hit by a motorist and needs to be replaced. She is contacting the driver's insurance company.

Legal Counsel

No Report

Engineer Updates

Village Engineer Mike Perry stated he should be receiving a proposal from D Construction for the right turn lane and enclosure project for Will Road for the cost of \$150,000.00, which they honored the prices for last year. Kernc stated she needs a consensus to get it started once she receives it. This will be a change order from the original proposal for the additional work.

Public Works Department Updates

Public Works Supervisor Jim Dunning stated the SCADA system is down again. The power supply was lost. The back up alarms saved the plants from flooding. The owner who repairs the current SCADA equipment is out of the country until the weekend so he can't come out until Monday. The sludge pump which was being repaired will be delivered tomorrow. The new wash press has been delivered and will be installed in May. Dunning is meeting with representatives from ComEd for the blowers and their efficiency and hopefully, the village can receive grant money to replace the blower. Kernc added, the money is in the budget for this. Dunning stated there is a pre-construction meeting

on Thursday for the sidewalk project. Kernc stated she received a quote for the clarifiers in the amount of \$86,350.00. Village Engineer Mike Perry will place this project out to bid. Kernc added, she would like to have the water tower cleaned and the quote received is for \$16,000.00 from Putnam County. Commissioner Kasher stated he would like that item to go out to bid also. Perry will place both items out to bid.

Clerk Updates

No Report

Commissioner Comments

Commissioner Adair

No Report

Commissioner Johnson

No Report

Commissioner Kasher

No Report

Commissioner Warner

No Report

Mayor Kernc

Kernc presented a pamphlet from ARA which is a free service they will provide which entails taking core samples of Will Road, Berta Road and Spring Road which measures pavement structure of the road.

Adjournment

MOTION was made to adjourn at 8:36 p.m. by Commissioner Warner, **SECOND** by Commissioner Johnson. **All Ayes: Motion Carried.**

Respectively Submitted:

Lori Holmes, Village Clerk