



July 8, 2025

Proceedings, transactions, resolutions made and order of said record of said Board in the Village of Diamond, IL on the 8th day of July 2025.

The scheduled meeting of the Diamond Village Board was held on Tuesday, July 8, 2025, at 6:00 p.m. with Mayor Teresa “Terry” Kernc presiding. Upon a roll call Commissioners present, Denise Brown and Jeff Kasher. Absent, Dave Warner and Dean Johnson.

Approval of June 24, 2025, Minutes

Mayor Kernc presented the minutes. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to approve the 06-24-2025 meeting minutes and place it on file. **All Ayes: Motion Carried.**

Approval of July 8, 2025, Bill List

Mayor Kernc presented the bill list. **MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Kasher to approve July 8, 2025, bill list and place it on file. **All Ayes: Motion Carried.**

Approval of the June 2025 Treasurer’s Report

Mayor Kernc presented the treasurer’s report. **MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Kasher to approve the June 2025 Treasurer's Report. **All Ayes: Motion Carried.**

Public Comment

None

New Business

Approve Test, Inc. Contractual Agreement for the WTP and WWTP

Mayor Kernc presented the renewal of Test, Inc. contractual agreement for the WTP and WWTP, effective September 1, 2025, until August 31, 2028. She spoke with Commissioner Warner, who had given his consensus. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to Approve Test, Inc. Contractual Agreement for the WTP and WWTP. **All Ayes: Motion Carried.**

Approve Ordinance #2025-06; Granting a Zoning Map Amendment

Mayor Kernc presented Ordinance #2025-06. Currently zoned one parcel residential & one parcel business, this amendment will zone property industrial. Village Attorney John Gallo stated this amendment was presented to the P & Z commission at their meeting prior to the board meeting which they had approved. **MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Kasher to Approve Ordinance #2025-06; Granting a Zoning Map Amendment. **All Ayes: Motion Carried.**

Approve Ordinance #2025-07; Granting Certain Variations from the Zoning Code

Mayor Kernc presented Ordinance #2025-07. Village Attorney John Gallo stated this was presented to the P & Z commission at their meeting prior to the board meeting which they had approved. He

explained the landscape and fencing plans. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to Approve Ordinance 2025-07; Granting Certain Variations from the Zoning Code. **All Ayes: Motion Carried.**

Approve Ordinance #2025-08; Approve Site Plan – Four Seasons Diamond

Mayor Kernc presented Ordinance #2025-08. Village Attorney John Gallo stated this site plan was presented to the P & Z commission at their meeting prior to the board meeting which they had approved. Commissioner Kasher expressed a concern regarding the detention pond; discussions were had and his questions answered. **MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Kasher to Approve Ordinance 2025-08; Approve Site Plan – Four Seasons Diamond. **All Ayes: Motion Carried**

Approve Ordinance #2025-09; Approve Final Plat – Four Seasons Diamond Subdivision

Mayor Kernc presented Ordinance #2025-09. Village Attorney John Gallo stated the lots are two legal lots, ten and eleven, in TBS subdivision. The final plat will consolidate them into one lot in the Four Seasons Diamond subdivision. He also stated this final plat was presented to the P & Z commission at their meeting prior to the board meeting which they had approved. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to Approve Ordinance 2025-09; Approve Final Plat – Four Seasons Diamond Subdivision. **All Ayes: Motion Carried**

Approve Ordinance #2025-10; Authorizing Execution of a Development Agreement – Four Seasons Diamond

Mayor Kernc presented Ordinance #2025-10. Village Attorney John Gallo explained the agreement. A brief discussion was had, questions answered. **MOTION** was made by Commissioner Brown, **SECOND** by Commissioner Kasher to Approve Ordinance 2025-10; Authorizing Execution of a Development Agreement – Four Seasons Diamond. **All Ayes: Motion Carried**

144 Winding Trails – Water Consumption

The excessive water consumption on the resident's utility bill was brought to the mayor's attention. The resident was notified, who then explained, unbeknownst to her, an outside water faucet was turned on and left running for an unknown amount of time. The resident inquired about reducing the bill. Mayor Kernc requested the removal of the sewer charge on the utility bill for 144 Winding Trails. **MOTION** was made by Commissioner Kasher, **SECOND** by Commissioner Brown to Approve the removal of the sewer charge of \$ 147.72. **All Ayes: Motion Carried**

Old Business

Grundy and Will County Sheriff's Monthly Update

Mayor Kernc stated there was nothing significant or out of the ordinary to report.

Legal Counsel

No Report

Engineer Updates

No Report

Public Works Department Updates

Public Works Supervisor Jim Dunning stated they are still working through SCADA issues, still fine tuning. He stated there was a water leak on Crystal Lane in Diamond Estates, the source was a broken connection in the service line underneath the road, causing water to run into the gravel/sand. The

service line will be replaced in about a month when the area dries out. Catwalk should arrive and begin assembly this week and set later in the month. The clarifier is up and running as well.

Clerk Updates

No Report

Commissioner Comments

Commissioner Brown

No Report

Commissioner Johnson

Absent

Commissioner Kasher

No Report

Commissioner Warner

Absent

Mayor Kernc

No Report

The MOTION was made to adjourn at 6:26 p.m. by Commissioner Kasher, **SECOND** by Commissioner Brown. **All Ayes: Motion Carried.**

Respectively Submitted:

Laura Warren, Village Clerk