

**Minutes of the Committee of the Whole Workshop  
of the President and the Board of Trustees  
Held on Monday, August 27, 2007**

Mayor Waldorf called the meeting to order at 7:00 p.m. Present were: Mayor Waldorf, Trustee Lamb, Trustee Manning, Trustee Vaupel, Trustee Fay, Trustee Racich, and Trustee Dement. Also present were: Traci Pleckham, Management Services Director; Jim Testin, Community Development Director; Jim Harvey, Attorney; Allen Persons, Public Works Director; Jon Proulx, Planner; and Don Bennett, Chief of Police.

Administrator Minick moved to seek a motion to amend the agenda to include an executive session for the purpose of land acquisition not to reconvene.

Trustee Fay moved to amend the agenda to include an Executive Session at the end for the purposes of land acquisition, not to reconvene. Seconded by Trustee Dement. Vote by roll call. Fay, yes; Lamb, yes; Manning, yes; Racich, yes; Vaupel, yes; Dement, yes. 6 yes, 0 no. Motion carried.

Trustee Fay moved to approve the minutes of the Committee of the Whole Workshop held on August 13, 2007. Seconded by Trustee Dement. Voice Vote. All in favor, 0 opposed. Motion carried.

**PRESIDENTIAL COMMENTS**

Mayor Waldorf stated there is only two more Cruise Nights and encouraged everyone to come and join them. Plainfield Night at the Jack Hammers took place. Saturday was Hog Night. There was a meeting of the Streetscape Committee. Elected officials and employees worked at Culvers as part of the United Way Campaign Fund.

Director Persons proceeded to brief everyone on the recent heavy rainfalls in August. The Village had received over 10 inches of rain. Wednesday the Village had 1.2 inches of rain and Thursday from 9:00 p.m. to 10:00 p.m. 3.25 inches of rain and caused some flooding. FEMA was activated and watched for tornados and watched the water levels. The Streets Department then came out to take care of road closures due to flooding. Electric Park had flooded from the river. Marybrook and Pheasant Chase Subdivisions have the Norman drain and the river that flows north and south. The flooding was much less due to the construction of the 143<sup>rd</sup> Street new bridge. The Village started a sandbagging operation on Friday with the joint efforts of the Police Department, Fire Department, PEMA, the Township and the Village due to requests from some residents that live along the river.

Trustee Fay commended everyone for their hard work and keeping up with the flooding issues. He had a resident approach him on Wednesday before the flooding got worse and thought there was a blockage south of the Village in the DuPage River because of their 30 or 40 years on the river they didn't think it was flowing properly and asked if it could be looked into.

Director Persons stated the river seemed to be decreasing over the years but he would check into the blockage issue.

Trustee Dement commended everyone for an outstanding job with the flooding. He asked Director Persons if the Village helps the residents after a flooding.

Director Persons stated they keep track of the residents that requested the sand bags and does a follow up and helps clean up where it is needed.

Trustee Manning asked Director Persons what has caused the flooding in Vintage Harvest.

Director Persons stated he had a meeting with the home owners to discuss the issues of ground water flooding in their basements. The residents claim that the ground water has increased over the year for some of the residents and that the Village was checking into it.

Trustee Dement stated everyone did an outstanding job with the flooding. The Lakelands had a lot of flooding in 1996 and residents suggested putting together some teams to help move things out of the flood water if flooding were to occur again and thinks it might be something to consider doing in the future.

Trustee Racich commended Allen Persons, Chris Minick, and Doug Kissel who attended a meeting with the home owners in Vintage Harvest in their dedication and efforts of helping them.

Mayor Waldorf also commended the staff on a fine job of assisting the residents with their flooding issues.

## **TRUSTEE COMMENTS**

Trustee Fay has secured a grant from House Republican Leader Tom Cross in the amount of \$25,000 for Conservation Plainfield. He thanked Representative Tom Cross and his staff, their budget negotiations down State, and the General Assembly.

## **BUSINESS MEETING**

### **#1 PLAINFIELD TELEVISION GROUP**

Director Minick stated approximately a year ago the Plainfield Television was granted a license air its programming on the Village's Public Access Channel 6. In the license agreement the Board agreed to review the block of time, certain recording requirements such as programming, log and monthly expenditure reports, and a concept of an annual review to see if it is in the public's interest.

Jack Heimerdinger explained that the license grants the group a four hour regular timed scheduled period on the Community Channel 6. Since they have been on television they have produced a weekly magazine type program that includes interviews, community events, discussions, information, profiles, and opinions. It provides more than 180 hours of local

television. The group feels it has fulfilled all the requirements of the license and asked that the license be extended.

The producer of the Plainfield Television Group presented to the Board and Staff some of the groups work they have produced over the year and showed them a video which can be also be viewed at [www.plainfieldtv.com](http://www.plainfieldtv.com).

Trustee Lamb commended Plainfield Television Group on its clarity and great variety.

Trustee Manning asked if we needed better equipment to transmit better.

Mr. Heimerdinger explained that the Village is moving from analog system to a digital system and it is creating some difficulty.

Administrator Minick explained it is a Comcast issue and it has created a problem of how a program is viewed.

Mr. Heimerdinger invited the Board and Staff to a community reception at the Bryan Broadcast Center to be held in September to visit their new facility.

Administrator Minick stated they will place on a future Board Agenda a motion that the Plainfield Television Group programming was determined by the Village Board to be in the public's interest and are looking to renew their license for another year.

## **#2 CREDIT CARD PROCESSING**

Director Pleckham proceeded to give an overview of the listing in the packet. The Village is now accepting cash, check, and direct debit for payment for utilities. The staff is reviewing proposals into accepting credit card payments. The process the Village is looking at is internet payment with credit cards as well as IBR which is a telephone service by calling an 800 number, and over the counter credit cards. The Village is looking at First Midwest Bank as a recommendation and they have agreed to waive the over the counter transaction fee where other banks are charging 10-15 cents per transaction. The fee for one year for 25% of customers over the internet with a transaction fee would be approximately \$72,000. The Village has approximately 1,500 direct deposit customers. The benefits of credit card processing is the Village would receive funds quicker, it will be a faster process, and it would cut down on the shut-offs of utilities.

Liz Meyers from First Midwest Bank explained that the paper statements that come through the bank are called a Traditional Lock Box. The Electronic Lock Box allows customer and municipalities to accept payments on line or over the telephone. Vehicle stickers can also be paid on line instead of coming in. With the internet and the telephone the Village will be able to accept payment with credit cards, debit cards, and electronic checks. For shut-offs, the Village would have the ability to call the resident and let them know they are going to shut off their water. Therefore the resident can make a payment over the phone or internet and Director

Pleckham can check to make sure the payment has been made. This could save time for the employees from running to the house and putting a pink tag on them.

Trustee Lamb asked if the resident has to enter the credit card information every time they do a transaction and how long does it take to put the information in.

Ms. Meyers replied it is not safe to store credit card information and it doesn't take long to enter.

Trustee Dement asked what time of glitches in the system.

Ms. Meyers stated for the resident, they wonder if their payment went through and on the Village side, Ms. Pleckham can check and see if the payment went through and if they made more than one payment.

Trustee Dement asked what would be the most efficient and economic way to make a payment.

Ms. Meyers stated that of all general payments it would be the auto-debit because they are not dealing with the Vista/Master card association fee.

Trustee Fay stated he likes the program but would like to see more investigation as far as cost savings.

Trustee Vaupel thought it would be easier for the resident to be identified by something other than the account number. He feels the convenience charge should be equal to what the Village is charged.

Trustee Dement thinks the program is very interesting but would like to see more information from other communities that use it and the staff.

Trustee Manning would like to see a balance sheet comparing the \$72,000 fee with the savings if we go with this program.

Administrator Minick stated that the staff will bring back additional information on the program to the Board and have it put on a future agenda item.

### **#3 HERON POINT**

Community Development Director Jim Testin gave a brief presentation of the project as a Gas City located at Renwick Road and Route 30. The Village has an agreement with the developer not to put the gas station on the corner but the developer is asking to put it there because of the market. The Village has been notified by some of the residents in the area on the subject.

Trustee Racich stated he received the Site Plan for Heron Point just before the meeting started and doesn't feel that is enough time to review it before the meeting and would liked to have received it sooner.

Director Testin stated they have received the plan much earlier but the developer wanted to guide you through the site.

Mr. Bill Klump, owner of Plainfield Express Car Wash on the southwest corner of Renwick Road and Route 30, stated he bought the business knowing there might be a gas station on the corner but in the plan they state they will have a double car wash which would hurt his business.

Mr. William Avery, owner is of 2.3 acres of vacant property across the street from the proposed gas station, feels this is a very heavy traveled and dangerous intersection and by allowing the gas station to come in would be a bigger problem then the truck stop before they had traffic signals. He would like to see the Village have more revenue producing sites there and not the bank or the carwash because they do not pay sales tax.

John Argoudelis, representative of Paul Hemmer Company that is the developer of Heron Point, wanted to point out that he is not representing the gas station. Mr. Argoudelis stated he had delivered information for this project on Wednesday and thought that it would be in the Board packets. He mentioned the current PUD does provide for a gas station and carwash use on this site. He stated the issue is whether the gas station and carwash can exist on the corner and asked the Board's input on the Concept Plan they would like the applicant to address.

Chris Kalischefski, Architect for Heron Point, explained why a gas station would be good at the point of the property. There are three reasons, two safety concerns, and one economic liability concern. A gas station would help with visibility on that angle versus a building blocking the view. He explained there is a separation from the truck traffic and car traffic and insured us it would not draw more truck traffic because the prices are higher then the truck stop near I-55 and they should only get fuel trucks. As for the economic liability, the customers are coming and going and not staying for any length of time. A petroleum facility is the highest tax generator per square foot of the development.

Planner Proulx gave a brief summary of the issues that were brought up by the Board. He explained that Gas City will provide sidewalks. Regarding outside sales and storage, the code does not allow any outside sales of bulk material in storage. The signage will be modified to be consistent with Village code. A prior PUD right-a-way dedication that was called for at sixty feet but would provide it at 50 feet with some provisions of an additional 10 foot highway easement or a future dedication.

Administrator Minick stated, due to the Board and Staff not having a chance to review the response to some of the comments and being there is a holiday coming up, rescheduling this matter would give the staff and the developer time to go over the comments and Site Plan and bring this issue up in two weeks at another workshop meeting.

Trustee Dement commented on all the progress that has been made on the development and he is very pleased with the difference compared to what was presented in the past. He asked the Staff on the tax revenue per site.

Planner Proulx will present the Board with national averages or sales tax generation per use for different types of retail uses. Staff is aware that this site would bring in significant sales tax revenues and produce property tax revenues.

John Argoudelis reported that Gas City states they will pump approximately 1.8 million gallons of gasoline from this site this year. If you multiply that with the gas and sales tax, it will give the Village an idea of how much it would generate.

Administrator Minick clarified that they had some discussion about the incorporation of a sales tax to this site and that there was no discussion of applying that Village wide.

Trustee Fay asked Staff and Legal Council what has happen to our Economic Incentive Agreement, the incentives, rebates, and tax for water and sewer.

Planner Proulx gave the status of the incentive agreement. The incentive were made up of waiver of certain Village fees of water and sewer tap credits and the waiver is included in the original PUD agreement that was approved in 2005. The balance of the incentive agreement would be provided as a rebate of sales tax generated by the project.

Administrator Minick stated the Board is willing to enter into the Economic Incentive Agreement to achieve a certain vision for that entrance corridor into the Village.

Trustee Dement stated that Gas City have supplied them with some interesting architecture for a gas station but feels that this is a key location for the extended down town and he doesn't think a gas station accomplishes that.

Trustee Vaupel stated some concerns on safety with the right-in and right-out. He recommends that the canopy be squared and flattened. He would also like the canopy over the family pantry not to be red. He agrees with Staff that there should not be outdoor storage.

Administrator Minick stated there will be Staff Report to the responses that the developers provided last week and schedule this matter at the next workshop.

## **REMINDERS**

Mayor Waldorf gave the reminders.

Trustee Fay moved to adjourn to Executive Session for the discussion of a land acquisition not to reconvene. Seconded by Trustee Lamb. Vote by roll call. Fay, yes; Lamb, yes; Manning, yes; Racich, yes; Vaupel, yes; Dement, yes. 6 yes, 0 no. Motion carried.

The meeting adjourned at 9:30 p.m.

These minutes were prepared by Carol Corbett, Recording Secretary.