

VILLAGE OF MAHOMET
STUDY SESSION
AUGUST 11, 2015

The Village of Mahomet Board of Trustees met jointly with the Plan and Zoning Commission and the Economic Development Commission for a Study Session, Tuesday August 11, 2015 at the Village of Mahomet Administrative Offices, 503 E. Main St., Mahomet, IL.

MEMBERS PRESENT: Bruce Colravy, Vicki Cook, Andy Harpst, Donald Lynn, Bill Olinger, and Brian Metzger.

PLAN & ZONING MEMBERS Bob Buchanan, Mike Buzicky, Robert DeAtley, and Abby Heckman

ECONOMIC DEVELOPMENT: Dan Becker, Ryan Heiser, Mark Kesler, Bud Parkhill and Andy Sievers

OTHERS PRESENT: Village President Sean Widener, Village Administrator Patrick Brown, Village Planner/Economic Development Director Kelly Pfeifer, and Mahomet Citizen Editor Amelia Benner and Don Wauthier.

CALL TO ORDER / ROLL CALL

President Widener called the meeting to order at 6:00 p.m.

PUBLIC COMMENT:

There was no public participation.

Widener stated this evening was intended to be informal and discussion only. Pizza, cookies and drinks were provided.

Brown stated time had been allotted for each section of the prepared agenda.

INTRODUCTIONS:

Going around the room, introductions were made including name and Board or Commission they served on. Some members were provided with a question to answer to break the ice.

DISCUSSION ITEMS:

SUBDIVISION ORDINANCE UPDATE:

Brown stated the revised Subdivision ordinance had been made available on the Village Website for review but no feedback had been received to date.

Brown stated there were two open houses scheduled for the public to come and gather information and ask questions.

Brown stated this was a draft and Pfeifer stated staff believed there were issues that warranted discussion.

Pfeifer explained this document was not a revision or amendment, but a complete replacement.

Pfeifer provided an executive summary of the Subdivision Ordinance and reviewed each section.

Pfeifer presented an outline that highlighted the revisions that had been made to the major and minor subdivision process; the duties of the Administrative Review Committee and its authorities; the Infrastructure Design Manual stating that this document would make it easier to make any necessary changes that may come due to issues that arise.

Pfeifer also stated that instead of requiring multiple paper copies, digital copies would be accepted. She stated this would assist staff with recordkeeping and accessing and sharing information.

Pfeifer reviewed the effectiveness of a meeting with the applicant in the beginning stages.

Pfeifer stated the purpose of the subdivision ordinance is to:

- Preserve, protect and promote the public health, safety and welfare of the community;
- Facilitate the orderly growth and development of the Village in accordance with the Comprehensive Plan and the Zoning Ordinance
- Establish requirements and standards for subdivisions and procedures for rules and approvals;
- Protect and maintain property values;
- Assure provision of safe vehicular and pedestrian access, clean and adequate public water, sanitary sewerage and storm water drainage systems, and other public infrastructure improvements and facilities sufficient to serve the proposed subdivision and surrounding properties;
- Establish reasonable design and construction standards for public and private infrastructure;
- Assure that utilities and public infrastructure to be accepted by the Village for ownership and maintenance is constructed to standards that minimize long-term maintenance costs and tax burden to residents of the Village;
- Provide a pleasant living environment by furthering the orderly and efficient layout of and use of land and by facilitating aesthetic urban design

Widener stated staff was seeking feedback and invited everyone to contact them with any suggestions.

Brown stated the Open Houses are being held at two different times in order to make it as available to the public and involved parties as much as possible.

VILLAGE OF MAHOMET GROWTH & CHALLENGES DISCUSSION:

Widener provided population figures and discussed the growing pains that the Village was experiencing. Widener estimated the Village's population at 10,000 in the 5 years. He stated there were a lot of communities that wished they had "growing pains".

Widener reviewed the Mission and Vision Statements that had been adopted by the Board several years ago. He also reviewed the strategic action plans and goals that staff had been implementing.

Widener mentioned that the Village was at its bonding capacity and several other issues such as insufficient staffing. He complimented the employees on how much they accomplish.

Widener stated he would like to see the Village consider becoming "Home Rule". He stated this would take a referendum to change it due to the Village's population.

Widener reviewed the "market area" of Mahomet. He stated Mahomet needed to redefine itself and promote the "market area", since the number was so much larger than what was reflected by the population numbers.

Sievers asked for an explanation as to why the Village would want growth. Widener stated the Village needs to find ways to diversify the tax base.

The attendees discussed the pros and cons of growth and changing the characteristics of Mahomet and how it affects other taxing bodies.

ROLES AND RESPONSIBILITY:

Widener reviewed the roles and responsibilities of the Board of Trustees, the Plan and Zoning Commission, and the Economic Development Commission, as a reminder of their "job".

Widener provided the following statistics:

40% of the population moved here after 2005.

123 building permits were issued for a value of \$17,000,000 as of the end of June.

In 2014 117 single family lots were recorded and as of today 42% are no longer vacant.

The average market value of a home in Mahomet is \$180,000.

Mahomet ranked 3rd in the State and 35th nationwide for the best small town category.

The planning department spends 20% of their time on commercial/business related issues.

The Board discussed communication and how to improve it. They discussed the addition of Twitter, Facebook and websites. They also discussed improving communication between the Board/Commissions.

ROUNDTABLE DISCUSSION

Metzger stated when he was on Plan and Zoning he would have liked to have seen more feedback from the Board if they had made a decision contrary to the Commission's recommendation, so they could understand the reasoning.

Brown stated Pfeifer does a good job of noting the Commission's reasoning in the BOT memos so the Board knows how the PZC reached their recommendation.

Metzger stated he always questioned why the same waivers are coming up and wondered if these were addressed in the new Ordinance. Pfeifer stated Bob Mahrt and Don Wauthier had been keeping track of these and this information was used in the rewrite of the Subdivision Ordinance.

Brown asked the number one economic development tool the Village has on their side. The answers were reputation, educated work force, school system, Forest Preserve, recreation, resources, available land, proximity to Champaign and Urbana and others.

Brown asked what was missing. Dan Becker stated ready sites for commercial use.

They discussed the need for Economic Development to have their own website and branding the Village. Pfeifer stated these issues are moving forward.

CLOSING REMARKS

Widener thanked everyone to take the time to come. He asked if this was helpful and if so, how often.

The consensus was to meet annually.

MAYOR'S REPORT

Widener reported the following meetings:

Regular Study Session - August 18, 2015 at 6:00 p.m.

Subdivision Ordinance Open House #1 - August 20, 2015 - 6:30-8:30PM, presentation 7:00-7:45P.M.

Board of Trustees – August 25, 2015 – 6:00 P.M.

Subdivision Ordinance Open House #2, August 26, 2015 from 2:30-5:00 p.m., presentation from 3:00-3:45 p.m.

ADJOURNMENT:

Oliger moved, Metzger seconded, "To adjourn at 8:22 p.m." ROLL CALL: ALL YES. Motion carried.

Respectfully submitted,

/s/ Cheryl Sproul

Cheryl Sproul
Village Clerk/FOIA Officer

These minutes were written from a tape recording of the meeting.

approved as presented, August 25, 2015