

**VILLAGE OF MAHOMET
STUDY SESSION
FEBRUARY 16, 2016**

The Village of Mahomet Board of Trustees met, Tuesday February 16, 2016 at 6:00 p.m. 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

OTHERS PRESENT: Acting Village President Sean Widener, Village Administrator Patrick Brown, Village Clerk Cheryl Sproul, Village Treasurer Jeanne Schacht, Community Development Director Kelly Pfeifer, Chief of Police Mike Metzler, Jim Evans Village Attorney, Don Wauthier of Berns, Clancy and Associates, and Amelia Benner editor of the Mahomet Citizen.

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

Acting President Widener called the meeting to order at 6:00 p.m. After the Pledge of Allegiance, Roll Call was taken and a quorum was present.

PUBLIC COMMENT:

There was no public comment.

ORDINANCES, RESOLUTION, OTHER MOTIONS:

COMMUNITY DEVELOPMENT / PLANNING:

AN ORDINANCE CONCERNING AMENDING THE ZONING CLASSIFICATION OF A 0.36+ ACRE PARCEL IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS:

Pfeifer stated the Board had seen a rezoning just north of this property. She stated this is the last piece left to rezone.

Pfeifer stated a public hearing was held at the PZC meeting and no verbal or written opposition was received. She noted that the Plan and Zoning Commission recommended approval and a prepared resolution was included in the packet for Board consideration. There being no questions, **Metzger moved, Lynn seconded, "TO PLACE AN ORDINANCE CONCERNING AMENDING THE ZONING CLASSIFICATION OF A 0.36+ ACRE PARCEL IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS ON THE CONSENT AGENDA FOR THE FEBRUARY 23, 2016 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.**

AN ORDINANCE CONCERNING AMENDING THE ZONING MAP CLASSIFICATION OF A VACANT PARCEL IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS (VILLAGE R-3 RESIDENTIAL MULTI-FAMILY TO C-2 GENERAL COMMERCIAL):

Pfeifer stated the request was to rezone two vacant lots on the southeast corner of the Main and Lombard from R-3 to C-2. She stated the petitioner's intent was to modify the existing zoning to prepare for development of these two lots and the lots to the south into commercial use.

Pfeifer stated the request had been considered by the Plan and Zoning Commission and they unanimously approved the rezoning request. She noted a public hearing had been held and no opposition had been received.

Pfeifer had included a prepared Ordinance for Board consideration. There being no questions, **Colravy moved, Harpst seconded, "TO PLACE AN ORDINANCE CONCERNING AMENDING THE ZONING MAP CLASSIFICATION OF A VACANT PARCEL IN THE VILLAGE OF MAHOMET, CHAMPAIGN COUNTY, ILLINOIS (VILLAGE R-3 RESIDENTIAL MULTI-FAMILY TO C-2 GENERAL COMMERCIAL) ON THE CONSENT AGENDA FOR THE FEBRUARY 23, 2016 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.**

A RESOLUTION CONCERNING ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THORNEWOOD NORTH SUBDIVISION PHASE 1:

Pfeifer stated the developer was requesting the Board to accept the public infrastructure within Thornewood North Subdivision Phase 1 and waive the warranty period and required bond and surety.

Pfeifer stated the Village was currently retaining an Irrevocable Standby Letter of Credit from Heartland Bank and Trust in the amount of \$237,700.00 for completion of public improvements.

Pfeifer stated, until this last summer there were missing sidewalk sections and other miscellaneous items but they have been addressed. She added that Village Staff had completed a review of the "As-Built" Plans and completed a final inspection of the subdivision. She noted that the outstanding items and final components of the infrastructure had been constructed.

Pfeifer offered to go over the waivers and stated that Don Wauthier from BCA was in attendance to answer any questions. She stated a letter from BCA was included in the packets for each case.

Widener asked if there was anything staff was concerned with. Pfeifer stated there was no indication of integrity issues with the pavement. She stated official action needed to be taken.

Colravy asked if there would come a time the Board would not be asked to waive 21 items. Pfeifer stated this should not happen once the new subdivision ordinance is adopted. She stated there are more qualified testers than in the past.

She stated staff was very hopeful holding pre-construction meetings and outlining expectations in the beginning would eliminate some of the issues staff was dealing with at this time. She stated this concept had been very well received.

Pfeifer stated the Board is not being asked for accept substandard infrastructure. She noted that some of the infrastructure had already surpassed the amount of the warranty period and had not failed to date.

She stated the testing process had been greatly improved and issues are identified earlier. She stated there has been better documentation and information was being generated and documented in a timely fashion.

Cook asked what the life is on something that would fail. Wauthier stated it depends on what the issue is such as trenches, sidewalks, street pavement, etc.

Wauthier stated failure would likely happen within 5 years.

Brown stated in the new ordinance there have been some material requirement changes that should help prevent failure in the future.

Pfeifer stated she was seeking direction on whether to deny the request or review each waiver. Widener asked to continue discussion on the other items and then circle back and give staff direction.

A RESOLUTION CONCERNING ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR COUNTRY RIDGE SIXTH SUBDIVISION:

Pfeifer stated the developer was requesting the Village to accept the public infrastructure within County Ridge Sixth Subdivision. She noted the developer was requesting 8 waivers.

Trustee Metzger left at 6:50 p.m.

Pfeifer stated she had depended on Wauthier to review these subdivisions and values his opinion since she is not an engineer.

Widener stated the Board could go through every waiver and spend a lot of time on it. Widener stated there are some items you just live with. Pfeifer stated there would be a 1 year warranty but they are asking to waive the 5 year dos not apply.

The Board discussed what it could cost the Village in the future should the improvements fail.

Pfeifer stated with this being the last phase of Country Ridge the developer does not want a 5 year warranty. Pfeifer stated staff is ok with the other waivers but had no recommendation on #8. She stated she sought Board direction in this matter.

The Board directed staff to return to the petitioner and access the Village's risk and request payment in lieu of the waiver.

Pfeifer stated there was oversizing involved and Village policy has been to reimburse the developer when accepted. The oversizing payment amount is

The Board discussed granting all 7 waivers and deduct a settlement amount from the Village's oversizing reimbursement.

A RESOLUTION CONCERNING ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR PRAIRIE CROSSING SECOND SUBDIVISION:

Pfeifer stated this subdivision is on Sangamon Valley Public Water District. Staff supports granting the waivers and establish the 1 year warranty period.

Wauthier stated they missed some of the required number of compaction testing, but the testing that was taken passed.

Pfeifer stated this one was straight forward. Wauthier stated in the new ordinance the Board would not see any of the waivers, but these would be determined by the review committee.

Colravy asked when they submit testing results. Wauthier stated they used to wait until it was all done and then gave Village staff data. Wauthier stated under the new ordinance the testing is done and results are submitted as done.

Pfeifer stated she would recommend these Resolutions are placed on the Regular Agenda and revised resolutions would be provided in the packet for the Board's consideration.

POLICE/ESDA

A RESOLUTION DECLARING PROPERTY TO BE SURPLUS AND AUTHORIZING THE DISPOSAL OF SURPLUS PROPERTY- POLICE DEPARTMENT:

Metzler stated this was an ESDA ambulance that had been taken out of service last year. He stated Staff was recommending to declare it surplus, sell it and place the money in the ESDA CIP budget to fund some other projects such as siren repair.

He stated none of the ESDA has their EMT certification and would rather not spend funds on a piece of equipment that is not being used, but rather sell it and use the funds for other projects.

Harpst moved, Lynn seconded, "TO PLACE A RESOLUTION DECLARING PROPERTY TO BE SURPLUS AND AUTHORIZING THE DISPOSAL OF SURPLUS PROPERTY- POLICE DEPARTMENT ON THE CONSENT AGENDA FOR THE FEBRUARY 23, 2016 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

FINANCE:

TREASURER'S REPORT:

Schacht reviewed her report and highlighted the expenditures and revenues.

Colravy moved, Cook seconded, "TO PLACE THE TREASURER'S REPORT ON THE CONSENT AGENDA FOR THE FEBRUARY 23, 2016 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

BILL LIST:

She reviewed the additional bills that will be included in the report attached to the Board agenda packet.

She mentioned a \$27,769.44 to Legat Architects for architectural work on the heating and mechanical system at the Public Works Facility.

Brown stated \$20,000 had been budgeted for this work, but former Public Works Director Gary La Forge had directed Staff to short pay it. Brown stated through investigation it was discovered that the work had been completed and should have been paid.

Brown stated staff had been working with the architect and their contractor to clear up this outstanding bill. Brown stated the design work had been done and even though their design was not used it should still be paid.

Lynn moved, Oliger seconded, "TO PLACE THE BILL LIST ON THE CONSENT AGENDA FOR THE FEBRUARY 23, 2016 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

RESOLUTION REGARDING ADJUSTMENTS TO THE COMPENSATION SCALE FOR THE VILLAGE OF MAHOMET:

Brown stated it had been a tradition to bring the compensation scale back to the Board for approval. Brown stated this year there would be 4 factors considered to determine the increase for each employee. Those factors are: 1) Individual performance of the employee, 2) Inflationary factors such as Consumer Price Index (CPI) and Social Security Cost of Living Adjustments (COLA), 3) Union employee salary adjustments, and 4) Village Financial Factors.

Brown estimated an increase of 3% would equal- \$45,000. He stated last year there had been \$40,000 in increases. He noted those figures include the union employees.

Brown stated the CPI for this year was 0. He added he did not think it was good for morale if the union employees would receive their increases as outlined in the contract and non-union workers received nothing.

Brown stated the increase would be performance based. Widener stated the new policy would allow flexibility and eliminates the need to bring a new resolution to the Board every year.

Brown stated the village is one of the leanest employed municipality around in comparison to other municipalities. He stated Village employees work very hard and he did not want to see morale suffer.

Brown stated he did not want the employees to feel they are not appreciated and feel some recognition.

Brown stated this would allow him to change step adjustments based on these 4 factors.

Brown stated any increase is more than 2% over the step had to be signed off by Administrator and Village President.

Oliger moved, Harpst seconded, "TO PLACE A RESOLUTION REGARDING ADJUSTMENTS TO THE COMPENSATION SCALE FOR THE VILLAGE OF MAHOMET ON THE CONSENT AGENDA FOR THE FEBRUARY 23, 2016 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

ADMINISTRATOR'S REPORT:

MONTHLY REPORTS:

PARKS AND RECREATION:

Widener stated the first 30+ men's basketball league met and went well and he said Waldinger did a great job organizing it and running the program.

POLICE/ESDA

COMMUNITY DEVELOPMENT

Pfeifer stated the website was being developed and there was something on every page. She stated there was still a need for more images and other information added. She estimated it being live by the end of February.

Pfeifer stated there were 90 single family homes last year and the only municipality to exceed 90 was Bloomington who issued 92 single family home permits.

OTHER:

Brown stated Board would be seeing a preliminary CIP for discussion. He asked the Trustees to review the sheets and discuss anything that stands out to them.

Brown stated the Board would also be discussing the revised Comprehensive Plan. Pfeifer stated the Plan had been taken to the Plan and Zoning Commission at their February meeting.

Brown stated he would be sending the official request for a Special Census this week. He stated this is the first step in the process. He added that Staff planned to utilize the Regional Planning Commission using some of the hours allotted to the Village. Pfeifer stated staff had identified 5 areas where a lot of growth has taken place. Brown stated the Census Bureau would provide an estimate of the cost to conduct a special census in these areas. Brown added he anticipated the Village would recoup the cost of the Special Census in the first year following the completion of the Census.

MAYOR'S REPORT

Widener stated the Board of Trustees meeting would be held Tuesday February 23, 2016 at 6:00 p.m.

NEW BUSINESS:

No new business.

ADJOURNMENT:

There being no further business, **Harpst moved, Cook seconded, "TO ADJOURN AT 7:45 P.M." ROLL CALL: ALL YES. Motion carried.**

Respectfully submitted,
/s/Cheryl Sproul

Cheryl Sproul
Village Clerk