

VILLAGE OF MAHOMET
STUDY SESSION
SEPTEMBER 15, 2015

The Village of Mahomet Board of Trustees met for a Study Session, at 6:00 p.m., Tuesday, September 15, 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.

OTHERS PRESENT: Village President Sean Widener, Village Administrator Patrick Brown, Village Clerk Cheryl Sproul, Village Attorney, Jim Evans, Chief of Police Mike Metzler, Village Treasurer Jeanne Schacht, Economic Development Director/Village Planner Kelly Pfeifer, Don Wauthier of Berns, Clancy and Associates, Mahomet Citizen Editor Amelia Benner, Scott and Matt Nelson, Pat Fitzgerald, Tom Overmyer, and Steve Littlefield

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

President Widener called the meeting to order at 6:00 p.m. Upon Roll Call, a quorum was present.

PUBLIC COMMENT:

None.

PRESENTATIONS:

DEVELOPMENT AGREEMENT FOR HARVEST EDGE SUBDIVISION, GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAHOMET ROAD AND CR 425 E. MAHOMET, ILLINOIS:

Pfeifer stated there would not be a lot of discussion due to a preliminary discussion in the past.

She stated the Board approved a different subdivision layout in 2008 as Prairie Fields. She stated since time has past, there have been some improvements have been made to South Mahomet Rd.

Pfeifer stated there would still be some over sizing and the fee had been waived in the past and that would remain.

Pfeifer stated a draft had been done, forwarded to developers attorney. She stated she hoped to get it to the Board soon, but Preliminary Plat not approved but AGP has been approved earlier this month.

Will replace last AGP, she stated the Board would see this and hoped it would e on the agenda for next week's Board meeting.

Not a lot of changes, but enough to make an amendment to agreement

Brown stated this was more of a preliminary introduction to the Board.

ORDINANCES/RESOLUTIONS/OTHER APPROVALS:

FINANCE

TREASURER'S REPORT

Schacht stated she had emailed a correction to the Treasurer's report to the Board members today.

She reviewed expenditures and revenues. She provided real estate tax information.

She reviewed franchise fees and a check from Dollar General of \$2,300 per the annexation agreement. At that time they agreed to pay the Village sales tax even though they have not been annexed to the Village.

Schacht reported the MFT check had not been received and she does not know when it will be received due to budget stalemate at the State level.

Brown stated it obviously impacts all communities. He noted the MFT funds being spent this year was money collected last year, but the lack of MFT funds this year would affect planning for next year.

Brown stated that is why staff planned making cuts even though MFT was not cut. Brown stated the reasoning was that they do not have authority to make the payments without a budget.

Schacht stated the overall tax revenue was higher than last year.

Oliger moved, Lynn seconded, "TO PLACE THE TREASURER'S REPORT ON THE CONSENT AGENDA FOR THE SEPTEMBER 22, 2015 BOARD AGENDA." ROLL CALL: ALL YES. Motion carried

BILL LIST

Schacht reviewed the bill list. She stated the final bill for William Brothers for the WWTP was included and the payment to IEPA for the loan.

She stated additional bills would be included in the Bill List they would receive next week, due to the early meeting date which made the packet deadline earlier than normal.

Widener stated the payment for the Police Department's purchase of the Silverado was included in the Bill List and the Board decided the Bill List should go to the regular agenda, since this purchase had not yet been officially approved.

Harpst moved, Lynn seconded, "TO PLACE THE BILL LIST ON THE REGULAR AGENDA FOR THE SEPTEMBER 22, 2015 BOARD AGENDA." ROLL CALL: ALL YES. Motion carried.

A RESOLUTION ACCEPTING THE ANNUAL TREASURER'S REPORT FOR FISCAL YEAR ENDED APRIL 30, 2015:

Schacht stated she is required to publish this report in the Mahomet citizen and file it with Champaign County Clerk. She stated if she did not complete these requirements the State could withhold Sales Tax from the Village.

She reviewed the information that was required for the report.

Metzger moved, Colravy seconded, "TO PLACE A RESOLUTION A RESOLUTION ACCEPTING THE ANNUAL TREASURER'S REPORT FOR FISCAL YEAR ENDED APRIL 30, 2015 ON THE CONSENT AGENDA FOR THE SEPTEMBER 22, 2015 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

AN ORDINANCE AMENDING THE MAHOMET VILLAGE CODE, AS AMENDED, BY AMENDING THE EXISTING CHAPTER 32 ENTITLED "TAX AND FINACE", "MUNICIPAL UTILITY TAX".

Schacht stated she had been verifying Ameren records to make sure the Village was receiving all the utility tax it deserved. She stated Ameren had requested an amendment to the Ordinance that would include a sentence that would exempt all Village properties from paying the utility tax.

Evans stated the previous ordinance had been codified. Evans stated when codified the numbering changes. He stated this is one of the few times an ordinance has been amended since the codification.

Colravy moved, Lynn seconded, "TO PLACE AN ORDINANCE AMENDING THE MAHOMET VILLAGE CODE, AS AMENDED, BY AMENDING THE EXISTING CHAPTER 32 ENTITLED "TAX AND FINACE", "MUNICIPAL UTILITY TAX" ON THE CONSENT AGENDA FOR THE SEPTEMBER 22, 2015 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

PRELIMINARY TAX LEVY:

Schacht reviewed the memo she had prepared. She stated the County had been estimating the Village's EAV. She noted that the County had estimated the EAV as \$170,201,542. Schacht stated last year the County estimated EAV at \$162,323,372 and the actual EAV was \$161,118,680. She stated the County's numbers can be very accurate or slightly under.

She noted that Village staff was estimating the EAV at \$170,201,542 for the 2015 extension with an estimated increase of over \$9,000,000.

Schacht stated since the Village is subject to Tax Caps, the amount levied will be different than what was actually collected.

Schacht stated Village staff is levying an estimated extension of \$1,939,497, the actual taxes collected would be less because of the tax caps and the tax rate would be less than the preliminary rate of \$1.14. Schacht stated last year the preliminary rate was estimated at \$1.18 with an actual extended rate of .8714.

Schacht stated the Preliminary Tax Levy would be adopted in October, the Truth and Taxation notice would be published in November, a public hearing would be held in November with final approve at the November Board meeting.

Schacht stated she had spoken with the Mahomet Township Assessor and she had reported that all properties had experienced an increase in property tax and would again next year.

Widener stated all the Board members with the exception of Metzger had been through this process before. He suggested that any questions Metzger may have should be forwarded to Schacht.

Schacht stated there was no action at this time.

Evans stated that the Village portion of a residents tax bill was only 11%.

POLICE/ESDA:

A RESOLUTION TO PURCHASE POLICE VEHICLE AND EQUIPMENT FOR AN AMOUNT NOT TO EXCEED \$40,000:

Metzger stated the purchase of this vehicle had been included in the CIP and would be replacing the Ford Expedition. He stated the department had chosen to purchase a pickup truck to use as a squad. He stated the 4-wd had been very helpful.

Metzler noted the Expedition would be repurposed and transferred to the Planning Department for use by the Planner and Code Enforcement Officer. He noted some lighting and a radio would be installed as part of the repurposing.

Metzler stated the Silverado would be a 10 year vehicle and added the cost of equipment would not exceed \$6,000.

Widener stated other than conservation he had not seen many being used as squad. Metzler stated there are more trucks being used than people may think.

Lynn moved, Harpst seconded, "TO PLACE A RESOLUTION TO PURCHASE POLICE VEHICLE AND EQUIPMENT FOR AN AMOUNT NOT TO EXCEED \$40,000 ON THE CONSENT AGENDA FOR THE SEPTEMBER 22, 2015 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

COMMUNITY DEVELOPMENT/PLANNING:

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR A 15,800 SF PORTION OF A PARCEL COMMONLY KNOWN AS 509 WEST STREET, VILLAGE OF MAHOMET, IL FROM RS RESIDENTIAL SUBURBAN TO I-2 GENERAL:

Pfeifer stated she would like the Board to consider both the rezoning and conditional use at the same time, due to the fact that if the rezoning is not approved the petitioner would not need the conditional use.

Pfeifer stated a Public Hearing was held at the September 1 meeting of the Plan and Zoning Commission. Pfeifer showed the location of the property being considered. She noted that the rezoning would only affect 15,800 square feet of the parcel in the northeast corner of the property. She stated rezoning the entire parcel was not advisable as access was limited and traditional industrial use would be problematic. The petitioner's intent was to erect a communication tower in that location. She noted that the tower itself would be less than 100 feet.

Pfeifer stated no one attended the public hearing and noted a representative for applicant could not be present tonight so she provided a draft copy of the minutes from the PZC meeting for information.

Pfeifer stated staff did find some conditions that they proposed to the applicant and those were included in the provided documents. Pfeifer reviewed those conditions and noted that the applicant was receptive to the conditions.

Pfeifer stated the property is zone RS which does not support a communication tower. She stated a communication tower is allowed in I2 but requires a conditional use.

Staff requested, if acceptable, to move both the rezoning and conditional use to the Consent Agenda.

Colravy asked about the access to this property. Pfeifer stated DP Lakeview Subdivision platted a utility easement around the entire property and access could be used through the easement. She stated this type of tower requires very little maintenance.

Colravy moved, Metzger seconded, "TO PLACE AN ORDINANCE AMENDING THE ZONING CLASSIFICATION FOR A 15,800 SF PORTION OF A PARCEL COMMONLY KNOWN AS 509 WEST STREET, VILLAGE OF MAHOMET, IL FROM RS RESIDENTIAL SUBURBAN TO I-2 GENERAL ON THE CONSENT AGENDA FOR THE SEPTEMBER 22, 2015 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

A RESOLUTION CONCERNING A CONDITIONAL USE FOR A COMMUNICATION TOWER ON A 15,800 SF PART OF A PARCEL COMMONLY KNOWN AS 509 WEST STREET, VILLAGE OF MAHOMET, IL:

Harpst moved, Lynn seconded, "TO PLACE A RESOLUTION CONCERNING A CONDITIONAL USE FOR A COMMUNICATION TOWER ON A 15,800 SF PART OF A PARCEL COMMONLY KNOWN AS 509 WEST STREET, VILLAGE OF MAHOMET, IL ON THE CONSENT AGENDA FOR THE SEPTEMBER 22, 2015." ROLL CALL: ALL YES. Motion carried.

A RESOLUTION CONCERNING A PRELIMINARY PLAT FOR AN 18 + ACRE HARVEST EDGE FIRST SUBDIVISION GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAHOMET ROAD AND CR 425 E, MAHOMET, IL:

Pfeifer stated the Preliminary Plat was for the same location that had been discussed during the discussion portion on the meeting.

Pfeifer stated the Preliminary Plat for a 43 lot, 18 acre first phase adjacent to existing Whisper Meadow with an (in/e)gress on South Mahomet Road that stub Country Ridge Drive, a collector road and includes a detention area.

Pfeifer stated the AGP was considered at the Sept. 1st PZC meeting and was approved. Pfeifer stated the PZC was the final authority for Area General Plans. She stated they also unanimously recommended the approval of the Preliminary Plat with all requested waivers.

Pfeifer stated the significant concern had been the planned sanitary sewer schematic. She stated Water/Wastewater Superintendent and Don Wauthier both had reviewed and agreed this plan was maintainable.

Pfeifer stated the Preliminary Plat was consistent with the approved Area General Plan, the zoning ordinance and the Comprehensive Plan.

She stated the next step would be to review the construction plans and she expected them very soon.

Pfeifer stated the two developers met to discuss a possible easement from the Whisper Meadow developer but an agreement had not been met.

Pfeifer stated a draft resolution had been provided for consideration and Staff requested the Resolution be placed on the Consent Agenda.

Wauthier stated the rear portion of the lots adjacent to Whisper Meadow naturally drain correctly. He noted this would not even be a consideration under the new Subdivision Ordinance but since this is being developed under the current ordinance it was included in the development.

Wauthier noted that there was a storm sewer extension at the end of Phase 2 and a storm sewer connection had already been installed and this had been planned for.

Widener asked both parties for any comments they may have. There were none.

Cook moved, Lynn seconded, "TO PLACE A RESOLUTION CONCERNING A PRELIMINARY PLAT FOR AN 18 + ACRE HARVEST EDGE FIRST SUBDIVISION GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF SOUTH MAHOMET ROAD AND CR 425 E, MAHOMET, IL ON THE REGULAR AGENDA FOR THE SEPTEMBER 22, 2015 BOARD MEETING." ROLL CALL: ALL YES. Motion carried.

ADMINISTRATOR'S REPORT

DEPARTMENTAL REPORTS

WATER/WASTEWATER

Brown stated the water main replaced had begun on Main Street. He noted the direction boring was the first part of the project and then the service lines would be installed. He noted that staff would coordinate with the businesses owners to minimize disruption to their business.

Brown stated there was no update on when the IEPA Director would be touring the Wastewater Treatment Plan, but she was still planning on it.

TRANSPORTATION –

Lynn stated he had received a complaint about the lights on the south side of the Public Works facility causing a blinding problem for people when they drive over the bridge. Brown stated he would look into it.

Brown stated the Landscape Drop-off Facility would be open on Saturday Sept. 19th. 8-noon, Brown stated staff expected an increase in this collection.

PARKS AND RECREATION

Waldinger stated the dunk tank was a success.

POLICE/ESDA

Metzger stated the River Fest was his favorite weekend in the year. He stated the crowd was always well behaved.

Lynn stated that the new owner of It'll Do has made a great improvement over the old Uncle Bucks.

Brown added that this establishment was adjacent to the Village and they would have video gaming machines. Olinger asked if this business was to be annexed and they had gaming machines what would happen. Evans stated they would probably not voluntarily annex but they are contiguous and he anticipated the games would have to be pulled since it is not allowed in the Village.

Metzger asked if there had been any issues with patrons of the bar parking at the Public Works Building. Brown stated this has not been an issue to date, but stated the bike path would need to be marked somehow so people do not try to drive on it or park next to it.

COMMUNITY DEVELOPMENT

Brown stated Staff was still talking to the "branding" people and should have something soon to bring to the Board.

Brown stated after the round table meetings there had been someone reaching out to another attendees about a possible land swap.

Pfeifer stated she would be giving quarterly reports to the Board. She noted that as she finds data she would provide it to the Board and she believed there would be some interesting data coming forward.

Brown stated the cost for a special census would probably cost twice as much as was budgeted. He stated Savoy had the same problem.

He stated he and Kelly will be dedicating some time to the Special Census. He stated it is more complicated than he initially thought. He reviewed what was entailed in performing a Special Census. He anticipated recouping the cost in the first year.

Don Lynn asked Kelly who was responsible for the dead end turn arounds. Kelly stated they are going away with the new expansion.

Brown stated you will not see those anymore under the new ordinance.

MAYOR'S REPORT:

Widener stated the Board meeting would be held September 22, 2015 at 6:00 p.m.

Widener read a proclamation Paint Illinois Blue, Saturday, September 19, 2015. Metzler stated he thanked Widener for that and noted there are 60+ police officers.

NEW BUSINESS:

(Discussion of any items that the Trustees may have for new business not listed on the agenda. No formal action will be taken on these items during this proceeding)

Colravy stated the USRC would be holding their 4th Annual River clean up on Saturday, September 19th. He stated there would be a cook out afterwards. He noted they would be starting at the Forest Preserve and ending at Woody Boero and Val Woodruff's house. He stated if anyone was interested they needed to reserve their spot in a kayak or canoe. He stated they could contact him and he would see that the reservation was made. He stated they would be meeting at 8:30 a.m.

EXECUTIVE SESSION:

TO DISCUSS THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED – 5 ILCS 120/2(C)(5)

Harpst moved, Lynn seconded, “TO ENTER EXECUTIVE SESSION TO DISCUSS THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY, INCLUDING MEETINGS HELD FOR THE PURPOSE OF DISCUSSING WHETHER A PARTICULAR PARCEL SHOULD BE ACQUIRED – 5 ILCS 120/2(C)(5).” ROLL CALL” ALL YES. Motion carried. The Board entered into Executive Session at 7:11 p.m.

The Board returned to Regular Session at 7:13 p.m.

ADJOURNMENT

Harpst moved, Lynn seconded, “TO ADJOURN AT 7: 14 P.M.” ROLL CALL: ALL YES. Motion carried.

Respectfully submitted,
/s/ Cheryl Sproul

Cheryl Sproul
Village Clerk/FOIA Officer

approved as presented, September 22, 2015