BOARD OF TRUSTEES
MINUTES
MARCH 21, 2023
6:00 P.M.
VILLAGE OF MAHOMET ADMINISTRATION BUILDING
503 E. MAIN STREET
MAHOMET, IL 61853

AGENDA

1. **CALL TO ORDER: Brown called the meeting to order at 6:00 PM.**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL: Brown states that Widener would not be in attendance and directs the board to elect the Mayor Pro-Temp. Oliger makes a motion to appoint Preston, Harpst seconded. Mohr called the roll – Vote is 6-0 to approve Preston as the Mayor Pro-Temp. Preston has Mohr call the roll for attendance. Colravy, Tompkins, Harpst, Preston, Oliger and Metzger are all physically present. Widener is absent. In addition, Carole Tempel-Finance Director, Kelly Pfeiffer-Community Development Director, Mike Metzler-Chief of Police, Ken Buchanan-Code Compliance Officer, Joe Chamley-Village Attorney, Patrick Brown-Villae Administrator and Dawn Mohr-Village Clerk are all in attendance. There are 2 citizens in attendance, David Shirley, and John Trefzger with Radiant Solar.**

4. **PUBLIC COMMENT: No Public comment submitted to the clerk electronically nor in the room.**

5. **ORDINANCES, RESOLUTIONS AND OTHER ACTIONS:**

   A. **Finance:**

      1. **Bill List**: Tempel goes through the bill list and brings to the Boards attention that and loan payment this month for water improvements. Preston asks if there is any questions-none presented. Preston called for a motion-Metzger moved and Tompkins seconded. Mohr called the Roll-ALL VOTES YES (6-0) to move to consent agenda.
      2. **Treasurer's Report –** Tempel runs through the report and then informs the Board that the audit is yet to be submitted as it is in the hands of Martin Hood, that she anticipates it being complete and presented to the board in April. She then explains that she is seeking to find another auditing firm as Martin Hood is unable to service the Village going forward. Metzger asked what happens if the Village is unable to find an auditing firm-Tempel responds that is not an option as it is required by state law to be completed. Tompkins asked when the

deadline is to have the audit submitted, November is the deadline. Currently the Village has extensions with the state. Brown explains that it is not by fault of the Village that it is an overall staffing issue abroad with the auditing companies. Oliger questions what happens if the audit is completed-Tempel explains that it is needed to receive grants amongst other things. TIF pass through payments have been paid in full. Tempel also spoke to the check positive pay with Fisher National Bank-it is a fraud prevention tool. Preston asked if there were any more questions-none presented. Preston calls for a motion-Metzger moved and Colravy seconded. Mohr calls the roll-ALL VOTES YES (6-0) to move to the consent agenda.

B. Community Development

1. An Ordinance Concerning Approval and Publication of the Official Zoning Map. Pfeiffer explains that the map is a flid document online however it is required to approve the zoning map annually-the map presented is as it was on December 31, 2022. Tompkins asked if the map is interactive-Pfeiffer stated that it is not however the online GIS is. Preston asked if there was any more questions or comments-none was presented. Preston called for a motion- Harpst moved and Colravy seconded. Mohr called the roll – ALL VOTES YES (6-0) to move to the consent agenda.

2. An Ordinance Concerning a Rezoning for 21.15± Acres of Undeveloped Land from R-1A Single-Family Residential to C-2 General Commercial District Located at the Southwest Corner of the Oak Street (US150) and S Prairieview Road Intersection. Pfeiffer explained that the land in question is part of the larger plan that was approved at the end of 2022. Preston questioned if this is the land the board agreed to rezone piece by piece as the plans move forward. Brown answered that yes, it is. Stated the board was not locked into the exact rezoning. But tis is what was being presented. Public hearing was held on March 7, staff fully supported the rezoning. Metzger asked if the land adjacent is zoned residential. The reasoning for all the different land uses is to help the Village plan for future of the development. Tompkins asked if there was any opposition at the meeting on March 7, Pfeiffer answered that there was no opposition. Colravy questioned what another piece of that property was-Pfeiffer explained that it is the lift station for the water treatment plant. Preston asked if there was any more questions or comments. None was presented. Preston called for a motion, Oliger moved and Metzger seconded. Mohr called the roll ALL VOTES YES (6-0) to move to the consent agenda.

C. Code Compliance:

1. An Ordinance Amending Chapter 160 "BUILDING AND MAINTENANCE CODE" Buchanan explained that the current book available does not include the updated 2020 Amended Residential Code. The language is not updated so the board must amend to include the changes-currently staff is having to print out updates for vendors. In particular the issue staff is seeing is with solar panels. The most up to date code is the contractor must leave space for roof access in the event there is a fire-the fire department must be able to vent the roof accordingly. Buchanan recommends putting in place a permit application and fee to insure all contractors go through the office and removing the chance for confusion when they complete a project. In addition, it is to the benefit of the consumer to insure

that the panels are put up according to code. Tompkins asked if the homeowner would be required to sign the permit along with the contractor, Buchanan answered that indeed with the permit it would be required. This will keep a tenant from having the panels installed without permission from the homeowner. Colravy questioned whether there would be a permit fee-Buchanan answered that there would be a fee of $50. Tompkins questioned if the solar panel installations require a structural engineer to assess the roof before installation. Buchanan answered that in fact it would. Oliger wanted clarification that this is a formality since the book is not yet up to date. Buchanan answered yes. Preston asked if there was any more questions or comments. David Shirley with Radiant Solar spoke up and stated that him and his colleague are in fact in favor of this adoption. They want installations to be up to current building standards and codes. Preston called for a motion, Oliger moved and Metzger seconded, Mohr called the roll ALL VOTES YES (6-0) to move to the consent agenda.

D. Administration:

1. A Resolution Approving a Redevelopment Agreement by and between the Village of Mahomet, Illinois (The "Village"), and PH 204 N Lombard, LLC ("Developer"). Brown explains that the parcel in question is the former BP Gas Station site on the corner of Lombard and Eastwood Drive. He states that the property owner has already cleaned up the site and in doing so has generated at a minimum of 4 parties interested and 1 party has gone under contract with property owner. He stated that before the property was cleaned of debris it had no interested parties. He states that this parcel fulfills the criteria to be considered for the TIF money. Metzger expresses that he disagrees with the proposal to use TIF money after the fact in particular. Metzger states that the property owner stands to benefit in the sale of the parcel by cleaning it up. Harpst expresses that he does agree with Metzger opinion and that it behooves the property owner to clear the parcel to obtain a buyer for said property. Brown expresses that this does fall within the boundaries the board has set aside for TIF monies. Brown acknowledges that it is unfortunate the resolution was requested after the fact and that he takes full responsibility for the timing. Oliger questioned whether he realized TIF was available after the fact. Preston asked if the property is actually being sold or is it a land lease. Brown did not have the specifics to answer. Preston questioned whether the property owner would be providing the Village with an invoice for payment. Brown answered that they would receive an invoice, however, that the work was completed by the property owner. Tompkins questioned whether the property owner would have cleaned it up on his own or if TIF wasn't available. Brown did not have the answer to that question, but he did make note that once it was cleared the owner received a contract to purchase and that the Village would regain the money paid in property taxes from the business that develops on the site. NO MOTION WAS TAKEN-MOVE TO BOT REGULAR MEETING ON MARCH 28

6. ADMINISTRATORS REPORT:

A. Departmental Reports

1. Parks & Recreation – Brown pointed out some upcoming events from the report. Metzger inquires about the start date for the tennis courts.

Brown states that staff is meeting with the construction firm next week on site and the project will begin soon after-weather permitting.

2. Transportation

3. Community Development

7. MAYOR'S REPORT

A. March 2023 Board Meeting Calendar

1. Board of Trustees Meeting March 28, 2023 – 6:00 P.M.

8. NEW BUSINESS: No new business was presented.

9. ADJOURNMENT: Preston calls for a motion to end the study session, Tompkins moved and Oliger seconded. Mohr called the roll-ALL VOTES YES (6-0) to adjourn the meeting at 7:09 PM.

Approved as Presented 3/28/23