



**BOARD OF TRUSTEES
STUDY SESSION
January 20, 2026
6:00 PM
MINUTES**

1. **CALL TO ORDER:** Tompkins called the meeting to order at 6:00 PM. Tompkins states that Trustee's Metzger and Willard have contacted the Clerk and have met the requirements to join the meeting remotely. Tompkins asked if there was any objections, no objections to the remote attendance.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Mohr called the roll, Trustees Colravy, Schriver, Harpst and Oliger are all present and Trustees Willard and Metzger are present remotely. Additionally, Jason Tompkins, Village President, Patrick Brown, Village Administrator, Dave Smysor, Chief of Police, Carole Tempel, Director of Finance, Abby Heckman, Village Planner, Austin Shufflebarger, Economic Development Specialist and Dawn Mohr, Village Clerk are all present.
4. **PUBLIC COMMENT:** No public comment is presented.
5. **DISCUSSION:** Harvest Edge – Whisper Meadows Subdivisions – Heckman introduces Rob & Jake Frerichs with Unlimited Homes and summarizes what they would like to discuss, She turns it over to Rob. Rob explains that in reference to their Harvest Edge Subdivision that they are looking to build single family homes as opposed to the single family attached homes as previously planned. He explains that they are not looking for a zoning change, currently this area is zoned R-2, however he would like to see a text amendment to the zoning. If a single family home is built the current code does not take into account the side yard setbacks of 8'. He would like it to be amended to a 6' side yard setbacks. Heckman adds that the Sangamon Fields Subdivision was allowed to do 6' setbacks. Frerichs suggested he bring in drawing of what the proposed would look like on paper. The Trustees agree that they would like to see the draft. Schriver stated that he would like to speak with Chamley about the proposal and adds that he would be fine with a 7' side yard setback and that he would have to think about the 6' setback proposal. The second discussion was over the Whisper Meadows Subdivision and the changes they would like to make to the current proposal. Frerichs explains that these subdivisions have no connectivity and he would like to change that as well as add a pond. There is a brief discussion about the changes and the Trustees seem open to the changes Frerichs is proposing. Tompkins thanks Rob and Jake for their presentation.
6. **ORDINANCES, RESOLUTIONS AND OTHER ACTIONS:**
 - A. **FINANCE:**
 1. Bill List: Tempel explains that the way the list was presented in the past will now change to show the paid and unpaid bills from the date of the previous board meeting. That this will fill any gaps and give a better picture. She adds that there

are some bills that have been set up on auto payment i.e the Ameren bill. That this was necessary due to the fluctuation of Board meetings, she stated late fees were incurred. She also stated that TIF payments are also paid to avoid fines. Tempel goes over the bill list in brief and adds that the first business district grant had been paid to Yellow & Company. Tompkins asked if there were any questions or comments, none are presented. Tompkins called for a motion to move the bill list to the consent agenda. Colravy moved and Harpst seconded. Mohr called the roll, ALL VOTES YES 6-0. The bill list is moved to the consent agenda.

2. Treasurer's Report: Tempel goes over the report in brief, Tompkins asked if there were any questions or comments, none are presented. Tompkins called for a motion to move the Treasurer's Report to the consent agenda. Olinger moved and Schriver seconded. Mohr called the roll, ALL VOTES YES 6-0.

B. COMMUNITY DEVELOPMENT:

1. A Resolution Concerning Acceptance of Public Improvements for Thornewood LSRD Subdivision Phase 2. Heckman explains that this is the final phase of Thornewood Subdivision and goes over the memo about the release of the warranty and recommends the reduced warranty as this should have been brought to the board in the fall. Her recommendation would be to release on October 1st. Her explanation of the punch list and other factors are presented to the board, Schriver expresses his concern about an early release and would like to speak with Chamley before making his decision. Tompkins states that there will be no action on this item and that it will be sent to the regular agenda.

6. ADMINISTRATORS REPORT:

A. Departmental Reports:

1. Police: Chief Smysor updated the Trustees on the changes that are going on in the department stating that they are making a lot of progress with the upgrades to the e-ticketing software. Tompkins thanks the Chief for all his hard work and adds that the Chief is great at communicating.

7. MAYOR'S REPORT:

A. January 2026 Board Meeting Calendar

1. January 27, 2026, Board of Trustees Meeting; Tompkins asked that if there are any absences to notify the Clerk.

8. NEW BUSINESS: Colravy asked for an update on the Mid America Road project. Brown answered that they are still working out the details and believes the work will begin this year. .

9. ADJOURNMENT: Tompkins asked if there were any comments or business to be discussed, none is presented. Tompkins calls for a motion to adjourn the study session, Schriver moved and Metzger seconded. Mohr called the roll, ALL VOTES YES 6-0. The study session adjourned at 7:08 PM

Approved
AS
Presented
1/21/24
Olinger