

**VILLAGE OF MAHOMET  
STUDY SESSION  
September 21, 2021**

The Village of Mahomet Board of Trustees met, Tuesday, September 21, 2021, at 6:00 p.m. at the Village of Mahomet Administrative Offices, 503 E. Main St., Mahomet, IL. Due to COVID-19 this meeting was also attended via Zoom.

**MEMBERS PRESENT:** Sean Widener, Bruce Colravy, Andy Harpst, David Johnson, Bill Oliger, and Becky Preston

**MEMBERS ABSENT:** Brian Metzger

**OTHERS PRESENT:** Village Administrator Patrick Brown, Clerk Amanda Andersen, Village Attorney Joe Chamley, Police Chief Mike Metzler, Engineer Ellen Hedrick, Community Director Kelly Pfeifer, and resident Ruth Westfall.

**CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL:**

Widener called the Study Session to order. After the Pledge of Allegiance, Clerk Andersen called the Roll, and a quorum was present.

**PUBLIC COMMENT:** No Comment

**CEREMINIAL SWEARING IN OF NEW POLICE OFFICERS AND SERGEANT POSITIONS:**

Widener did a swearing in of new officers Williamson, Pulkrabek and Abbot as well as new Sergeants Goodwin and Ward.

**FINANCE:**

**TREASURER'S REPORT**

Kouzmanoff stated we are 33.33% of the way through the budget year, expenditures are at 32.76% collected and 19.75% collected, which is normal for this time of year. We have seen increase in state distributions of \$268,940, MFT is \$16,230 with supplemental allotment of \$11,722. During this month there was an improper journal entry account in the accounts receivable for sewer operations fund of 1.1 million dollars, adjustment was made but it won't show until following month. Oliger asked how that error was found? Kouzmanoff stated he will look into and speak with utility biller, could be a meter with failing battery that causes it to send an inverted read.

**Colravy moved, Oliger seconded, "TO MOVE THE TREASURER'S REPORT TO THE CONSENT AGENDA FOR THE SEPTEMBER 28, 2021, BOARD MEETING." ROLL CALL: ALL YES. Motion carried.**

**BILL LIST**

Kouzmanoff stated the current amount of warrants is \$427,866.89, tax rebates will be added for final bill list as well as TIF distributions for East Mahomet TIF Agreement. County Treasurers office is having issues generating reports but once resolved, we can get monies out to other taxing bodies asap.

**Preston moved, Harpst seconded, "TO MOVE THE BILL LIST TO THE CONSENT AGENDA FOR THE SEPTEMBER 28, 2021, BOARD MEETING." ROLL CALL: ALL YES. Motion carried.**

**ENGINEERING:**

**A RESOLUTION APPROVING AN ENGINEERING AGREEMENT WITH MSA FOR DOWNTOWN LEGAL AND TOPOGRAPHIC SURVEYS FOR A NOT-TO-EXCEED AMOUNT OF \$36,000.**

Hedrick explained that last year we surveyed some village properties and additional properties Mills brothers need to be done as well. We are asking MSA to survey from north side of Main Street down to water plant ally and then-down Lincoln to Elm so we can do detailed downtown planning. We want to plat Mills properties into one and take offers for development. Olinger asked if this can be taken from TIF? Brown said it could be reimbursed, we are tracking TIF eligible items.

**Colravy moved, Olinger seconded, "TO MOVE THE A RESOLUTION APPROVING AN ENGINEERING AGREEMENT WITH MSA FOR DOWNTOWN LEGAL AND TOPOGRAPHIC SURVEYS FOR A NOT-TO-EXCEED AMOUNT OF \$36,000 TO THE CONSENT AGENDA FOR THE SEPTEMBER 28, 2021, BOARD MEETING" ROLL CALL: ALL YES. Motion carried.**

**COMMUNITY DEVELOPMENT:**

**A RESOLUTION CONCERNING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MIXED-USE COMMERCIAL WITH A RESIDENTIAL COMPONENT ON 0.48± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS 203 AND 205 E OAK STREET, MAHOMET.**

Pfeifer stated 2 weeks ago they held a public hearing for mixed use development proposal on what is currently a vacant lot and another with dilapidated old house, the plan is to take that down. This is a two-phase approach; first building would be on empty lot and include and take on ally improvements along to Center Street. Another big factor that was discussed is to make sure first floor doesn't turn into residential. The size of units is on site plan we well-up to three apartments. There are some uses that would not be permitted-vehicle intensive. Parking on north and south side of building with shared one entrance.

Widener asked what conditional uses we put on Petitioner. Pfeifer stated its all uses that are permanent in zoning district that its in, other than the ones mentioned earlier that are problematic (vehicle intensive). Leaves open retain, small office, etc. Widener asked if there is a opportunity for conditional use to allow 2 businesses? Pfeifer said he is open to what is best for himself and VOM. Pfeifer said we can say we don't want residential for the whole thing.

Johnson asked if there is anything that addresses the hours of operation for the commercial part? Pfeifer said no, self-regulating.

Resident, Ruth Westfall stated she is wondering about the apartment part- she doesn't want people who don't have jobs moving in and possibly making trouble outside. If section 8 could be prohibited, then that would make sure people with an income would be the ones living there.

Preston asked if developer mentioned anything about price points. Pfeifer said not yet.

Harpst stated there is a mutual financial incentive for residents and businesses below to be successful in their tenants.

**Colravy Moved, Harpst seconded, "TO MOVE THE A RESOLUTION CONCERNING A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MIXED-USE COMMERCIAL WITH A RESIDENTIAL COMPONENT ON 0.48± ACRES OF LAND ZONED C-2 GENERAL COMMERCIAL, COMMONLY KNOWN AS 203 AND 205 E OAK STREET, MAHOMET TO THE CONSENT AGENDA FOR THE SEPTEMBER 28, 2021, BOARD MEETING." ROLL CALL: ALL YES. Motion carried.**

**ADMINISTRATION:**

**AN ORDINANCE DESIGNATING A CERTAIN PART OF A STREET AS HAVING AN ABSOLUTE MAXIMUM SPEED LIMIT AND RELATED MATTERS.**

Brown stated this is clean-up. We defaulted in 2016 to 25mph in all areas of the VOM unless designated otherwise. SMR goes from Village to Township to Village. Village is 25mph, township is 30mph. In 2007 when we set the speed limit on Mid-America Road it was a gravel road with potholes, so it was 35mph. Now that it is oil and chip, the current speed limit is too slow-we propose to raise speed limit to 45mph.

**Colravy Moved, Johnson seconded, "TO MOVE THE ORDINANCE DESIGNATING A CERTAIN PART OF A STREET AS HAVING AN ABSOLUTE MAXIMUM SPEED LIMIT AND RELATED MATTERS. TO THE CONSENT AGENDA FOR THE SEPTEMBER 28, 2021, BOARD MEETING."**  
**ROLL CALL: ALL YES. Motion carried.**

**ADMINISTRATOR'S REPORT:** Brown stated someone kicked door in at Barber Park, nothing taken just rummaged through.

**DEPARTMENTAL REPORTS:**

**COMMUNITY DEV-** Pfeifer stated they have updated website, ChooseMahomet.

**PARKS AND REC-**Had great joint meeting with school and will hopefully have some things moving forward in October.

**MAYOR'S REPORT:** Widener gave shout outs to tour Solace-great clubhouse, Walter Pierce for Mahomet Soda Festival, and Whisk for first bourbon tasting and parks and rec for great fundraising event on the bridge.

1. BOARD OF TRUSTEES – SEPTEMBER 28, 2021 – 6:00 P.M.

**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 gave a shout out for volunteers who helped with mussel survey.

**ADJOURNMENT:**

There being no further business, **Preston moved, Oliger seconded, "TO ADJOURN AT 7:05 P.M."**.  
**ROLL CALL: ALL YES. Motion carried.**

Respectfully submitted,  
Amanda Andersen  
Village Clerk/FOIA Officer

Approved as  
presented 9/28/21