



**BOARD OF TRUSTEES
STUDY SESSION
June 16, 2026
6:00 PM
MINUTES**

1. **CALL TO ORDER:** Tompkins called the meeting to order at 6:00 PM
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL:** Mohr called the roll, Trustee Colravy, Schriver, Harpst, Willard, and Olinger are present. Trustee Metzger is absent. Additionally, Jason Tompkins, Village President, Patrick Brown, Village Administrator, Joe Chamley, Village Attorney, Carole Tempel, Village Treasurer, Dave Smysor, Chief of Police, Austin Shufflebarger, Economic Development Specialist and Dawn Mohr, Village Clerk are all present.
4. **PUBLIC COMMENT:** Tompkins opens the public comment from those in attendance, no one steps forward to speak about items that are not on the agenda.
5. **ORDINANCES, RESOLUTIONS AND OTHER ACTIONS:**
 - A. **FINANCE:**
 1. Bill List: Tempel goes over the bill list in brief and highlights a few invoices that are not typical i.e software renewal for Casselle, and payment to Baker Tilly for the annual audit. Tompkins asked if there were any comments or questions, none are presented. Tompkins called for a motion to move the bill list to the consent agenda, Harpst moved and Colravy seconded. Mohr called the roll, ALL VOTES YES 5-0. The bill list is moved to the consent agenda.
 2. Treasurer's Report: Tempel goes over the report in brief and states that the 2026 audit continues and that Baker Tilly will be on site the second week of July. Tompkins asked if there were any comments or questions, none are presented. Tompkins called for a motion to move the treasurer's report to the consent agenda. Schriver moved and Willard seconded. Mohr called the roll, ALL VOTES YES 5-0. The Treasurer's Report is moved to the consent agenda.
 - B. **COMMUNITY DEVELOPMENT:**
 1. A Resolution Concerning a Designation of a Large Scale Residential Development Tin Cup Village LSRD. Brown goes over the project in the absence of Heckman, stating that the project is adjacent to the Tin Cup Camp Ground. Brown refers to the concept plan for Senior Living. Brown states that the development would be

restricted to 28 units for a 55 plus community. Brown explains that the developer must maintain the tree line that runs adjacent to the Fox Run Development. That the developer cannot let the tree line become over run and in the occasion a tree has to be removed, that it must be replaced within 6 months and be of the same caliber of trees already on site with a diameter no smaller than 2". Brown explained that the 55 plus restriction would run with the land, the Village feels very strongly about this restriction. Brown turns the discussion over to the developer, Quentin McNew. McNew addresses the Board and states that there is high demand for this type of development, he states that there is already a list of 8 people wanting to move into a unit once completed. McNew reminds the board that there would be no stress to the school district. Brown speaks up and adds that the development would be on a private drive, not a public street. McNew stated that he lives on site and has a full time team of maintenance workers. McNew asked if there were questions from the Trustees, Olinger asked how the 55 plus restriction be enforced. McNew replied that the restriction would be in the lease. Olinger asked again how it would actually be enforced, McNew responded that a violation would give him the right to terminate the tenant. Harpst asked if there would be any exceptions to the 55 plus restriction, as an example, children with special needs. McNew responded that he has thought about that and would like to offer an exception for special needs children and also disabled veterans. He adds that he isn't sure if such an exemption is possible. Olinger asked what the square footage of each unit will be. McNew responded 1000 sq. ft. Brown goes over the list of conditions and states that is not finalized. Schriver stated he would like to thank McNew for submitting something that doesn't affect the school system. Schriver adds that he is aware of the complaints from residents who live in another 55 plus community and reminds the board that the development is zoned R-3 and that this is different. Schriver stated that Mahomet is in need of affordable senior housing and that we should be encouraging it. He adds that there should be an annual certification to ensure the tenants do in fact meet the requirement of 55 plus. Schriver asked McNew if he wanted to continue to care for the tree line. McNew responded that he didn't mind taking care of the tree line. Tompkins asked Chamley to look into the special needs child request. Chamley responded that he will find out if it is possible. Tompkins invites those in attendance to address the topic. Chapin Rose takes to the podium and asks Brown to pull up the site plan again, Brown does so, Rose looks at the site plan and asks for clarification that it is not moving closer to the Fox Run Subd. Brown responds that it isn't. Rose expresses that he is present as a resident of Fox Run and in no other capacity. He adds that he is not here to speak on behalf of the subdivision's HOA. Rose states that 2 weeks ago the developer was to be in contact with the HOA president and as of this evening, from Rose's knowledge a conversation has not been had. Rose states that he cannot resolve this issue unless he talks to us. Rose brings up the previous subdivision that was proposed on this site, that they were able to get to an agreement, Rose states that this plat presented is not the same as it was before. He stated that he believes the HOA and developer can come to an agreement if the developer would just talk to them, be a good neighbor. Rose stated that from his position, as a homeowner he would like to see the trees conveyed. Rose stated that he had little confidence in the enforcement of the tree maintenance as currently there are several, what appears to be inoperable vehicles on the cap ground site that the Village has not enforced the removal. Rose expressed his frustration with the lack of communication from the developer and asked that he please reach out to the HOA and be a good neighbor. Lastly, he asked that the Village require a performance bond to ensure that the project gets completed, in the event the development does not get done. Allowing the funds to be used to finish the project. He pleads with the developer to

just call them and that they cant agree to a plan if it keeps changing. Tompkins asked if there were any other public comments on this matter, none were presented. Tompkins recognizes that there has been a lot of changes to the agreement and suggests that they place this on the regular agenda on June 23rd. Tompkins asked if any trustee had any questions or concerns. Schriver asked if the Village has ever required a performance bond before, Chamley responded that he didn't believe so. Chamley clarified for nonpublic infrastructure. Schriver asked that staff look into that. Brown adds that building permits have a completion date, granted that not all projects are done by that date. Harpst asked if the board puts it on the regular agenda for next week, if it was reasonable to expect McNew to contact the HOA and have a conversation.. McNew answered that he would be in contact. Harpst added that he doesn't want this sitting on the regular agenda if the conversation doesn't happen. Schriver stated that he spoke with Heckman and that subdividing the trees out does not impact the density of the project. Tompkins stated that this item would be moved to the June 23rd regular agenda. No action is taken.

2. A Resolution Concerning a Conditional Use Permit to Establish a Ground Mounted Solar Electric Utility Use. Brown goes over the project and the location of the land. Brown explains that the petitioner has requested a conditional use permit for ground solar. Brown stated that the property is currently zoned R-1A. Brown states the the Plan & Zoning Commission's vote was unanimously in favor of the project. Brown goes on to say that this is called a community solar project, Brown adds that the Village has already approved and annexed a property further down on Tin Cup Road. Brown stated that this project is a little bit different then the others as the property has a natural growth of trees, which provides screening. Brown stated that a lot of opposition to solar projects like this as they were on viable farm ground. This property has not ever been used as farmland, he stated that there had been cattle on the property in the last 25 years. Brown states that the property has been for sale from quite some time now. Brown explains that there are a lot of conditions for this project to be considered. Amongst some of the conditions include a second gate be installed, secondly Ranch Lane will not be used for construction traffic. They have been given access through the garage door company's drive. Brown goes onto explain the site plan. Brown introduces Ryan Fulton, Ryan passes out to the board a copy of the slide show presentation. Fulton stated that this is a Midwest company, he goes on to say that this size of a project, is 3.5 Mega Watts AC can power 400 homes, local customers can subscribe to the development with Ameren and see a savings of 15-20%. Fulton goes into details of the project and referencing the slide show both in the handout and on the screen. Fulton explains that the clearing of trees will be limited and explains that there will be a 20' buffer outside the fence. Colravy stated that it seems like a large area for tree falling. Schriver asks for clarification that it is 20-25' from the fence. Fulton responded that was correct. Fulton explains that there is no intention to remove trees around the perimeter. Brown asked Fulton to explain what "tree topping" entails. Fulton explained that if there is an area that casts shadows onto the panels they will go in and cut the trees back. Tompkins asked how much roll was on the property, Fulton responded that there is quite a bit. Tompkins asked what type of fencing will be used. Fulton responded that it is an IDNR knot fencing. Tompkins asked for an estimate of tax. Fulton responded that as the land is now the annual tax bill is around \$2400 with the solar farm it is estimated to be \$20-24,000. Oliger asked what the life of the project is. Fulton responded that typically 30-35 years. Oliger followed up asking what happens after the life of the project ends. Fulton responded that the project is decommissioned. Harpst asked what would happen if their company is no longer

in business. Fulton explains that the company posts a bond and that bond is reassessed during the life of the project. Oliger asked if the property is returned to the way it was after decommissioned. Fulton responded that it is. Brown asked what the plan is for the existing barn on the property. Fulton responded that they might keep it. Colravy asked about the fencing alongside the interstate. Fulton responded that the fencing would be 50' from the interstate right of way. Harpst asked if energy was going to be stored on site. Schriver added he'd like no battery storage on site added to the conditions. Tompkins asked what is his best guess for completion. Fulton responded late 2027. Harpst asked if Corn Belt Fire Department has been included in the planning. Fulton responded that there is an emergency response plan. Schriver asked how wide the access road would be. Fulton responded at least 16' but may be larger. Schriver asked if a noise assessment has been provided. Fulton responded that they can provide the spec sheet and that it falls below the Illinois standard. Schriver asked for a third party wildlife report. Schriver asked for a report of what pesticides and herbicides will be used. Schriver asked what the maximum height of the panels is. Fulton responded 14' at full tilt. Schriver asked for the following conditions to be added; lighting restrictions, native plant as proposed to the PZC board and that the cleared vegetation cannot be burned on site nor can it be burned within 1000 feet of the Village limits, he asked that construction parking be on the property, he asked to memorial the amount of concrete that is to be used that the building on site be removed, and that the maintenance plan be provided. Colravy asked for clarification that the panels would be operational in 2027. Fulton responded that was correct Tompkins thanks Fulton for the information provided and stated that this item has several changes to be added and that it will be moved to the June 23rd regular agenda. No action is taken. Edit from June 23, 2026, Board of Trustees Meeting. **Schriver pointed out to Mohr that he would like the minutes amended to reflect that the Board of Trustees changed the PZC finding of item necessity for the conditional use at this site. It is of the opinion that there is no public necessity. The change is reflected in the revised resolution presented at the June 23, 2026 meeting.**

C. POLICE:

1. A Resolution to Approve an Intergovernmental Agreement Entitled Animal Control and Impound Services Agreement by and between the Champaign County and the Village of Mahomet. Smysor goes over the memo and reasoning for the need to have animal control services in the Village of Mahomet. Siting that most cases the department can manage however, there have been cases that is beyond what the department can manage. He gives examples of when animal control services have been necessary. Smysor adds that long term care for animals is very challenging. Smysor goes over the agreement stating that the agreement is a County side standard, he goes over the fee schedule and Brown goes over the history of the Village's relationship with Animal Control, stating that the Village opted out of previous agreements due to the fee structure. Brown added that now the fee structure is reasonable. Tompkins asked if there were any comments or questions. None are presented, Tompkins called for a motion to move the resolution to the consent agenda. Oliger moved and Schriver seconded. Mohr called the roll, ALL VOTES YES 5-0. The resolution is moved to the consent agenda.

6. ADMINISTRATORS REPORT:

A. **Departmental Reports:** Brown asked if there were any questions, none was presented.

1. Code Compliance

B. **Strategic Plan Progress Update:**

7. **MAYOR'S REPORT:** Tompkins asked if there were to be any scheduled absences to please contact Mohr directly. Tompkins stated that the Soda Festival was a success and reminded the Trustees that the Neighborhood Nights concert is Thursday at Bridle Leash Park.

A. **June 2026 Board Meeting Calendar**

1. June 23, 2026, Board of Trustees Meeting

8. **NEW BUSINESS:** No new business is introduced.

9. **ADJOURNMENT:** Tompkins called for a motion to adjourn the meeting, Harpst moved and Willard seconded. Mohr call the roll, ALL VOTES YES 5-0. The meeting adjourned at 7:48 PM.

Approved
w/ changes
6/23/2026
D. Mohr