BOARD OF TRUSTEES
STUDY SESSION
September 15, 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, Oliger, and Metzger are present. Additionally, Jason Tompkins, Village President, Joe Chamley, Village Attorney, Abby Heckman, Village Planner, Carole Tempel, Finance Director, Austin Shufflebarger, Economic Development Specialist and Dawn Mohr, Village Clerk are present.

4. **PUBLIC COMMENT:** Tompkins invited public comment for items that were not on the agenda. Christopher Darr, a Mahomet resident stepped forward. Mr. Darr addresses the Board to discuss the Mahomet Music Festival, he states that he and his family along with several from out of town attended the music festival on Saturday for the Christian concert. Mr. Darr expressed his concern with alcohol sales occurring next to the children's rides on Main Street. He expresses how great the festival is and recognizes the complexity of planning for the event. He asks that the outside sale of alcohol sends the wrong message, especially during the Christian music time (noon). He asks that the festival reconsiders the alcohol sale. Tompkins thanks Mr. Darr for his time this evening. No other public comment is presented.

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

   A. FINANCE:

   1. Bill List. Tempel brings to their attention an invoice that is not typical, she explains that it is a $379,104.25 to the Illinois EPA for the sewer project loan. She goes on to say that it is the only "out of the ordinary" item currently on the bill list. Tompkins asked if there were any comments or questions, none were presented. Tompkins called for a motion to move the bill list to the consent agenda. Metzger moved and Colravy 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. Tempel then goes on to inform the Board that the audit is in the final reviews, and she expects to have it in front of the board in October. Metzger asked off topic about the golf outing, Tempel answered that she was to meet with Waldinger to go over the outing financials. Tompkins asked if there were any comments or questions, none were presented. Tompkins called for a motion to move the treasurer's report to the

consent agenda. Harpst moved and Willard seconded. Mohr called the roll, ALL VOTES YES 6-0. The treasurer's report is moved to the consent agenda.

B. COMMUNITY DEVELOPMENT:

1. An Ordinance Concerning a Rezoning for 0.21 +/- Acres of Land Located at the Southwest Corner of the Main Street and Elm Street Intersection from C-1 Neighborhood Commercial to C-2 General Commercial District. Heckman explains that the property owner is Nate Evans, who is present this evening and that they are looking to match the zoning of what is found in the other properties in the 400 block of Main Street. She explains that it is currently zoned to C-1 and the request is to be rezoned to C-2. Heckman stated that there was a public hearing and that there was no one came forward to speak. Schriver asked for some examples of C-2 zoning, Heckman replied that a gas station would be an example and that this property would not be a likely candidate as it is not large enough. Metzger asked if there was a reason to rezone the property now. Heckman turned it over to the petitioner, Nate Evans. Evans reiterated that they would like to match the other zoning in the adjacent properties. That there was not a definitive plan currently and stated that the property had been leased for several years and that it is vacant now. He adds that it is not currently ADA compliant. That he has been in communication with investors about redeveloping the site. Tompkins asked if there were any other comments or questions, none were presented. Tompkins called for a motion to move the ordinance to the consent agenda. Schriver moved and Metzger seconded. Mohr called the roll, ALL VOTES YES 6-0. The ordinance is moved to the consent agenda.

2. A Resolution Approving a Reclamation Agreement by and Between the Village of Mahomet, Illinois, Odle Family Management Group, LLC, An Illinois Limited Liability Company, BB&DD. LLC, an Illinois Limited Liability Company, and Mid-America Sand & Gravel Co. an Illinois Corporation. Heckman explained that the next 3 items on the agenda are all related and would like to speak of them concurrently, Tompkins answered that it would be fine. Heckman explains that the property in question had previously been operated by Mid-State America Sand & Gravel. Heckman goes over the history of the property and previous conditional use permit that was granted in 2006. Heckman stated that the reclamation was to be done within one year of the closure date of the mine. The reclamation has not been done, and it has been over one year. Heckman explains that several months ago the property owner reached out to the Village as they are looking to sell the property and that sale of the property is hindered because of the zoning and reclamation issue. Heckman explains that the property owner has an agreement with Mid-America Sand and Gravel, and that the conditional use permit runs with the property. The current conditional use permit states that the rezoning of the property could happen once the reclamation work is complete. Attorney Jenny Park is present on behalf of the property owners. She speaks to the board and explains that the owner now has Mid America to the table, and they are willing to move forward with the reclamation. The seller would like the reclamation agreement, conditional use agreement and the rezoning to be done and run parallel as opposed to waiting. Metzger asked if there is a list of items that need to be complete. Heckman responded that it is on page 2 of the current agreement. Metzger asked if there is a timeline for completion. Heckman responds that the proposed agreement would be 9 months from the approval. Metzger asked what happens if the work isn't complete. Park responded that the Village would not issue a building permit until the work is complete. Metzger asked what the benefits to the owner were. Park responded that having the rezoning done now

would increase the marketability of the property as it is for sale. Schriver states that the current conditional use permit, the owner is responsible, once the new one is approved the owner is not responsible. Schriver asks if there is currently a bond with Mid America Gravel. Park responded that Mid America has always been responsible and adds that the seller is still bound because the Village will not issue a permit and that the owner cannot do anything until the reclamation is completed. Schriver responds that they want reclamation done regardless and sites that it is a safety issue. Tompkins asked what the time limit is. Chamley responded that they can set a timeline. Park speaks up and states that they are forcing Mid America and that they have committed to the 9 months. Metzger agrees with Schriver that the rezoning should come after the reclamation is complete. Metzger adds that he would at the minimum want a bond posted for the reclamation work before rezoning the property. Heckman speaks up and stated that in order for a bond to be posted, the Village will require engineering specs and a cost estimate for the reclamation. She adds that staff have not received anything to date. The discussion continues leading into some direction from the board to the staff on revisions they would like to see, and they contend the bond should be posted before rezoning. Park states that she will need to confer with her clients on the changes and again presses for the issues to run parallel for the rezoning to be done before the reclamation is complete. NO ACTION IS TAKEN

3. A Resolution Concerning an Amendment to an Existing Conditional Use Permit Which Established Sand and Gravel Mine Operation Use NO ACTION TAKEN

4. An Ordinance Concerning Amending the Zoning Classification for 68+/- Acres of Land Located at the Southwest Corner of CR 150E and CR 2000N Intersection from AC Conservation to R-1A Single Family Residential District NO ACTION TAKEN

6. ADMINISTRATORS REPORT:

A. Departmental Reports: Brown is absent.

1. Parks & Recreation
2. Code Compliance

7. MAYOR'S REPORT: Tompkins asked for the trustees contact Mohr directly if there is a planned absence. Tompkins thanks Metzger for his work at the Golf Outing.

A. September Board Meeting Calendar

1. September 22, 2026, Board of Trustees Meeting

2. September 28, 2026, Tentative Joint Meeting with School Board 6:30 PM

8. NEW BUSINESS: The burn nuisance ordinance was discussed, and an update was given by Schriver.

9. ADJOURNMENT: Tompkins called for a motion to adjourn the meeting, Metzger moved and Willard seconded. Mohr called the roll, ALL VOTES YES 6-0. The meeting adjourned at 7:47 PM

Approved as presented 9/22/2026