

# *Village of Goodfield*

## **BOARD MINUTES**

### **Regular Board Meeting – February 24, 2022**

President Jim Edwards called the regular board meeting to order at 7:00p.m. Roll call showed the following board members present: Terry Nohl, Matt Ginder, Nate Sauder, Roger Mullins and Daryl Wilkendorf. Also present: Attorney Mike Gifford, Engineer Yockey, Public Works Administrator Nohl, Treasurer, Clerk and 8 visitors.

Absent was: Todd Perry.

President Edwards stated it has been brought to his attention that we need to ensure that what we do for one person we do for all, that includes attending meetings by phone; wanting information has to go through foia request.

#### **Citizens Request and Input**

None.

#### **Meeting Minutes**

1-20-22 Regular Board Meeting  
1-24-22 Special Board Meeting  
2-03-22 Special Board Meeting  
2-10-22 Police Committee Meeting  
2-10-22 Village Code Review Meeting

Motion made by Sauder, seconded by Wilkendorf to approve all the minutes except for the 2-10-22 Village Code Review minutes, as amended. Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Sauder – yes, Mullins – yes and Wilkendorf - yes.

#### **Police Report**

Police Reports were in the packets.

#### **Treasurer's Report**

Motion was made by Wilkendorf, seconded by Nohl to approve the Treasurer's Report as amended to the warrants dated February 24, 2022. Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

#### **Warrants/Accounts Payable**

Motion was made by Mullins, seconded by Sauder to approve the payment of bills as listed on warrants dated:

06-16-22 \$55,591.14

Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

#### **Transfers**

Motion was made by Ginder, seconded by Wilkendorf to approve the following transfers:

- \$ 19,741.62 from O&M Checking to General Fund Checking
- \$ 65,000.00 from General Fund Money Market to General Fund Checking
- \$ 4,000.00 from General Fund Money Market to Building Fund Money Market
- \$ 0.00 from O&M Checking to O&M Money Market
- \$ 0.00 from O&M Checking to Pledged Revenue (Bond Pmt)
- \$ 0.00 from TIF Fund to General Fund Checking
- \$ 0.00 from Bond Repayment Fund to General Fund Checking

- \$107,529.22 from General Fund Checking to O&M Money Market (Payment from Timberline Trailer Park closing)

Motion passed with the following roll call vote: Nohl – yes, Ginder yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

**Payment of outstanding invoices upon request of Village Engineer**

Engineer Yockey brought pay request #1 from Hoerr Construction 55,638.45 Rte. 117 Water main project. It was approved in the warrants.

**PUBLIC WORKS ADMINISTRATOR/VILLAGE ENGINEER REPORT**

PWA informed the Board they got a violation letter for the sewer plant. The violation was for total suspended solids concentration levels for August, September, and October. Also a couple of fiscal report were not sent in. Previously reminders were sent out to do fiscal reports and now it is on line. Concentrations are within range now and will be monitored. Reminders have been set by Josh and Mike Carr for the fiscal reports and a response to violation will be sent to IEPA.

Engineer Yockey said last month the Board was informed that we met with EDC and EDC indicated funds were available in Woodford County. Engineer Yockey was directed to contact EDC with regard to funding for replacing the 4” transite water mains in town. Those funds are no longer available, they have been directed to ADA compliance. Trustee Wilkendorf said we also talked about using those funds for trunk sewer mains.

**WATER TREATMENT PLANT/DISTRIBUTION SYSTEM**

None..

**SEWER TREATMENT PLANT/COLLECTION SYSTEM**

None.

**SANITARY SEWER COLLECTION SYSTEM ISSUES**

None.

**ATTORNEY REPORT**

None.

**VILLAGE PRESIDENT’S REPORT**

No report.

**OLD BUSINESS**

**Ingress/Egress Easement for Sanitary Sewer Trunk Main**

PWA spoke with Andrew Hoerr and he will be available to meet regarding the proposal the water and sewer committee presented him. Water & Sewer Committee meeting will be set for March 7<sup>th</sup> with time to be determined.

**Raymond & Cleveland Street Right of Way**

Nothing discussed.

**Sewer Main Easement – Dr. Merheb & Barn III**

Nothing discussed.

**Salt/Cinder Storage Building**

Building has not shipped yet.

**Police Role in Ordinance Violation**

Police Committee Chairman said the recommendation from the committee would be to hold off on this until new Police Chief is in office.

**Rte 117 Water Main Extension**

Pay request #1 has been approved. They were waiting for good weather to make the connections, which will require a shut down. Residents have been notified that this will happen.

**Consideration of Right of Way and Dedicated Easement Plat of Martin Drive**

PWA Nohl is still working on this with Engineer Brad Shafer. Brad will draft ROW documents and then the Village will need to contact land owners.

**NEW BUSINESS**

**Sale of Timberline Trailer Park**

Treasure gave Board print out of the amount paid. The sale is complete.

**Discussion of a proposal for Legacy Apartments**

Laura Tobben with Farnsworth Group made a presentation for Legacy Apartments. Looking at Legacy Apartments site plan, located corner of Commercial St and Rte 150, 2.17 acres, does have san sewer easement running through it and water & sewer at the site. 2 buildings – 18 unit dwellings each, 2 bedroom and 3 stories. Code requires 5,000 square feet of land per unit currently, which this does not fit in the code. Some open space around the building. Parking is 2 spaces per unit. On N corner of the building will be dome type of retail, maybe a coffee shop. There will be two accesses to Commercial street but no access on Rte. 150.

Brian Schieler talked about the apartment building. His objective is to introduce to the Board the project as it relates to the building. Legacy Apartment project is a 3 story, 18 unit apartment building consisting of 2 bedrooms and 2 bathrooms in each unit. Each unit has an exterior deck. The building has one retail space on the 1<sup>st</sup> floor and an owner's storage/mechanical room on the 2<sup>nd</sup> floor. The entire building consists of 23,005 square feet of living space, common area and retail space. It is an Attractive building with articulation in and out up and down, different colors, stonework on the front. Canopy and store front windows on retail area to make it look professional.

**Interior Finishes:**

Shaker style painted cabinets with crown molding, contemporary steel pull cabinet hardware, large kitchen island, quartz kitchen countertops with ceramic backsplash, Kohler kitchen farmhouse apron sink, Moen faucets and Trivian ceiling fans, luxury vinyl plank flooring throughout, Winslow style – 3 panel interior doors, craftsman style door and window trim and master bedroom suite.

**Exterior Finishes:**

Pella windows & patio doors, Versetta Stone siding, James Hardie cementous lap in combination with board and batt siding, aluminum store front exterior entry doors, exterior decks with composite decking and aluminum railing and 9 feet tall ceilings.

**Mechanical:**

Rheem Electric furnace & AC, GE appliances, side by side washer and dryer, 200-amp electrical panels, copper romex 12-2 wire with ground, ground fault & arch fault protection and fire sprinkler..

**Plans:** Floor plans are all the same. Nice wide 6' hallway going down the middle, nice wide stairway. Architect – stamped drawing by an architect ,structure drawing approved by State of Il by their plan approval dept. Has already been inspected at factory so very little inspections. It will be on a crawl space.

President Edwards asked if Rivian has anything to do with this project. Mr. Zimmerman said they do have a good relationship with Rivian they are one of the reasons they are doing this because they are driving the market. They are bringing in a lot of good hard working people that need a nice place to stay. They plan to be have a manicured lawn, plan to build and maintain a state of the art facility.

Trustee Wilkendorf –name of development? Legacy Development.

Will you receive incentives from Rivian or the government or anyone else? No, just the bank. Experience in apartment rentals? Yes, approx. 75 in the Pekin, Peoria area. This will have a lot of different aspects - this is the first development. Maximum occupancy 4 people will be in the lease. Retail coffee shop will be open to the public? Yes. Does Legacy spoke with police, fire, etc. regarding this project. The police was at a meeting. Rental prices possible 1500-2000. Will water be one meter or 18 individual? Could be either way depending on what the village wants. Will structure be built better to code?

How will this be financial benefit to the Village? People to work and live here, tax to village, encourage growth to the village.

Will it be natural gas? No, all electric. Concerned about the 3<sup>rd</sup> story. A lot apartments have fires. Brian Schieler said it has sprinkler system and an escape routes. Why apartments and not a hotel? Long term vision for the town, school district is one of the best, need for housing, this seems to be a better fit for Goodfield.

Will occupancy contract have a minimum time? Yes, one year.

Young people don't look to buy homes and have a mortgage but would rather rent.

A Deer Lakes resident said he and his wife spent 4 years looking for our home in Goodfield don't want to see this environment change.

**Discussion on proposed revisions to Chapter 8, 10, 11 & 12 of Village Code**

In conjunction with the apartment project there has been discussion of how changes can be made in the Village Code to make this work. Density, 3 story and max height is the problem. That property is zoned business/commercial and that allows any of the three residential. If you have residential inside commercial you have to comply with the residential code. This project does not qualify for a variance, code says you cannot grant variance simply to increase the financial capabilities of a piece of ground. There is a provision in the code to modify or shape the use that goes into that piece of ground. Board of Appeals would hear the special use request and have a public hearing with public input, they would then make a recommendation to the Board and the Board would have final say.

Second issue PWA discovered previously the Planning Commission and ZBA were the same entity and they were separated but unfortunately the code was not completely changed to reflect this. There are major discrepancies in Chapter 6 & Chapter 8 which says referring it to the Planning Commission There is a state statute that any denial can be denied and it then goes to the Board of Appeals. If the Board is interested attorney drafted a resolution to clean up and fix the Village Code. You can put certain conditions on a special use like bonding, permit fees, etc.

Engineer Yockey said Village Code needs to be updated.

Motion was made by Ginder, seconded by Mullins to adopt **Resolution #1** a resolution regarding application of Village Code Provisions. Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Sauder – yes, Mullins – yes and Wilkendorf – yes.

Trustee Mullins said any major revisions to Village Code should be made a Special Board Meeting, not by committee.

**Comprehensive Plan**

Village President and Planning Commission Chairman Mike Carr discussed Comprehensive Plan. Mike is ready to begin this process through the Planning Commission along with hiring Tri-County Regional Planning Commission. Daryl has had input from a lot of residents, barring Mike’s saying he would head the Comprehensive Plan Daryl was prepared to volunteer. He had contacted another company that does Comprehensive Plans to make a presentation. A meeting notice will be posted for that meeting.

**Schedule Committee Meetings**

Water & Sewer Committee Meeting will be scheduled for March 7<sup>th</sup>.

**Municipal Calendar**

**Other Business**

**Engineer** – None.

**Public Works Administrator** – Bulk water sales deposit will be on agenda next month.

**Trustees**

**Nohl** – None.

**Ginder** – None.

**Perry** – Absent.

**Sauder** – None.

**Mullins** – None.

**Wilkendorf** – None.

**Clerk** – Absent.

**Treasurer** – None.

**Adjournment**

Motion for adjournment was made by Ginder, seconded by Sauder. Meeting adjourned at 9:05p.m.

Respectfully Submitted,

Sheri Martin  
Village Clerk

Approved by the Village Board on \_\_\_\_\_.