

Village of Goodfield

BOARD MINUTES

Regular Board Meeting – April 21, 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, Roger Mullins and Daryl Wilkendorf. Also present: Attorney Mike Gifford, PWA Nohl, Treasurer, Clerk and 13 visitors. Absent were: Trustees Todd Perry and Nate Sauder.

Citizens Request and Input

Bill Dietrich discussed a proposed new Industrial Park. The whole park is in Woodford County. Part of it is in the Village and part is not. Plans call for all to be within the Village limits. R1 is proposed to be changed to Business/ Industrial. No sea containers will be allowed.

The question was asked what kind of restrictions the Village will enforce. Pres Edwards said Village code will be enforced and that there will be a Public Hearing. The time for questions will be at the Public Hearing. Someone asked for a map, attorney Gifford passed around the map. Terri Kuebler asked if it is a done deal that it is changed from R1 to Industrial. President Edwards said no that is the reason for the Public Hearing and the Board of Appeals and Planning Commission. Sue Wittmer, resident of Deer Lakes - there are a lot of beautiful homes and investments in those homes. They are very concerned this project may be impinging on our subdivision and that it may affect the value of the homes. Please consider some type of barrier to the subdivision.

Daryl, as a citizen reminded the Board of the petition that circulated months ago with 50+ signatures to keep the R1 zoning. He went to the people who had made an offer on his home and they withdrew their offer. There will be diminutive value to the Village.

Rodney Schoonover – we live in a small quiet subdivision and they have worked well with the farmer in the past. He has a major concern and opposition to the industrial park. Wants to keep subdivision small and quiet.

Bill Dietrich said if you buy a house within a mile from an interchange then expect the corn and soy bean fields to be gone.

James Stout – I own a farm and understand what you are saying. Moved here 10 years ago. If he wanted to move into an industrial area he would have bought in Peoria, Why can't you go North? That seems like a good area.

Dennis McConnahay – Moved here for quiet subdivision. I am a new resident and plan to live my life here. Did live in Peoria and saw it go down with crime. I like it here and want to stay here but from what I hear you are pushing us out.

Randy Barth – My worry is that Goodfield enforces no restrictions. Goodfield is known for 2 things Busy Corner and the pallet pile. It's about time you start enforcing some restrictions and think about the public.

Sue Wittmer - we know the Village is reluctant to enforce restrictions due to a past lawsuit but please consider the residents in this subdivision and try to do your best to shield us from what I think is probably going to be inevitable.

Bill Slingerland – I am opposed to this development for the same reason the others stated.

Marvin Kuebler - I have a major concern looking out patio door at Chip Energy. He started grinding garbage on N and E of pile then quit. Got rid of dozer and now backs in along the E side of building to S end of building and puts pallets there along the old stuff. Now when he grinds pallets he grinds the new ones.

Anthony Paz – has a huge problem with his children playing in a business parking lot.

Randy Barth - . Mr. Barth also asked what brings in more revenue – apartments or business. President Edwards said he couldn't say - sales tax is not separated out for each business. Barth said business will bring in more money so why do we want apartments in the business park instead of business?

Meeting Minutes

03-17-22 Regular Board Meeting

04-11-22 Water & Sewer Committee Meeting

Motion made by Mullins, seconded by Ginder to approve the minutes, as amended. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf - yes.

Police Report

Police Reports were in the Board Meeting packet.

Treasurer's Report

Motion was made by Ginder, seconded by Nohl to approve the Treasurer's Report as amended to the warrants dated April 21, 2022. Motion passed with the following roll call vote: Nohl – yes, Perry – yes, Mullins – yes and Wilkendorf – yes.

Warrants/Accounts Payable

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

03-24-22	\$36,937.02
04-19-22	\$ 46,534.58

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

Transfers

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

- \$16,227.70 from O&M Checking to General Fund Checking
- \$35,000.00 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
- \$ 7,500.00 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
- \$55,638.45 from General Fund Money Market to TIF Fund

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

Payment of outstanding invoices upon request of Village Engineer

There were no outstanding invoices.

PUBLIC WORKS ADMINISTRATOR/VILLAGE ENGINEER REPORT

PWA Nohl said there are still issues at the water treatment plant with pressure filters but all are back online. Normally Public Works flush water mains in April. This will be done in May.

WATER TREATMENT PLANT/DISTRIBUTION SYSTEM

Nothing discussed.

SEWER TREATMENT PLANT/COLLECTION SYSTEM

Nothing discussed.

SANITARY SEWER COLLECTION SYSTEM ISSUES

Nothing discussed.

ATTORNEY REPORT

Discussed under appropriate headings.

VILLAGE PRESIDENT'S REPORT

President Edwards handed out a paper with figures from the 2020 census. Goodfield percentage wise is the 2nd largest growing municipality in tri-county area.

OLD BUSINESS

Ingress/Egress Easement for Sanitary Sewer Trunk Main

PWA talked to Engineer Yockey, he is still planning to meet with Andrew Hoerr.

Raymond & Cleveland Street Right of Way

Nothing discussed.

Sewer Main Easement – Dr. Merheb & Barn III

Attorney Gifford sent a letter (with PWA Nohl and Engineer Yockey's input) to Dr. Merheb. Sewer line was installed on Merheb's land many years ago but was never recorded. Ms. Morrison called attorney back. Attorney is hopeful to set up a meeting with Dr. Merheb.

Salt/Cinder Storage Building

Project is complete.

Rte 117 Water Main Extension

Project is done, except restoration. Hoerr's will do restoration when weather permits.

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

PWA Nohl is still working on this with Engineer Brad Shafer with Lewis, Yockey and Brown.

Discussion on proposed revisions to Chapter 8, 10, 11 & 12

Attorney Gifford suggested adding Chapter 6 for discussion also.

This topic was tabled.

Comprehensive Plan

Tabled. Attorney has not had time to prepare an RFT.

NEW BUSINESS

Class A Liquor License Renewal Request from Freedom Oil

Motion was made by Ginder, seconded by Nohl to approve a Class A Liquor license as requested by Freedom Oil commencing May 1, 2022 and expiring April 30, 2023.

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

Class B Liquor License Renewal Request from Barn III

Motion was made by Nohl, seconded by Mullins to approve a Class B Liquor license as requested by Barn III commencing May 1, 2022 and expiring April 30, 2023.

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

2022 Street Drive Through

Drive through has not been completed yet. Plan to do end of April or beginning of May.

Status of TIF Recoupment

Attorney Gifford, President Edwards and Treasurer DeGrave sat down and had 4 conversations the Jay Greenly

Talked to school district and it took their attorney 9 months to respond. Compared notes and they agreed in concept for most of what we did with 1 exception. On 5 lots the County took TIF property and combined it with non TIF property outside the district combined them into single lots and then cut them up and it became Goodfield Crossing. Engineer came up with a ration for TIF portion. They agreed to come up with a compromise. School district suggest 20%, Attorney Gifford says 25%. Treasurer DeGrave caught a mistake they were using the entire amount, not the increment.

This is close to being resolved. Goodfield may owe approximately \$97,000.

Dietrich proposed Pre-Annexation Agreement

The proposed Pre-Annexation will go the Planning Commission Chairman Mike Carr. Attorney Gifford said since it contains rezoning of a parcel with in the Village that portion will go to the Board of Appeals. A Public Hearing will be scheduled and published in the newspaper not less than 15 nor more than 30 days prior to the hearing. Attorney Gifford also suggested doing a Combined Public Hearing with the Planning Commission and Board of Appeals. After the Public Hearing the Board of Appeals would meet to deliberate and make a recommendation for the rezoning, and then the Planning Commission will meet to deliberate and make a recommendation to the Board for the pre-annexation agreement. Motion was made by Nohl, seconded by Mullins to send to the Planning Commission and Board of Appeals. Motion passed with the following roll call vote: Nohl – yes, Ginder yes, Mullins – yes and Wilkendorf – no.

Because John Dietrich is on the Planning Commission he would have a conflict of interest and must recuse his vote.

Motion was made by Wilkendorf to direct clerk to post all hearings on website and provide a way citizens can provide an email address so they can receive electronic notifications of such hearings. There being no second, motion failed.

Motion was made by Ginder, seconded by Wilkendorf that in addition to normal procedure to post Public Hearings on the Village website as well as the Village’s digital sign. Motion passed with the following roll call vote: Nohl – yes, Ginder – yes, Mullins – yes and Wilkendorf – yes.

Sewer Treatment Plant response letter to IEPA

The Village was out of compliance for a couple months with Total Suspended Solids (TSS). PWA sent a response letter to EPA, but EPA was not satisfied with the letter. PWA had a meeting with 2 gentlemen from EPA, Mike Carr and Village Engineer. The Village proposed to do a 2 tier corrective compliance action plan. First tier would be monitoring with small changes at sewer plant with weekly samples to see if we can pinpoint a source. Second tier is to send a second letter to EPA with corrective measures. Motion was made by Ginder seconded by Mullins to send a letter as drafted by Village

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

Mailbox Reimbursement

Currently in Village Code the reimbursement cost for a damaged mailbox is \$50.

A village resident asked PWA if the Board would consider raising that amount. PWA Nohl looked online and the cheapest mailbox, post and sacrete was \$50. There was no motion to change current code it will stand as is.

Schedule Committee Meetings

There will be a May 2, 2022 Combined Planning Commission and Board of Appeals meeting.

May 19, 2022 is the next Board meeting.

Finance Committee Chairman Ginder will set a meeting in the near future.

Municipal Calendar – completed.

Other Business

Engineer – None.

Public Works Administrator – None.

Trustees

Nohl – None.

Ginder – None.

Perry – None.

Sauder – None.

Mullins – None.

Wilkendorf –Presented petition signed by 130 residents of Goodfield asking that the process be done carefully. Daryl asked that they be given to Chairman Carr and Chairman Kuntz.

Trustee Wilkendorf tendered his resignation effective immediately.

Clerk – None.

Treasurer – None.

Adjournment

Motion for adjournment was made by Nohl, seconded by Ginder. Meeting adjourned at 8:37p.m.

Respectfully Submitted,

Sheri Martin
Village Clerk

Approved by the Village Board on _____.