

Village of Princeville

Minutes of the Regular Board Meeting Tuesday, August 20, 2024 at 7:00 PM, Princeville Village Hall

Remote access will be available for attendance at the below meeting.

To attend the meeting remotely, go to zoom.us/join, enter Meeting ID: 896 9197 5198, enter Passcode: HXL1e1 OR to attend the meeting by phone, dial, 309-205-3325, enter Meeting ID: 896 9197 5198, enter Passcode: 628964.

Prior to the meeting, you can also submit a public comment by email to villagehall@princeville.org and insert in the subject line of the email, "Public Comment for Meeting August 20, 2024".

Roll Call

Roll call showed the following board members were physically present: President Troutman, Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, Trustee Schoenbeck and Trustee Potter

Trustees Absent: None.

Other Village members physically present: Superintendent of Public Works, Chad Gardner; Treasurer, Julie Delbridge; and Clerk, Sarah Cordis

Others present: Nick Vlahos – The Weekly Post; Janet Rasmussen; Mr. Fairchild and Deputy Yarger

Others Present via Zoom: Tracey Young

Public Comment Period

Janet Rasmussen asked the Village board to move the stop signs from the corner of West Main and Sumner and move them one block east to the corner of West Main and Cottage Grove. That would create a 4-way stop. There are lot of vehicles parked along the street making it difficult to see up and down the street.

The streets committee meeting was set for 6:30 P.M., prior to the Sept. 3rd board meeting, to discuss this matter.

Police Report

Deputy Yarger commented that there seem to be a number of solar panel peddlers in town. The groups are rotating different people in and out of the small towns.

Trustee Peterson said that putting the notes/comments on social media, Facebook, does not alert the police that peddlers are in town. Residents should call the police.

President Troutman said these so-called peddlers are asking for personal information. Superintendent Gardner said they are asking for resident's power bills.

Deputy Yarger is looking at changing some of his hours to cover some more weekends. He plans to watch for high schoolers leaving school property after school and events, if he can. He will be pulling more people over, in hopes to the get the attention that someone is watching.

Treasurer's Report

Treasurer Delbridge reviewed the Treasurer's Report. She commented that the Lillie M. Evans library was paid their yearly money, \$25,000.00, as part of the inter-governmental agreement, which came out of TIF I. She reviewed the CD list. Two updated in August, both at a higher rate and for one (1) year rather than six (6) months. President Troutman suggested that Treasurer Delbridge check the State Bank of Toulon, as they have a 5.13%, 13-month rate right now.

Any Action Regarding Treasurer's Report

Trustee Gilroy made a motion to approve the Treasurer's Report. Trustee Peterson seconded the motion.

Yeas: Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, Trustee Schoenbeck and Trustee Potter

Nays: None

President Troutman declared the motion as carried.

Paying Additional Bills

Trustee Delbridge suggested Superintendent Gardner look at the sidewalks on the east side of 203 West Main, as those are very uneven. Trustee Gilroy made a motion to approve the bills in the amount of \$74,388.47 as of August 21, 2024. Trustee Pope seconded the motion.

Yeas: Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, and Trustee Schoenbeck

Nays: None

Abstain: Trustee Potter

President Troutman declared the motion as carried.

Discussion on Princeville Solar, LLC Located at 500 West North St.

President Troutman said there is a new map that now includes an Ameren access road on Shawn Street to reach their poles. Access is required 24/7 in the case of an emergency.

Trustee Peterson wanted to know why that road/access was not on the first map, nor was it mentioned that Ameren would need an access road to their poles, and is not in favor of this road.

President Troutman stated Ameren needed to be able to access their equipment, and they would not be using this road regularly. He understands that large vehicles are hard on the side streets. As a reminder, President Troutman would like documentation from Ameren, Trajectory and Princeville Solar, LLC, that this road/access would be for service only and not construction purposes.

Trustee Delbridge does not like that the plan changed without informing the Village Trustees. He does not want the Village to have to pay for wear and tear on the road.

President Troutman said someone from the new company, and Kiersten Sheets, from Trajectory, could attend the September 3rd meeting.

Discussion Regarding Car Ports, Portable Garages, Car Canopies, Portable Car Ports, Canvas Structures, Canvas Garages, Railroad Cars, Shipping Containers, and the Zoning Code Chapter 17.08.020, "Zoning Use Permit - When Required."

Superintendent Gardner looked back to 2014 for some notes on this matter. He talked to the Village attorney, Scott Brunton. The issue is going to turn on what a structure is. If the structure is not in concrete, then it is not a structure. It would not need a permit but would need to abide by the setbacks. Zoning board needs to identify what a structure is.

President Troutman believes the wording never got sent to the lawyers correctly, and it might have been during the transition of Miller Hall & Triggs.

Superintendent Gardner will speak with the Zoning Board, Scott Brunton and bring something back to the Village Trustees.

Consider and Vote to Approve TIF I Residential Rehab Program Application for 216 East North Street.

Trustee Delbridge made a motion to approve TIF I Residential Rehab Program Application for 216 East North Street in the amount of \$2,500.00. Trustee Pope seconded the motion.

Yeas: Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, Trustee Schoenbeck and Trustee Potter

Nays: None

President Troutman declared the motion as carried.

Consider and Vote to Approve TIF I Residential Rehab Program Application for 430 North Walnut Avenue.

Trustee Gilroy made a motion to approve TIF I Residential Rehab Program Application for 430 North Walnut Avenue in the amount of \$1706.75. Trustee Potter seconded the motion.

Yeas: Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, Trustee Schoenbeck and Trustee Potter

Nays: None

President Troutman declared the motion as carried.

Consider and Vote to Approve TIF I Residential Rehab Program Application for 114 West South Street.

Trustee Pope made a motion to approve TIF I Residential Rehab Program Application for 114 West South Street in the amount of \$2,500.00. Trustee Schoenbeck seconded the motion.

Yeas: Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, Trustee Schoenbeck and Trustee Potter

Nays: None

President Troutman declared the motion as carried.

Committee Reports:

Property Committee Meeting, August 19, 6pm: Discussion About Proposed Redevelopment & Cooperation Agreement with Developers of Former Alcoa Property.

Trustee Peterson said the Property committee met on August 19. They discussed the former Alcoa Property and the possibility of a redevelopment and cooperation agreement.

Finance Committee Meeting, August 20, 6pm: Discussion About Implementing a Grocery Sales Tax Locally by Ordinance.

President Troutman said the finance committee met tonight to go over the grocery tax, which will end January 1, 2026. As a board, we may have to adopt an ordinance to implement such a tax. The attorney will draw that up, and we will also need him to clarify the non-home rule. (This will not be adding a new tax to residents.) Overall, the average revenue from the grocery sales tax has been a quarter of a million dollars.

Any Further Action Regarding Committee Reports.

None.

Consider and Vote to Approve a Redevelopment & Cooperation Agreement with Developers of the Property Formerly Known as the Alcoa Property.

President Troutman noted that there is a redevelopment agreement that has been started which would prevent any transfer of the property back without any development being done. The Village can have a say in what goes in out there.

New developer would need to present plans to the Village trustees.

Trustee Delbridge commented that the current owner still has the responsibility of maintaining the property. President Troutman said he is ok with the agreement.

Trustee Delbridge made a motion to Approve a Redevelopment & Cooperation Agreement with Developers of the Property Formerly Known as the Alcoa Property. Trustee Pope seconded the motion.

Yeas: Trustee Delbridge, Trustee Peterson, Trustee Gilroy, Trustee Pope, Trustee Schoenbeck and Trustee Potter

Nays: None

President Troutman declared the motion as carried.

Past Due Water Bill Review

Treasurer Delbridge reviewed the past due/aging report. Past due amounts are due Friday by 5 P.M. Monday would be shut-offs if no payments are made.

Building Permits

- 102 East High Street – Replace picture window
- 1019 North Larson Lane – Front porch remodel
- 410 North Sante Fe – 6-ft white vinyl privacy fence in backyard

Report from the Superintendent of Public Works

- Brockway Hills sealcoating got done yesterday.
- Sealcoating throughout town will take place the first or second week of September.
- Water plant running smoothly.
- Steve will start seeding tomorrow where sidewalks were worked on.
- Did get snowplow for truck, and it cost approximately \$20,000.
- Brian is having total knee replacement in September.
 - Superintendent Gardner will be in charge of the water plant while he is out.
- Had a water inspection a week and a half ago. There were a few little things to do.
 - Cross-connection survey being mailed out.
- Had a request for an 'autistic child ahead' sign to be installed on South Santa Fe.
- Still waiting on 'Slow – Children' signs. They should be here soon.

The group is doing some clean-up/work at the pool. They are wondering who can be allowed in there to work – check for underground leaks, etc., under the Village's insurance policy. _____ (There board was – call insurance to add contractors, etc.) Superintendent Gardner thought it was only volunteers who were allowed, not contractors. Superintendent Gardner will call the insurance company and convey to their board. The Village will need a copy of their insurance policy. President Troutman wondered if they would have to pay the prevailing wage? Superintendent Gardner will ask the attorney about that as well.

Trustee Peterson asked if Superintendent Gardner has seen where the heavy garbage trucks have broken away the asphalt on North Walnut Avenue.

Trustee Delbridge asked Superintendent Gardner to move the street sweeper as it was creating ruts in the asphalt/drive.

Any Other Business to be Brought Before the Board

Ada Laine and No Roots Boots plan to have a 'Hometown Hang-Out' Saturday, September 21, 10 AM – 3 PM. There will be vendors, and they would like to close off some of Main Street. Superintendent Garner said the bank is open until 12:00 or 12:30 PM. He can work with Ada Laine boutique to work something out.

Bridget Gilroy can be at the September 3rd meeting to talk about the event, layout, etc.

Trustee Delbridge suggested it was time to start thinking about the 2024 Village Christmas gathering. Think about a place that might be good to have dinner.

Adjourn

Trustee Gilroy made a motion to adjourn at 8:10 PM. Trustee Delbridge seconded the motion.

All those in favor: Yeas

Nays: None

President Troutman declared the motion as carried.

*** Next Village Board Meeting, Tuesday, September 3, 2024**

Respectfully Submitted,

Sarah Cordis, Village of Princeville Clerk