

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**September 3, 2024, 7:00 PM, Princeville Village Hall**

This meeting will be held at Princeville Village Hall and will also include a Zoom Meeting option. The public is invited to attend in person or attend via Zoom. To join in the meeting: log into Zoom, when prompted enter Meeting ID: 883 6496 0206, Passcode: ZQK3GZ Or use the call-in number: 1-309-205-3325, enter Meeting ID: 883 6496 0206, Passcode: 541149  
Prior to the meeting, you can also submit a public comment by email to [villagehall@princeville.org](mailto:villagehall@princeville.org) and insert in the subject line of the email, "Public Comment for Meeting, September 3, 2024.

**Roll Call**

President Troutman opened the meeting at 7:00 PM.

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: Treasurer, Julie Delbridge; Superintendent, Chad Gardner; Municipal Code Officer – Dan Sullivan and Clerk, Sarah Cordis.

Others Present: Deputy Yarger; Kiersten Sheets - Trajectory Energy; Brent Buchberger - Summit Ridge Energy; Erik Givens; Mr. Fairchild, Tracey Young, Bridget Gilroy and Molly Richeson – The Weekly Post

Others Present Via Zoom: One individual on Zoom.

**Public Comment**

Mr. Fairchild addressed the board Re: 9. Discussion Regarding Planned Solar from at 500 W. North Street. He had concerns regarding POI access through Shawn St., and asked that reassurance that the proposed tall prairie grass be planted on both sides of the gravel road.

**Police Report**

Deputy Yarger reported that the Sheriff approved 6 hours this week and next for traffic stops. So far he has made 17 stops within a 2 hour shift. One was a juvenile and that others were ages 25 and over. Trustee Peterson commented that there is a lot of speeding at the corner of Main and North Town Ave., with people on the way to school.

**Approve Minutes as Published**

Trustee Pope made a motion to approve the meeting minutes for August 5<sup>th</sup> and August 20<sup>th</sup>. Trustee Delbridge seconded the motion.

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

Nays: None

President Troutman declared the motion carried.

**Paying of Bills.**

Trustee Delbridge made a motion to approve the bills, as of August 29<sup>th</sup>, in the amount of \$49,026.35. 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 carried.

**Municipal Code Officer's Report**

MCO Sullivan reviewed the report.

The violations are primarily high grass/weeds, debris, and inoperable vehicles. There is a court hearing Monday, September 9<sup>th</sup> regarding 335 S. Tremont.

The work, redevelopment agreement, with the old Alcoa building continues to move forward.

The property on Spring Street is demolished.

**Any Action Regarding M.C.O. Report**

None.

**Discuss/Approve Resolution Approving Redevelopment & Cooperation Agreement with FPM Properties LLC for Redevelopment of the Former Alcoa Property.**

President Troutman said there needs to be in a resolution for this agreement.

Trustee Delbridge did not see the language that talked about the current owner(s) still being responsible for the property until this is finalized.

Trustee Delbridge made a motion to Approve Resolution Approving Redevelopment & Cooperation Agreement with FPM Properties LLC for Redevelopment of the Former Alcoa Property. Trustee Peterson seconded the motion.

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

Abstain: Trustee Gilroy

Nays: None

President Troutman declared the motion carried.

**Discussion Regarding Planned Solar Farm at 500 W. North Street.**

Kiersten Sheets, with Trajectory Energy Partners, introduced Brent Buchberger introduced Summit Ridge Energy. Both companies will work together on this project.

Brent said that they would be completing a building permit this fall, and hope to have the project completed next year.

There were concerns from Trustees and neighbors about the access road, needing access to the utility poles.

Kiersten explained that while an access road wasn't defined in the initial plans submitted to the board, that area had been designated as a 30-ft easement, just in case a road was not actually required.

Trustee Peterson appreciated the explanation, and stated that if/when Ameren may need access to the poles, that Shawn St. does make sense.

Brent said Summit Ridge Energy has a lot of communication with Ameren, regarding pole location, how many poles, optimize spacing, etc. Until Ameren designs the pole placement, the company won't know exactly what Ameren requires regarding an access road. Whenever the road is built, Ameren will require all-season access and typically a grave drive. Topsoil will not be moved to comply with an agricultural impact mitigation agreement that is written into the lease with the landowner. Both companies committed to approaching the board for discussion before any changes are necessary going forward. They also agreed to maintain as much of the natural grasses in the area, as they could.

**Bridget Gilroy, from Ada Laine Boutique, to Address the Board Regarding an Upcoming Event on E. Main Street.**

Bridget Gilroy addressed the board regarding the event, 'Hometown Hangout', Saturday, September 21, 10:00 AM – 3:00 PM, that will include 4 local businesses, Ada Laine Boutique, No Roots Boots, Midwestern Charm and The Pumpkin Place. She asked the board if they would allow seven (7) parking spots for blocked off for the event, with the blocking of the parking spaces actually taking place between 6:00-7:00 AM.)

Trustee Peterson made a motion to approve blocking seven (7) parking spots for the Hometown Hangout on E. Main St., Saturday, September 21<sup>st</sup>, 10:00 AM – 3:00 PM. Trustee Pope seconded the motion.

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

Abstain: Trustee Gilroy

Nays: None

President Troutman declared the motion carried.

**Consider and Vote on TIF I Residential Rehabilitation Program Application for 419 N. Walnut Avenue.**

Trustee Delbridge made a motion to approve TIF I Residential Rehabilitation Program Application for 419 N. Walnut Avenue, \$2,500.00. Trustee Schoenbeck seconded the motion.

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

Abstain: Trustee Gilroy

Nays: None

President Troutman declared the motion carried.

**Consider and Vote to Approve a Variance Request, to Permit a Section of Privacy Fence in Front Yard at 332 S. Santa Fe Avenue.**

Trustee Pope made a motion to approve a Variance Request, to Permit a Section of Privacy Fence in Front Yard at 332 S. Santa Fe Avenue. Trustee Potter seconded the motion.

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

Abstain: Trustee Gilroy

Nays: None

President Troutman declared the motion carried.

**Consider and Vote on a Resolution to Install Slow Down Autistic Child at Play Signs on the 500th Block of S. Santa Fe Avenue.**

Trustee Delbridge made a motion to approve a Resolution to Install Slow Down Autistic Child at Play Signs on the 500th Block of S. Santa Fe Avenue. Trustee Peterson seconded the motion.

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

Abstain: Trustee Gilroy

Nays: None

President Troutman declared the motion carried.

**Discuss and Review Proposed Ordinance to Regulate the Construction and Maintenance of Carports in Village Zoning Ordinance**

Superintendent Gardner said he talked with Attorney Scott Brunton about the carport ordinance. The new ordinance would make it mandatory for carports to be structures as defined in the zoning code,

specifically that they need to be made with a metal roof or a wooden roof with shingles and that no canvas tarps will be allowed, and needed to be affixed to the ground.

President Troutman and Trustee Peterson both commented that this ordinance helps define what a structure is.

### **Committee Reports**

*Streets Committee Meeting, September 3, 2024 @ 6:30pm: Discussion regarding removing stop signs from intersection of Sumner Avenue & W. Main Street and relocating them to the intersection of S. Cottage Grove Avenue and W. Main Street to create a 4-way stop.*

Trustee Schoenbeck said the Streets committee met tonight. They discussed the Cottage Grove Avenue and Main Street, and the possibility of creating a 4-way stop. (That is a tight intersection.) The committee would like to see no parking permitted within 50 ft of the stop signs at Main Street, in both directions, nor will parking be permitted within 30 ft of the stop signs on Cottage Grove Avenue, in either direction.

The committee agreed that the Sumner Ave. stop sign should remain there.

Superintendent Gardner will get some flags and 'Stop Ahead' signs for the new stop signs.

Trustee Delbridge asked if we will need a resolution for this at the next meeting. Superintendent Gardner said, yes

Motion Pope made a motion to have a resolution drawn to have Cottage Grove Avenue and Main St. become a 4-way stop, and to have no parking within 50ft of Main Street stop signs and no parking within 30ft on Cottage Grove Avenue. Trustee Schoenbeck seconded the motion.

All in favor: Aye

Opposed: Nay

President Troutman declared the motion as carried.

### **Past Due Water Bill Reviewed**

The past due water bill list was reviewed.

### **Building Permits**

- 624 W. Spring St. – Demolition permit – demolition is complete.
- 121 W. Shawn St. - Replace fence
- 620 Veterans Dr. - install solar – residential roof mount
- 623 Princeville Ave. – install solar – roof mounted residential
- 405 S. Tremont Ave. – install solar – roof mounted residential

### **Report from the Superintendent of Public Works**

- Brockway Hills roadwork bill has been submitted. This is paid out of TIF II. (The invoice was cheaper than the bid.)
- Have an allocation for a new dump truck. The build date starts in January 2025.
- Shed at the sewer plant will begin Monday.
- MFT street work – will do next week, if the weather is ok.
- Brian Holt had his knee surgery cancelled and he will be here for the duration of the canning season.
- Steve is going to doing seeding this week.
- Fixing some curbs along St. Mary's.
- High and Stanton St. trucks park down there. The grass that is torn out.

President Troutman commented that the water tower by the District office needs to be painted again. (He will have the contractor out here to look at it.)

**Any Other Business to Be Brought Before the Board**

The Akron Princeville Fire Protection District is requesting TIF money. They are inquiring about a one year ask and reapply each year, or if they could ask for four years at a time, submitting their receipts each year. (An intergovernmental agreement would need to be created.)

President Troutman suggested the four (4) year plan. Trustee Delbridge agreed. This can be drawn up for the next meeting.

President Troutman commented that there might be an annexation of land, if the Trustees are interested.

**Adjourn**

Trustee Peterson made a motion to adjourn at 7:55 PM. Trustee Pope seconded the motion.

All in favor: Aye

Opposed: Nay

President Troutman declared the meeting adjourned.

**Next Board Meeting, Tuesday, September 17<sup>th</sup> at 7pm**

Respectfully Submitted,

Sarah Cordis, Village of Princeville Clerk