

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

The Princeville Village Board met on the above date and time at the Village Hall, 206 N. Walnut Street, Princeville, Illinois 61559. President Troutman called the meeting to order at 7:00 p.m.

**ROLL CALL**

Roll call showed the following board members were physically present: President Troutman, Trustee Gilroy, Trustee Haley, Trustee Geiger, and Trustee Ehnle. Absent: Trustee Sutherland and Trustee Delbridge. A quorum was present for the meeting. Other Village members present: Treasurer Hofer, Clerk Wilson, Superintendent of Public Works Gardner, and Municipal Code Officer Sullivan.

**MINUTES**

**Police Report:** President Troutman advised Officer Hankins was responding to a call and would not be present.

**Approve Minutes as published:** Regular Board Meeting Minutes for March 2018 were distributed to the Board by Clerk Wilson. Trustee Geiger advised correction needed in the Regular Board Meeting Minutes of March 20, 2018, wherein, under the Pool Committee, the motion to approve funds for construction of Pavilion, it should state "approve cost for pavilion" and remove \$1,400.00 amount. Trustee Geiger also asked correction needed in Regular Board Meeting Minutes of March 20, 2018, wherein, under Consider and vote to approve purchase agreement for lot 7 in Aten Acres Phase 6, in paragraph that addressed TIF that it should further note, "proceeded as advised by Adviser Steve Kline."

Trustee Haley made a motion to approve minutes, with the above-noted revisions, with a second from Trustee Geiger.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

President Troutman declared the motion passed.

**Approve Treasurer's Report:** Treasurer's Reports for March 2018 were distributed to the Board by Treasurer Hofer. Treasurer Hofer advised significant checks totaling \$370,678.44 were issued, under TIF 1, 2, and 3, and Village mailed water bills to residents on March 30, 2018. Trustee Gilroy inquired if Board receives listed of what Princeville School District is spending received TIF monies, and Treasurer Hofer responded, advising, yes and would email same to Board. Trustee Geiger inquired if Board gets inquire on all TIF expenditures, and President Troutman advised the auditor does and reviews same.

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

**Approve Treasurer's Report** (continued): Trustee Geiger made a motion to approve the Treasurer's report, as presented, with a second from Trustee Haley.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

President Troutman declared the motion passed.

**Paying of Bills and Additional Bills:** Bills sheet for March 2018 was distributed to the Board by Treasurer Hofer. Bills for March 2018 totaled \$14,498.66.

Trustee Gilroy made a motion to approve paying of the March 2018 Bills, as presented, with a second by Trustee Haley.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

President Troutman declared the motion passed.

**Consider and vote to pay 2<sup>nd</sup> half of 2017 contract with Jacob and Kline:** Trustee Gilroy made a motion to pay the 2<sup>nd</sup> installment of the 2017 contract with Jacob and Kline with \$812.60 from TIF1 parcels, \$538.60 from TIF2 parcels, and \$516.40 from TIF3 parcels, with a second by Trustee Ehnle.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

President Troutman declared the motion passed.

**Report from the Municipal Code Officer:** Municipal Code Officer (MCO) Sullivan distributed Code Officer Report, dated April 2, 2018, to the Board with indicator of current violations not completed, new violations, and completed violations.

MCO Sullivan noted arrangements not made yet to view property on South Street with regard to possible issues of falling ceilings and will likely need to take property owner to court. MCO Sullivan noted debris at property on Woertz Road was partially cleaned by property owner but an inoperable vehicle still remains on property and needs addressed. MCO Sullivan advised property on Marilyn had no current violations.

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

**Report from Municipal Code Officer** (continued): Julie Delbridge will update Village website with regard to reminder on Village Code Enforcement-Property Maintenance Plan, and Trustee Geiger would like reminder Village to start fining violators.

MCO Sullivan distributed copy of fee schedule for three (3) other municipalities to Board for review in order to set fees for the Village.

MCO Sullivan distributed copies of draft of Ordinance Defining Solar Energy Systems within Village Limits and Ordinance Amending Special Use Schedule. Russ Hyde of Public Works Department recommended change to Application noting it should be changed to be similar to Peoria County. Mr. Hyde received email from solar company to adopt solar ordinance and guidelines in April 2018 and submit application in May 2018. Mr. Hyde stated reservation on solar panels to residents advising didn't see how Village could charge a fee as Village does not charge fee for antennas. Mr. Hyde could see fee for permit if free standing. Mr. Hyde fee schedule by County is per kilowatt and this is fairest way to charge. Trustee Gilroy noted wording did indicate charge for residential fees. MCO Sullivan noted solar farms would need special use application and residential there would be a fee for ground mount solar systems but no charge for roof top as is also done by Peoria County Ordinance. Mr. Hyde noted would need to have wording put on building application about how much kilowatt production. President Troutman noted would review and continue with Mr. Hyde and MCO Sullivan. Trustee Geiger inquired with Mr. Hyde if there were any revisions needing to be made, and Mr. Hyde responded, advising set backs by zoning have in place now but see no other revisions. MCO Sullivan stated the Tazewell County Ordinance is more in-depth with different scenarios; 100 feet agricultural setback and fees taken by County. Trustee Geiger inquired if Village should draft something, and MCO Sullivan responded, advising would need to amend Ordinance and add needed language. Trustee Geiger inquired on fines. Trustee Haley noted needs to be a way to define. President Troutman advised set fee schedule so everyone treated same. Trustee Geiger noted \$25.00, \$50.00, \$250.00 should be added to fee schedule, requesting MCO Sullivan do same, so Board can review. MCO Sullivan advised would add the amounts to the fee schedule. MCO Sullivan noted that prior officer, Officer Patterson, had indicated the Village citations had something wrong with them, and President Troutman advised need all necessary information as attorney said would assist. Trustee Geiger inquired if attorneys should work with Committee, and President Troutman responded, advising believes License Committee should review. MCO Sullivan advised could not be present for April 17, 2018 but would have Ordinances/Codes updated as requested and distribute at first meeting in May 2018. Trustee Geiger inquired if MCO Sullivan could have same for April 17, 2018 so Board could review. MCO Sullivan inquired if Board could revamp codes to ensure all similar, and President Troutman noted could put this supersedes. Trustee Geiger inquired how long to do, and MCO Sullivan responded give to end of week. Treasurer Hofer noted Trustee Ehnle, Trustee Geiger, and President Troutman were on the Licensing Committee, and Trustee Ehnle was the Chairperson.

**Any action needed regarding the MCO report:** None.

**Dave Stear to address Board for liquor license for May 19, 2018 Troutman Park event:** Mr. Stear advised there would be a 5K run/walk, softball tournament, and a breakfast by the Lions Club, and requesting special event liquor license for the event and to waive fee for the license.

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

**Dave Stear to address Board for liquor license for May 19, 2018 Troutman Park event** (continued): Trustee Haley made a motion to grant a special event liquor license to Troutman Park for their May 19, 2018 event of beer only and to waive the fee. Seconded by Trustee Gilroy.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

President Troutman declared the motion passed.

**Jake Wilson to address the Board for APFD liquor license for Heritage Days Beer Tent:** Mr. Wilson advised the Akron-Princeville Fire Department would be holding their annual event at the Heritage Days and was requesting a special event liquor license for the event and to waive fee for the license.

Trustee Geiger made the motion to grant a special event liquor license to the Akron-Princeville Fire Department for their June 22, 2018 and June 23, 2018 events pending proof of their Tax ID and DRAM insurance. Seconded by Trustee Ehnle.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

Abstain: Trustee Haley and President Troutman (Reasoning: Members of the fire department)

President Troutman declared the motion defeated.

President Troutman apologized to Mr. Wilson and recommended Mr. Wilson get on the next Regular Board Meeting to re-present the request for a special event liquor license.

**Realtor Kim Ely, Remax/Traders Realty, to address concerns with Aten Acres Phase 6 listing contract:** Realtor Ely advised when lots were listed was providing with starting construction within year of purchase but marketing ordinance had different language. Realtor Ely noted the original contract had commission defined when non-MLS commission agreed separately but this was different than listing contract. Realtor Ely inquired on what language could use for marketing and stated in this week's ad put reduces sale of lots and did ad in color. Realtor Ely noted unable to market lot as free. Realtor Ely also noted during normal real estate transactions bids are not normally taken. Realtor Ely noted the recent offer approved was not by the marketing ordinance, and President Troutman responded, advising the Board has the right to accept or decline offers based upon the language. Realtor Ely inquired if should put original marketing ordinance, and President Troutman responded, advising would draft an email and see if acceptable with realtor to specify ordinance how listed; however, if different, can make offer and Board can vote on amending ordinance. Trustee Geiger noted the Board voted to lower the price with incentive of \$10,000.00 with Promissory Note. Trustee Gilroy noted Realtor Ely could advise when customer calls. Realtor Ely

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

**Realtor Kim Ely, Remax/Traders Realty, to address concerns with Aten Acres Phase 6 listing contract** (continued): would like buyers referred to realtor, and President Troutman advised Attorney Nick Nelson didn't think this was out of order to have bids dropped off with Realtor or at Village Hall. Realtor Ely advised cannot do for sale by owner. Trustee Geiger noted paperwork should be given to Realtor. Realtor Ely noted offer is written through Agent, and President Troutman responded, advising believe if Agent dropped off offer at Village Hall. Realtor Ely will check with director in office, and President Troutman advised, if different, Board can draft something up. Realtor Ely advised when offer comes in is that time it would be put out to everyone, and President Troutman responded, advising will be up at all time. Trustee Geiger inquired if that would be reasonable notice, and President Troutman responded, yes. The Resolution would run through the calendar year, and Board was told both offers needed to be posted for the time being and awarded bidder would need to be posted. President Troutman noted reasonable time was defined as 7 days and that the awarded bidder must be named and posted but that bidders that were not awarded property did not have to have their names listed. Realtor Ely inquired if offers had to be posted prior, and President Troutman responded, no, only after bidder awarded. Realtor Ely inquired on time at what point when reviewed, and President Troutman responded, advising offers must be received no later than 48 hours prior to next board meeting. Realtor Ely inquired how long to accept offers made on properties, and President Troutman responded, advising can bid up to 48 hours prior to meeting. Superintendent Gardner inquired on why putting money on it. Realtor Ely stated if offer made on April 3, 2018 then other offers could continue to be made up to 48 hours prior to April 17, 2018 meeting. Trustee Gilroy advised Board wouldn't know who made offers, correct, and President Troutman responded, advising in public meeting must be posted who is making the offers. Realtor Ely inquired if accept lower offer would Board be able to explain reasoning. Superintendent Gardner advised must accept lower bid with offers unless other reasoning. Realtor Ely advised issue on Promissory Note indicating could not turn construction loan to a mortgage if there is a Promissory Note so offer was not written by a potential buyer. Realtor Ely spoke with bank loan officer on matter and learned must have equalized value and certificate of occupancy in 18 months; therefore, bank cannot take a construction loan and convert to a conventional loan. Realtor Ely inquired if Board was open to change equalized value to appraised value. Superintendent Gardner noted appraised value would need to be higher than \$60,000.00. Trustee Gilroy advised attorney stated if that case can put into escrow. Realtor Ely inquired if buyer could do a Promissory Note contingent on appraised value versus assessed value, and Trustee Gilroy responded, probably but would need to speak with attorney. Trustee Gilroy and Trustee Geiger advised if attorney has no issue the Board did not see an issue with appraisal over equalization. Realty Ely inquired if the ordinance number would be different each time, and Clerk Wilson advised, yes. Realtor Ely inquired on expecting time for the lot, and Trustee Geiger responded, inquiring if Realtor Ely was referring to lot next to Lot 7 in Aten Acres Phase 6? Realty Ely advised client wanted to submit an offer on the lot next to Lot 7 contingent on Village putting in electric, sewer, gas, and road access, and Superintendent Gardner responded, advising those lots are not yet platted. Realty Ely wanted to know if possible to put in contingency offer, and Superintendent Gardner responded, advising could prices to put in water and sewer line connections and curb and gutter at that lot and the timeline would be around June/July 2018 but would depend on bidding process and looking at possibly \$8,000.00 to \$10,000.00. Trustee Geiger inquired to Superintendent Gardner if potential for increased costs, and Superintendent Gardner responded, yes, as only doing work to get to lot ready so possible for \$20,000.00 to \$40,000.00 in costs. Trustee Gilroy inquired on possibility of making lot sizes bigger, and Superintendent Gardner responded, if wanting to do same this would be good time but had not checked on costs to resize lots. Trustee Gilroy inquired if possible to plat all other lots, and Superintendent Gardner responded, advising didn't think so as would not think until ready to develop. Trustee Geiger requested

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

**Realtor Kim Ely, Remax/Traders Realty, to address concerns with Aten Acres Phase 6 listing contract** (continued): Superintendent Gardner get the costs to plat all the lots and provide same to the Property Committee. Trustee Gilroy advised can get offer in now. Trustee Haley noted if vote to extend lot and bid is in can vote on offer. Realtor Ely inquired how would work if no lot established, and Trustee Geiger responded, advising need to approve lots first. Realtor Ely noted can Village do a one-time contract outside of MLS and can Municipality sell outside of MLS since not lot not listed, and President Troutman responded, advising would email attorney on Realtor Ely's questions and would include Realtor Ely on email.

**Committee reports:** None.

**Any action needed on Committee reports:** None.

**Building permits:** None.

**Report from Superintendent of Public Works:** Superintendent Gardner advised with regard to stop sign at intersection of Main and Walnut that engineers advised that overhead stop sign would not be a good option because sidewalk is next to building and Superintendent Gardner will get with Trustee Delbridge (Chairperson of the Street Committee) and review.

Superintendent Gardner received potentially costs of putting sidewalk from nearest sidewalk within Village limits to Dollar General and the expected costs was approximately \$180,000.00 as being this is a State road it would require curb and gutter and this may be needed on both sides of the road, and Superintendent Gardner did not believe it was feasible.

Superintendent Gardner stated with regard to mowing all properties owned by the Village that it would take Wineinger and Sons approximately one (1) day as they have three (3) mowers, and it would take about a week for Village Department of Public Works to mow same properties as only have two (2) mowers. Superintendent Gardner noted it would be more feasible to utilize Wineinger and Sons.

Superintendent Gardner advised walked with water meter in Washington and their administration likes the meters as it takes approximately 7 to 8 minutes. Superintendent Gardner contacted other communities as well stating one community liked the radio system as was consistent. Superintendent Gardner advised okayed Core Mein to conduct a pilot study to see how many towers would be needed and the costs for the study was \$500.00. Trustee Gilroy inquired what type of tower and how much, and Superintendent Gardner responded, advising antenna attached to high structure. Trustee Gilroy inquired if wireless or internet, and Superintendent Gardner responded, advising internet. Trustee Ehle inquired if Core was only radio, and Superintendent Gardner responded, advising Badger was as well. Superintendent Gardner advised Core Mein was asked to give pricing and Core Mein wanted to wait to see what was needed. Superintendent Gardner advised Washington does tech fee to cover costs of meters, and Trustee Gilroy noted likes the idea of a tech fee.

Superintendent Gardner advised well through was put back together on April 3, 2018.

**Village of Princeville**  
**Minutes of the Regular Board Meeting**  
**April 2, 2018 7:00 p.m.**

**Report from Superintendent of Public Works** (continued): Superintendent Gardner advised engineer doing the sewer study stated flow meters need to be installed to know flow dealing with and engineers think construction wouldn't start for two (2) to three (3) Years, and President Troutman advised did not think Environment Protection Agency would have any issues being the Village was moving forward with mitigation. Trustee Geiger inquired if Board should look at increasing sewer rates, and Superintendent Gardner responded, advising there likely would be an increase. Trustee Geiger inquired who does rate increases, and Superintendent Gardner responded, Water/Sewer Committee. Superintendent Gardner noted it was recommended to increase pumping stations at the southwest sewer plant as engineers were against adding another lagoon.

Superintendent Gardner advised Cottage Grove is moving forward and would use as much of the MFT Funds and the General or TIF funds to get project completed. Trustee Geiger inquired if County regulates roads; such weight and speed, why didn't County split the costs with Village, and Superintendent Gardner responded, advising if Village brings the road back up to County standards that the County would take back ownership of Cottage Grove. President Troutman noted Village could make an ordinance to reduce weight on the road, and Trustee Geiger noted that would reduce break down of the road. Superintendent Gardner noted it would take about \$150,000.00 to \$200,000.00 to redo the road and authorized two (2) core samples to check base.

Superintendent Gardner advised Trustee Ehnle looked at pool to take whole roof line out 12 feet, and Superintendent Gardner contacted Perkins and Mercer to get prices and materials were \$3,352.00. Trustee Geiger noted if costs are \$7,000.00 might make sense to run electric elsewhere.

Superintendent Gardner ordered \$4,689.00 in additional Christmas decorations.

**Any other business to be brought before the Board:** None.

**Adjournment:** Trustee Haley made a motion to adjourn the Regular Board Meeting; seconded by Trustee Geiger.

Approved by roll call vote.

Yeas: Trustee Gilroy, Trustee Haley, Trustee Geiger, Trustee Ehnle;

Nays: None;

Absent: Trustee Sutherland and Trustee Delbridge.

President Troutman declared the motion passed and meeting adjourned at 8:55 p.m.

Respectfully Submitted,

*Spencer Wilson, Clerk*  
*Village of Princeville, Illinois*