

**Thomasboro Village Board of Trustees
Special Board Meeting
May 4, 2020**

*Thomasboro Village Hall
101 W. Main Street, Thomasboro, Illinois*

A Teleconference Meeting of the Board of Trustees of the Village of Thomasboro was held on Monday, May 4, 2020. Zoom Meeting ID 85664836971. President Evans called the meeting to order at 6:36pm.

Roll Call

The Village Clerk called the roll, finding the following members in attendance via video or audio: Trustees Dustin Rhodes, Tony Grilo, Ronda Scott, Mick Curry, Robert Pinske, Jeff Robertson.

Other Village officials present: Deanne Wattjes, Office Manager, Leon Albers, Treasurer; Chad Polsky, Eric Shumate, Police Department and Jasmyne Boyce, Village Clerk.

Guests: Jacob Smith, Legal Counsel and Paul Brown, Farnsworth Group

Discussion and Review of Petition for Annexation:

After Trustees reviewed the Petition submitted by the property owners, there was considerable discussion relating to concerns with this project. Specific topics of discussion included the funding source for requested infrastructure upgrades to the proposed new property, landscaping and code enforcement on the proposed easement exposed to Route 45 traffic and public distress over the potential for a utility rate increase to cover the expansion costs.

Trustee Grilo made mention of the possibility of coordinating for ornamental trees or flower beds to be used by Dollar General as part of their initial landscaping installation to add appeal to the exterior.

Treasurer Leon Albers addressed concerns related to the potential for a utility rate increase. The last increase had been implemented several years ago with no subsequent rate studies performed that could be recalled. That increase simply paid for the cost of the replacement necessary for the pump needed at the time and did not provide any additional reserve funding. He also clarified that the source of funding would be the General Fund as a temporary loan which would be repaid from the water and sewer funds over time. There is not a scheduled increase planned at this time.

Mayor Evans mentioned that the final Bond repayments structured over the next 3 years will mean we will soon stop paying \$96,000 every six months and funds will be available to repay loans from the General Fund for this expansion with a deferred principal/interest payment plan.

Trustee Scott stated she was not in favor of the Village providing 50% of the costs for the sewer/water expansion. She stated that she could not recall the source of funding having been discussed before.

Trustee Grilo clarified that the developer has been willing to accommodate plans to allow for potential future development beyond what the Dollar General needs specifically for their sewer/water requirements. They are paying for all the work to install the mains necessary for their business but instead of putting in an 8 line, we could pay for the upgrade to a 10. We are not paying for all of the work, just laying the groundwork to potentially grow in the future, noting nobody knows what the future holds but it allows for an opportunity to save significantly by doing

the work now with their assistance rather than several times this proposed cost to do the upgrade to a larger size if we do wish to develop farther north along Route 45 in later years.

A Motion to Table the discussion was made by Jeff Robertson and seconded by Ronda Scott. Mayor Evans sought further clarification as to the reason. Trustee Robertson stated there was not enough information to make an informed motion to approve the petition and this should be discussed and voted upon later. Mayor Evans clarified that it was out of order to table a motion to simply delay deliberation on this item and allowed for additional discussion and clarification to Trustee questions.

Once clarification was received, Mayor Evans requested a roll call vote to table to the motion.

The Village Clerk called the roll:

YEAS: Scott, Curry, Robertson – 3

NAYS: Pinske, Grilo, Rhodes, Evans – 4

Motion fails by roll call vote of 4 to 3.

Public Comment:

Gerdie Richardson stated she did not feel the board should vote on this issue tonight.

Jim Richardson stated in the 60 years he has been a resident, the Village has never paid anything to help anyone and Dollar General is a billion dollar corporation that can afford to pay for their own work.

Melvin Ghrist asked if a traffic study had been completed and if it was available.

Paul Brown provided the link to the document and shared the view online during the proceedings.

Mel inquired about the timeline to repay existing bond obligations and if after that repayment was completed if funds would be available to repay for this \$85,000 expansion expense and potentially lower the cost for water to each resident in the future and asked how many households are in Thomasboro.

DeAnne stated we have 488 utility subscribers / households.

Les Johnson said he did not feel like the public was well informed and requested a cap be placed on the maximum amount we plan to invest before approving anything.

Trustee Pinske commented that we do not want the installation costs to exceed what we are able to finance and we want to relieve fears about rate increases. Motions to approve this agreement should include stipulations for payment of the funds required to complete the project. He further added that the Village has been deliberating publicly on this process for nearly a year, despite claims that the Village failed to keep the public informed. This project or its status has been discussed at virtually every meeting since last summer.

Trustee Scott sought clarification on what fund would be paying for this if set up on a deferred payment plan.

Trustee Rhodes stated the Water / Sewer funds would seek a temporary loan from the General Fund to cover the expense and we could make incremental payments as required. He further stated the repayment amount calculated by household is a single fee of \$174 or \$14 per month

for one year. That is the cost to the taxpayer to allow for the future expansion of this community. It is not guaranteed that rates for water will increase as a result of this project alone to cover that specific cost. There are many other reasons why fees can and should be increased over time to ensure coverage of increased maintenance and cost of equipment. It is never guaranteed that rates will stay the same indefinitely.

DISCUSSION AND APPROVAL OF ANNEXATION AGREEMENT PURSUANT TO PETITION

Trustee Grilo made a motion to approve the annexation agreement pursuant to the petition with a waiver for the preliminary plat requirement. Trustee Pinske seconded the motion.

The Village Clerk called the roll:

YEAS: Grilo, Rhodes, Pinske, Evans – 4
NAYS: Robertson, Curry, Scott – 3

Motion carried by roll call vote of 4 to 3.

DISCUSSION AND APPROVAL OF ORDINANCE #619 ANNEXING TERRITORY PURSUANT TO PETITION

Trustee Rhodes made a motion to approve Ordinance #619 Annexing Territory Pursuant to Petition. Trustee Pinske seconded the motion.

The Village Clerk called the roll:

YEAS: Grilo, Rhodes, Pinske, Robertson, Curry – 5
NAYS: Scott – 1

Motion carried by roll call vote of 5 to 1.

DISCUSSION, REVIEW AND APPROVAL OF PLANNING AND ZONING COMMITTEE RECOMMENDATION FOR ZONING ANNEXED TERRITORY AS GENERAL COMMERCIAL B-2

Trustee Rhodes made a motion to approve the zoning of annexed territory as General Commercial B-2. Trustee Pinske seconded the motion.

The Village Clerk called the roll:

YEAS: Grilo, Rhodes, Pinske, Robertson, Curry – 5
NAYS: Scott – 1

Motion carried by roll call vote of 5 to 1.

Adjournment

There being no further business to come before the Board, Trustee Grilo moved to adjourn the meeting. Trustee Pinske seconded the motion. Motion carried via voice vote, all present voting “aye”. The meeting was adjourned at 8:23 PM.

Respectfully submitted,

Jasmyne Boyce, Village Clerk

The undersigned Village Clerk of the Village of Thomasboro, Illinois, does hereby certify that the foregoing minutes are a true and correct copy of the approved minutes of the Special Meeting of the Board of Trustees held May 4, 2020, as the same appears on the records of the Village now in my custody and keeping.

Village Clerk