



# Village of Mahomet

503 E. Main Street • P.O. Box 259 • Mahomet, Illinois 61853-0259

Phone: (217) 586-4456 • Fax: (217) 586-5696

[www.mahomet-il.gov](http://www.mahomet-il.gov)

[www.ChooseMahomet.com](http://www.ChooseMahomet.com)

---

## MAHOMET-SEYMOUR CUSD #3

1301 South Bulldog Drive, Mahomet, IL 61853

Phone (217) 586-2161

**Dr. Lindsey Hall, Ed.D., Superintendent**

*Board of Education: Max McComb (P), Lori Larson (VP), Merle Giles (S), Meghan Hennesy, Dr. Jeremy Henrichs, Ken Keefe, Colleen Schultz*



[www.mahometseymour.org](http://www.mahometseymour.org)

---

## JOINT MEETING OF THE BOARD OF TRUSTEES and BOARD OF EDUCATION

Cornbelt Fire Protection District Training Center at 506 E. Main Street

September 4, 2019 at 6:00 P.M.

# AGENDA

## 1. CALL TO ORDER

## 2. PLEDGE OF ALLEGIANCE

## 3. ROLL CALL

4. **PUBLIC COMMENT:** The Joint Board welcomes your input. You may address the Board by completing the information requested on the Attendance/Oath Sheet before the meeting. State your name for the record and please limit your comments to three minutes or less. The Public Comment period will be limited to thirty (30) minutes.

## 5. OPENING STATEMENT BY VILLAGE PRESIDENT

## 6. JOINT BOARD DISCUSSION

- a. Introductions
- b. Agency Background
  - i. Mahomet-Seymour CUSD #3
  - ii. Village of Mahomet
- c. Intergovernmental Collaboration Summary
  - i. General Timeline
  - ii. Ongoing Issues
  - iii. Agreements
- d. Board Member Questions and Comments
- e. Future Actions

## 7. ADJOURNMENT





# Mahomet-Seymour CUSD #3 Background Information

# Overview:

---

- Purchase of approximately 80 acres of land
- Original intergovernmental agreement between M-S CUSD #3 and Village of Mahomet
- Facility Overview
- Demographic Study and Enrollment Projections and Space Needs

# Purchase of Land/Intergovernmental Agreement

---

- Searched for land, looked at various parcels, decided on current location, purchased from local landowner for \$1,244,435 for 78 acres.
- The land that was purchased was already pre-platted, so we worked with the Village Of Mahomet to formulate an IGA. Churchill Road was already designed.
- This IGA did not have a funding mechanism, and now we know roads need to be built in different locations than originally envisioned.
- It was the most complete document we could write at the time to move the project ahead.
- It allowed the school district to have a plan to vacate a 100 year old building that was falling apart. (Middletown School)

# Facility Overview

---

## Middletown Prairie Elementary

2014: Phase I Opens

2018: Phase II Opens, Sangamon Elementary is sold for \$750,000

## Lincoln Trail Elementary

1966: Building Opens

1968: Addition

1988: Gym and classrooms

1998: 4<sup>th</sup> grade wing

# Facility Overview

---

## Mahomet-Seymour Junior High School

1960: Building Opens

1971: Addition

1994: Classrooms, (SW side of building) locker room remodel, cafeteria expansion, Blue Gym

2012: Music Room

## Mahomet-Seymour High School

1981: Building Opens

1998: Fieldhouse, classrooms, remodel of front entrance

2016: Remodel of main commons, library/media center, auditorium and front entrance

# Demographic/Enrollment Forecast Report

---

- Village of Mahomet and M-S CUSD #3 jointly retained CropperGIS to conduct a demographic and enrollment forecast report. This process started in the fall of 2018.
- The results of this study were shared in a joint meeting of the boards on January 29, 2019.



# Key Findings:

---

- Current enrollments as of 9/4/19:

- K: 254

- 1: 259

- 2: 227

- **TOTAL: 740 (Projected: 710)**

- 3: 240

- 4: 239

- 5: 259

- **TOTAL: 748 (Projected: 748)**

- 6: 238

- 7: 270

- 8: 230

- **TOTAL: 738 (Projected: 746)**

- 9: 261

- 10: 259

- 11: 215

- 12: 224

- **TOTAL: 959 (Projected: 956)**

- **District Enrollment: 3185 (Projected: 3160)**

# Key Findings:

---

## By 2023-2024 school year:

Middletown Prairie Elementary: 754

Lincoln Trail Elementary: 817

MSJH: 809

MSHS: 1043

**TOTAL: 3423**

## By 2028-2029 school year:

Middletown Prairie Elementary: 718

Lincoln Trail Elementary: 816

MSJH: 912

MSHS: 1163

**TOTAL: 3609**

# Space

---

**MPE: Can add 3 classrooms**

**LT: Can add 3 classrooms**

**MSJH: No more available classrooms. Additional staff would be sharing rooms/traveling.**

**MSHS: No more available classrooms. Additional staff would be sharing rooms/traveling.**

# Demographic Study Report:

---

**Full report is available on the Mahomet-Seymour  
Schools website under:**

**Documents**



# Village of Mahomet Background Information



## Tax Levy History

| Assessment Year | EAV           | Rate     | Levy Amount |
|-----------------|---------------|----------|-------------|
| 2018            | \$205,437,712 | \$0.8358 | \$1,717,048 |
| 2017            | \$188,788,347 | \$0.8558 | \$1,615,651 |
| 2016            | \$182,310,308 | \$0.8410 | \$1,533,230 |
| 2015            | \$169,328,648 | \$0.8607 | \$1,457,412 |
| 2014            | \$161,118,680 | \$0.8714 | \$1,403,988 |
| 2013            | \$153,001,608 | \$0.8772 | \$1,342,130 |
| 2012            | \$148,738,628 | \$0.8636 | \$1,284,507 |
| 2011            | \$148,616,600 | \$0.8256 | \$1,226,979 |
| 2010            | \$145,331,681 | \$0.8132 | \$1,181,837 |
| 2009            | \$140,765,812 | \$0.7943 | \$1,118,103 |
| 2008            | \$134,656,068 | \$0.8023 | \$1,080,346 |
| 2007            | \$123,978,945 | \$0.8044 | \$997,287   |
| 2006            | \$112,061,441 | \$0.8366 | \$937,506   |
| 2005            | \$100,652,161 | \$0.8604 | \$866,011   |
| 2004            | \$88,186,618  | \$0.8881 | \$783,185   |
| 2003            | \$82,765,803  | \$0.8988 | \$743,899   |
| 2002            | \$74,485,112  | \$0.9367 | \$697,702   |
| 2001            | \$67,626,518  | \$0.9680 | \$654,625   |

## Population

| Census | Population | % Change |
|--------|------------|----------|
| 1960   | 1,367      |          |
| 1970   | 1,296      | -5.19%   |
| 1980   | 1,986      | 53.24%   |
| 1990   | 3,103      | 56.24%   |
| 2000   | 4,877      | 57.17%   |
| 2010   | 7,258      | 48.82%   |
| 2016   | 8,400      | 15.73%   |

Including unincorporated areas, estimate is 15,000

# Property Tax Dollar



M-S Schools  
\$0.58

Champaign County  
\$0.10

Village of Mahomet  
\$0.11

Parkland College  
\$0.07

Mahomet Public Library  
\$0.04

Mahomet Township  
\$0.02

CC Forest Preserve  
\$0.01

Permanent Road  
\$0.00

Road & Bridge  
\$0.04

Cornbelt Fire Protection  
\$0.04



# Future Land Use

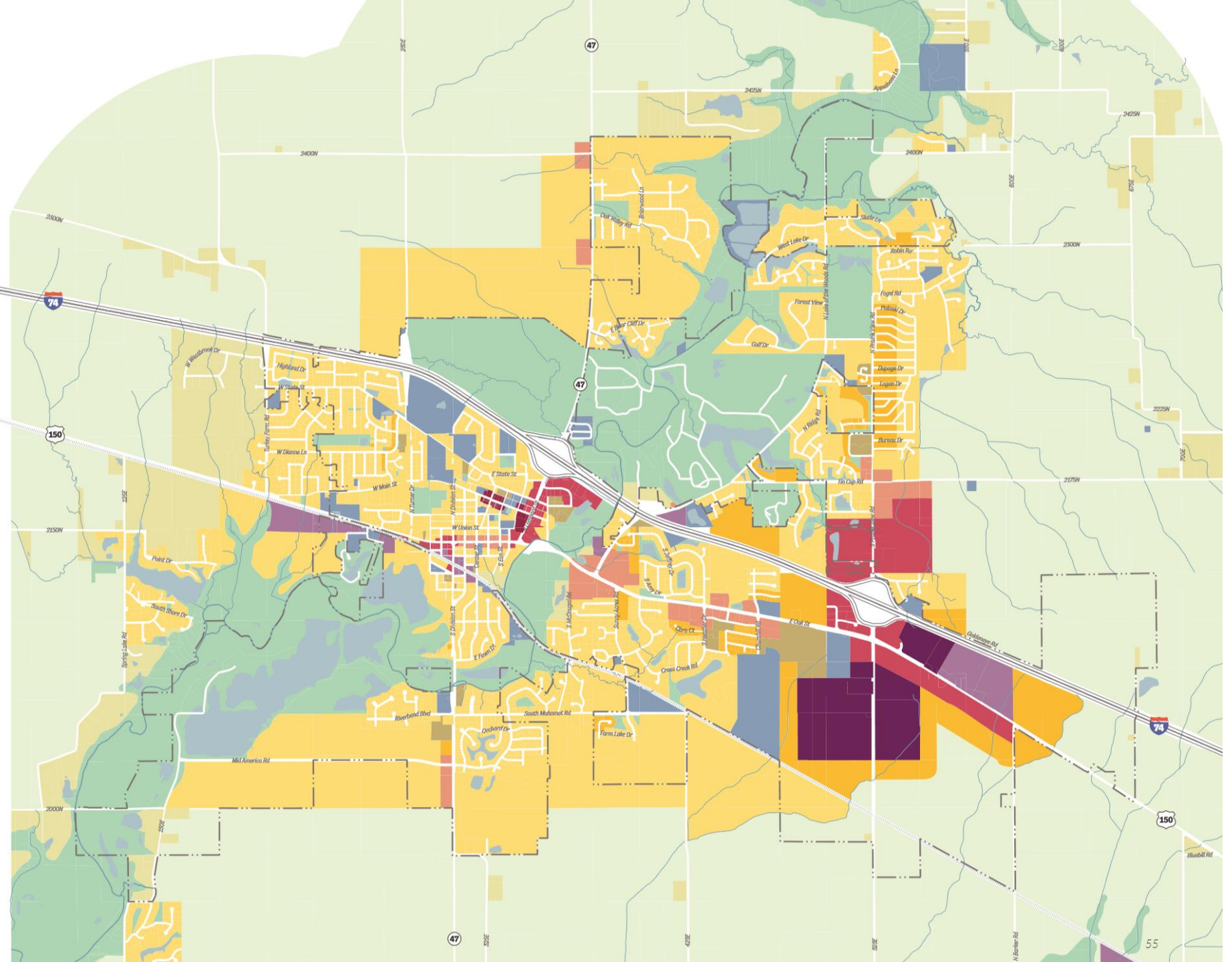
The Land Use and Development Plan establishes a framework for future planning decisions that builds upon the desired characteristics of the Village's established residential neighborhoods and commercial areas. The Plan establishes land use designations for all areas of the Village and its planning jurisdiction and identifies strategies for addressing issues and maximizing the positive impact of each development type.

Building on Mahomet's existing patterns of development, the goal of the Land Use and Development Plan is to enhance the Village's existing residential neighborhoods and commercial areas while strengthening Mahomet's image within the region and continuing to attract new families and businesses to the community. Furthermore, the Plan strives to foster a compatible land use and development pattern that promote reinvestment in Downtown Mahomet.

## Legend

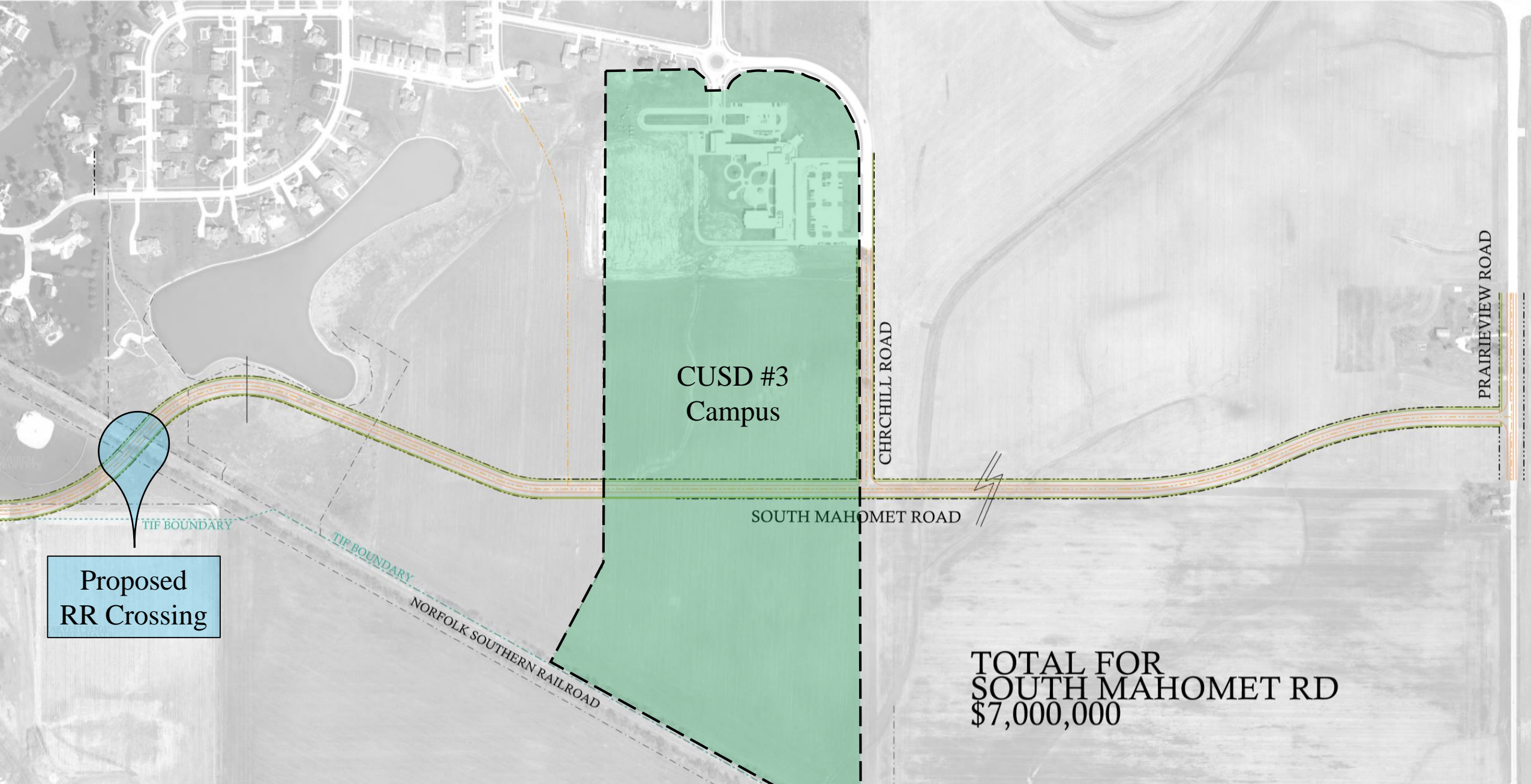
- Agriculture
- Single Family Detached Residential
- Two-Family / Small Lot Residential
- Multi-Family Residential
- Rural Residential
- Neighborhood Commercial
- Corridor Commercial
- Downtown Commercial
- Light Industrial
- Industrial / Business Park
- Institutional
- Parks & Open Space

- Hydrology
- Railroad
- Municipal Limits





# SOUTH MAHOMET ROAD CONNECTION



CUSD #3  
Campus

CHURCHILL ROAD

PRAIRIEVIEW ROAD

SOUTH MAHOMET ROAD

NORFOLK SOUTHERN RAILROAD

TIF BOUNDARY

TIF BOUNDARY

Proposed  
RR Crossing

TOTAL FOR  
SOUTH MAHOMET RD  
\$7,000,000

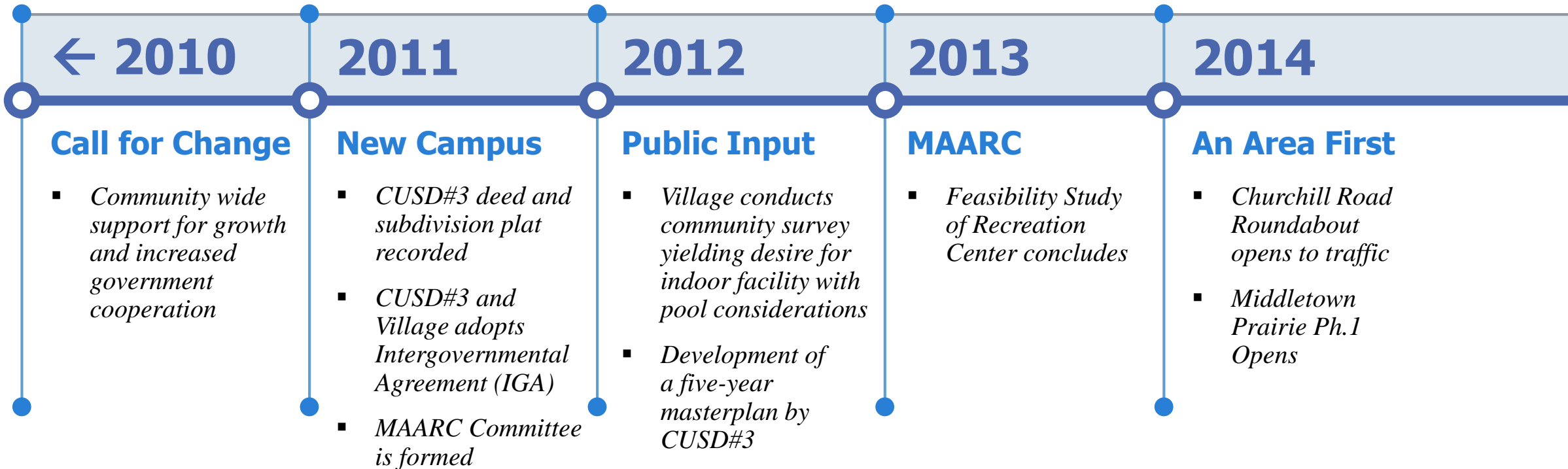


# Intergovernmental Collaboration General Timeline



# MAHOMET

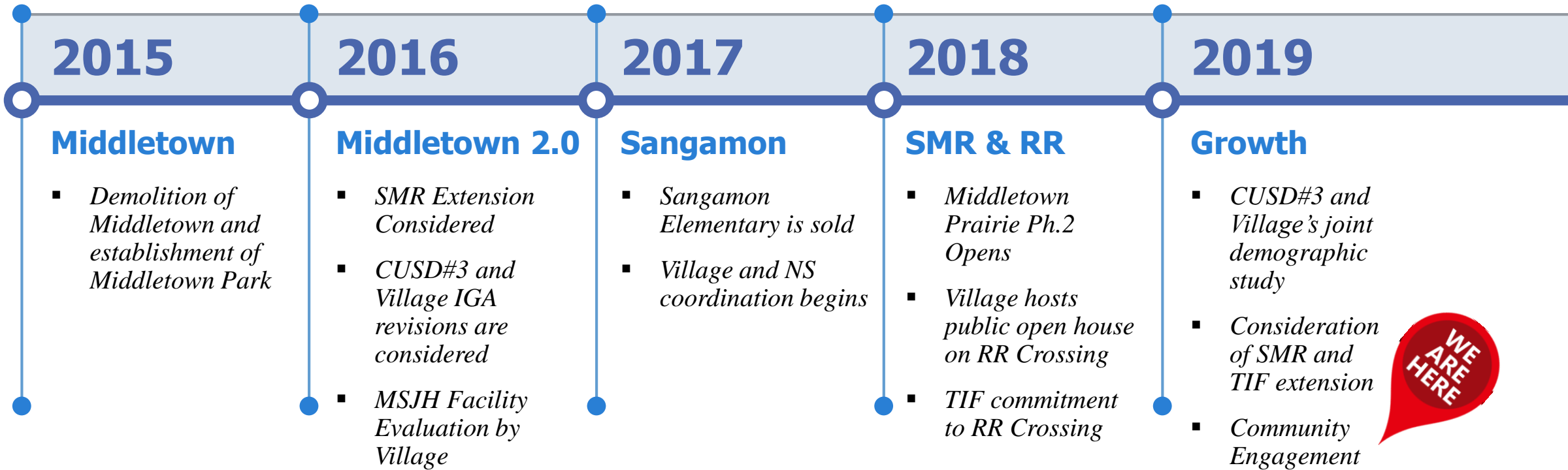
*Moving Forward Together*





# MAHOMET

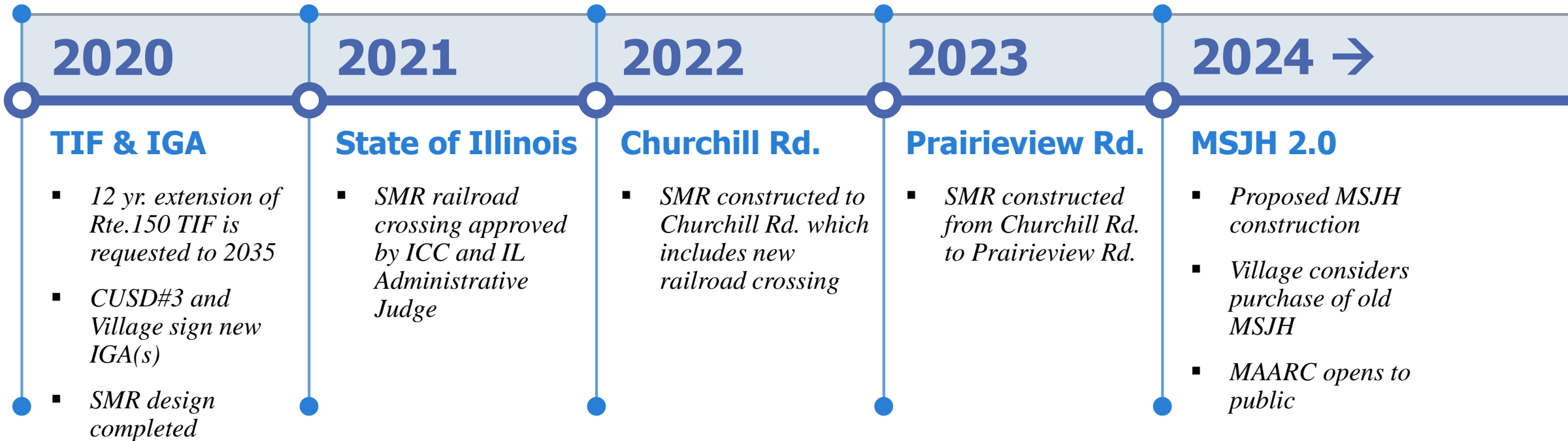
*Moving Forward Together*





# MAHOMET

*Moving Forward Together*

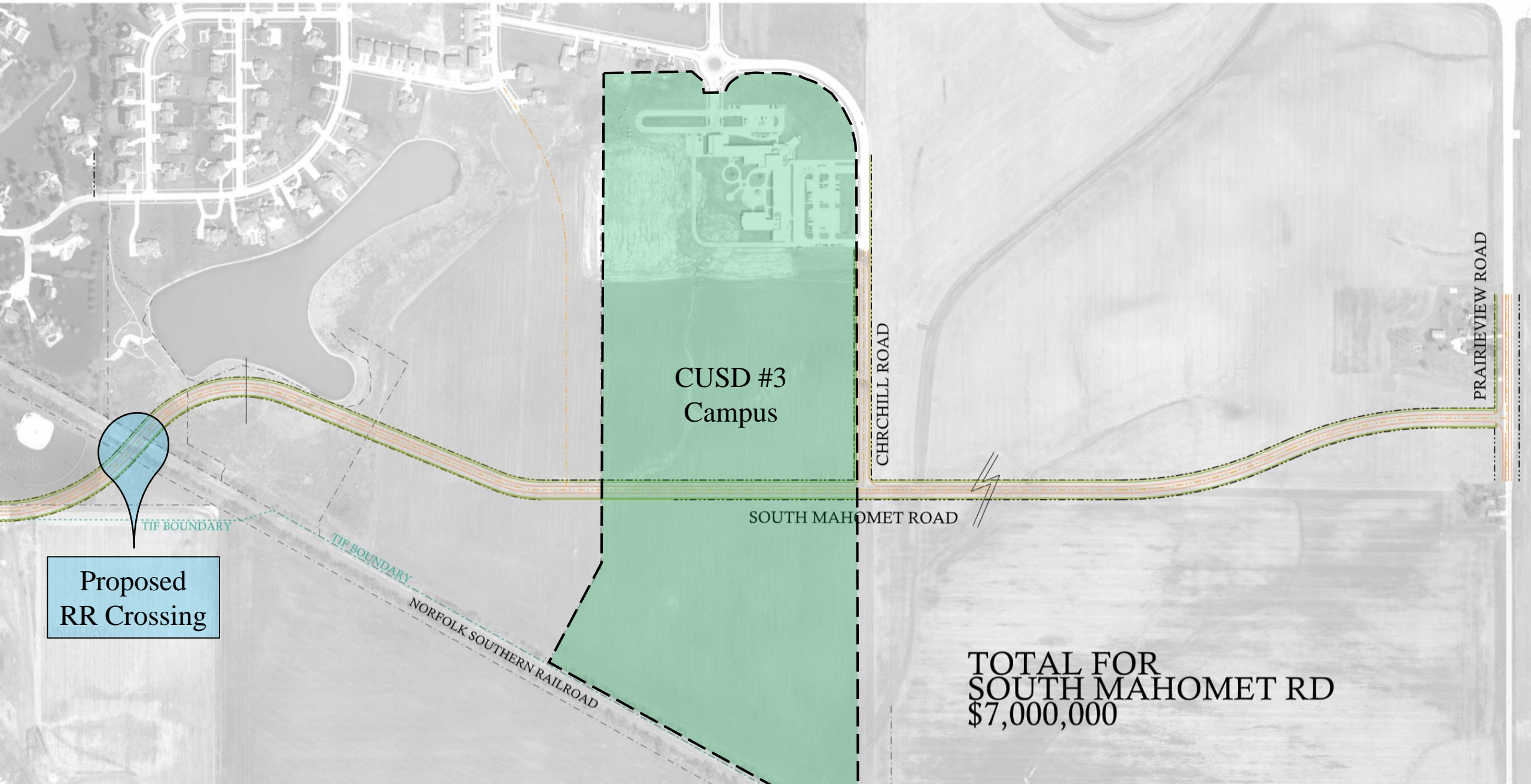




# Intergovernmental Collaboration Ongoing Issues Discussion



# SOUTH MAHOMET ROAD CONNECTION



CUSD #3  
Campus

CHURCHILL ROAD

PRAIRIEVIEW ROAD

SOUTH MAHOMET ROAD

NORFOLK SOUTHERN RAILROAD

TIF BOUNDARY

TIF BOUNDARY

Proposed  
RR Crossing

TOTAL FOR  
SOUTH MAHOMET RD  
\$7,000,000

# East Mahomet Commercial Corridor TIF:

- Current Balance as of 5/1/2019: \$544,880
- Projected Balance at TIF End 5/1/2024: \$1,707,580
- Estimated Cost of SMR Railroad Crossing: \$1,500,000
- Projected Balance at TIF End 5/1/2036: \$8,994,905
- Estimated Cost of SMR Full Build (w/ interest): \$8,867,433
- **Projected Final TIF Balance 5/1/2036: \$127,472**





# PARKS

# PARKS & RECREATION



MAHOMET PARKS & RECREATION MANAGES ALL OPERATIONS AND MAINTENANCE OF VILLAGE PARKS, WHICH INCLUDES:

**132**

ACRES OF  
PARK LAND

**6**

MILES OF  
MULTIPURPOSE PATHS

**22**

FOOTBALL &  
SOCCER FIELDS

**9**

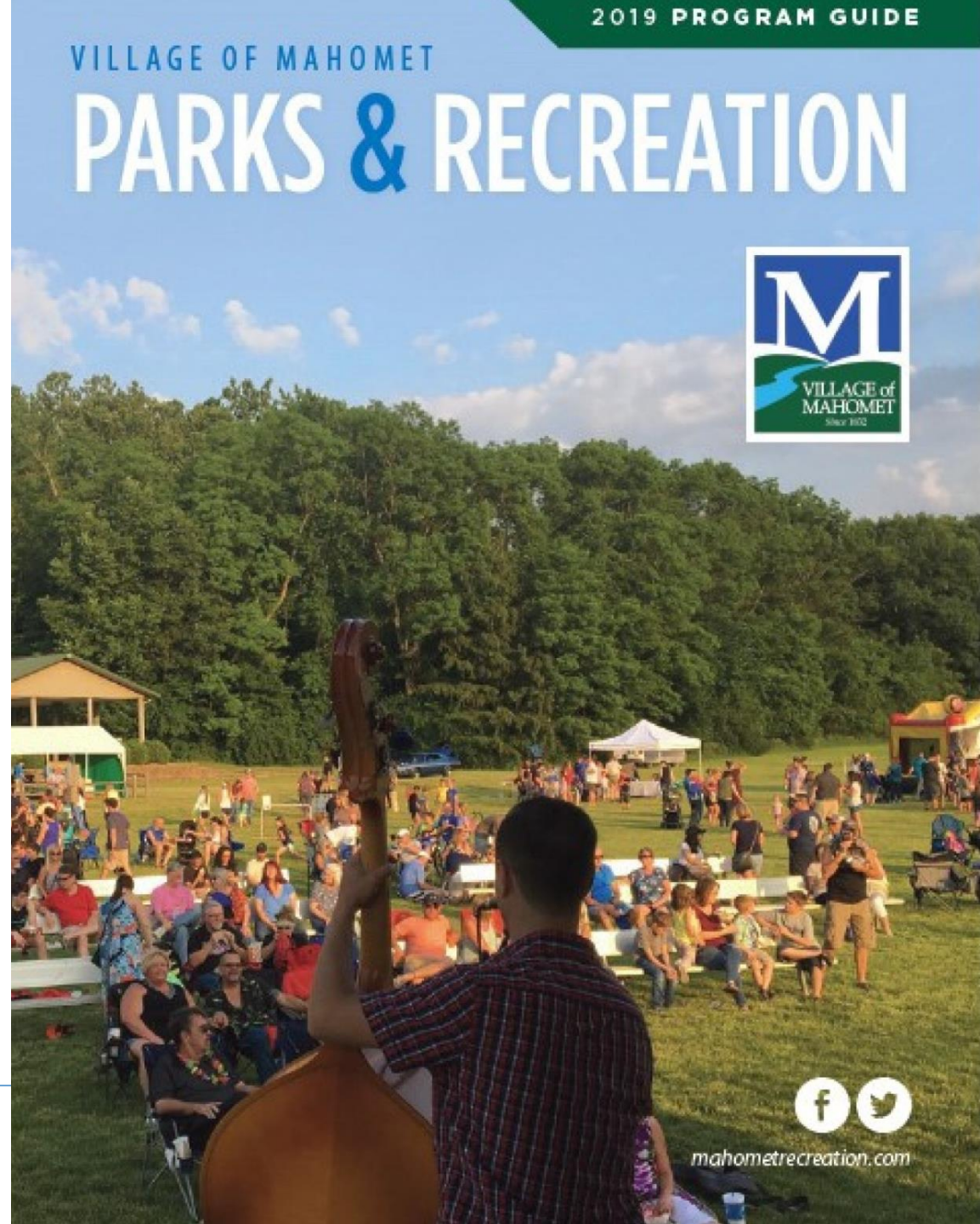
BASEBALL &  
SOFTBALL FIELDS

**4**

VILLAGE  
PLAYGROUNDS

**11**

VILLAGE  
PARKS





# Mahomet Area Activity & Recreation Center

## Feasibility Study

### Executive Summary Report

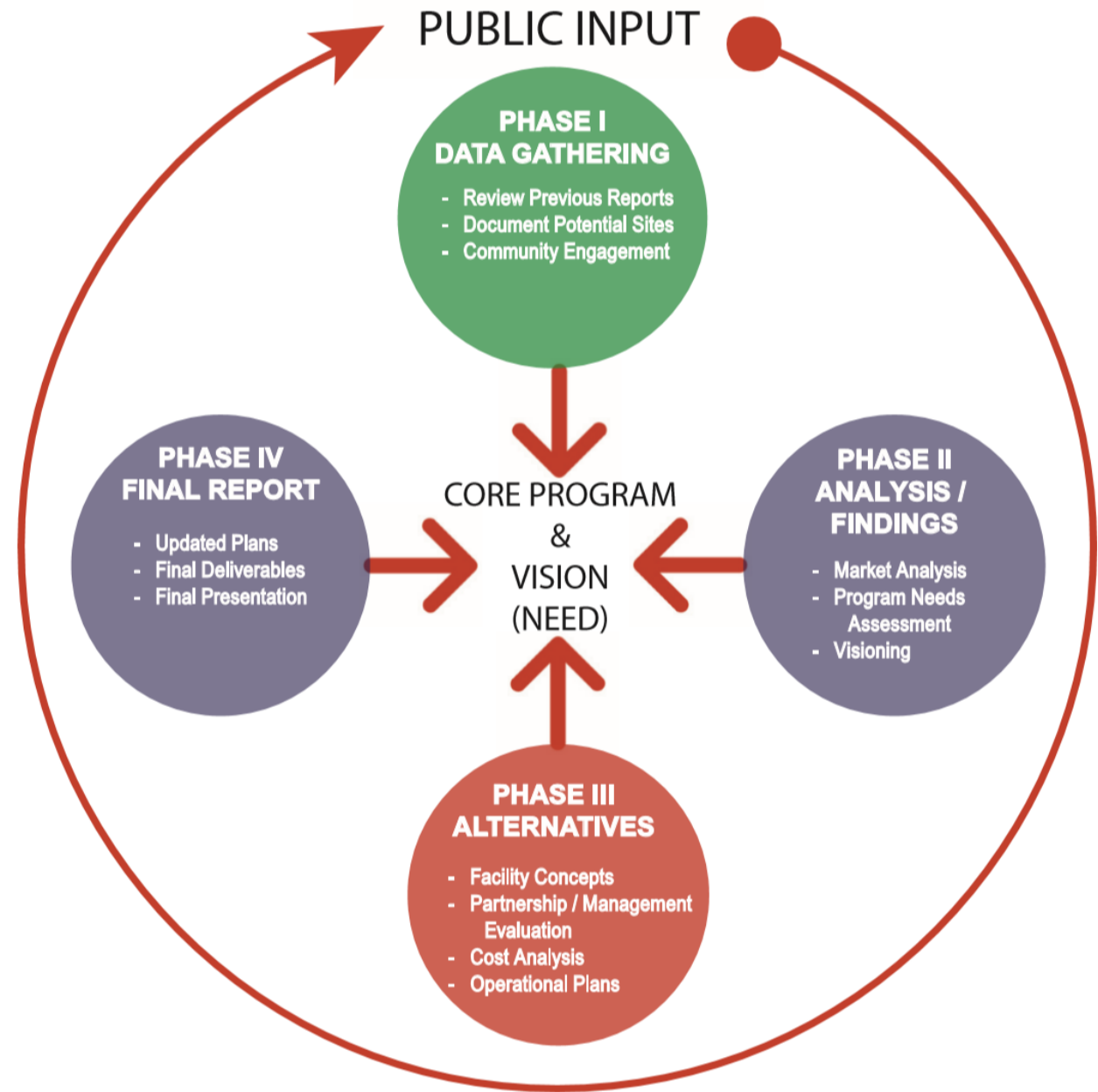
September 2013



Prepared for:



Prepared by:





## CHAMPAIGN YMCA



YEAR BID: 2011  
 TOTAL SQUARE FOOTAGE: 75,000  
 CONSTRUCTION COST: \$ 16,000,000  
 COST PER SF: \$ 213

## FOUNTAIN VIEW RECREATION CENTER



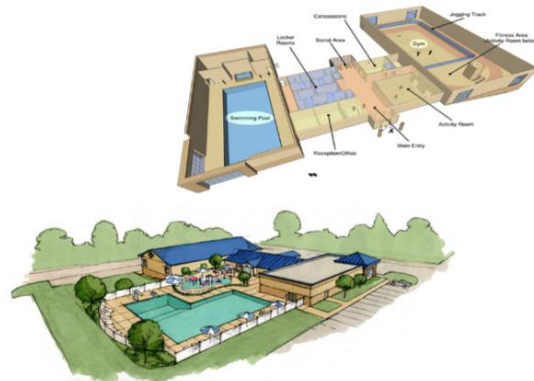
YEAR BID: 2012  
 TOTAL SQUARE FOOTAGE: 87,800  
 CONSTRUCTION COST: \$ 18,600,000  
 COST PER SF: \$ 212



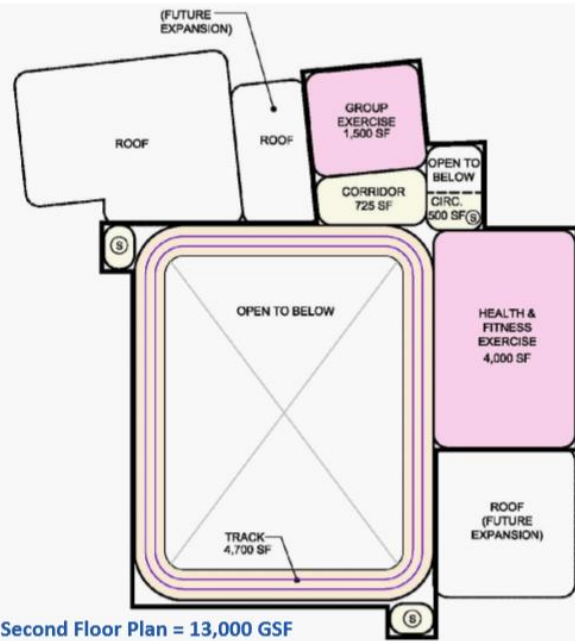
## LEROY REPLEX



YEAR BID: 2008  
 TOTAL SQUARE FOOTAGE: 27,000  
 CONSTRUCTION COST: \$ 4,000,000  
 OUTDOOR POOL COST: \$ 1,000,000  
 COST PER SF: \$ 148 (BUILDING ONLY)

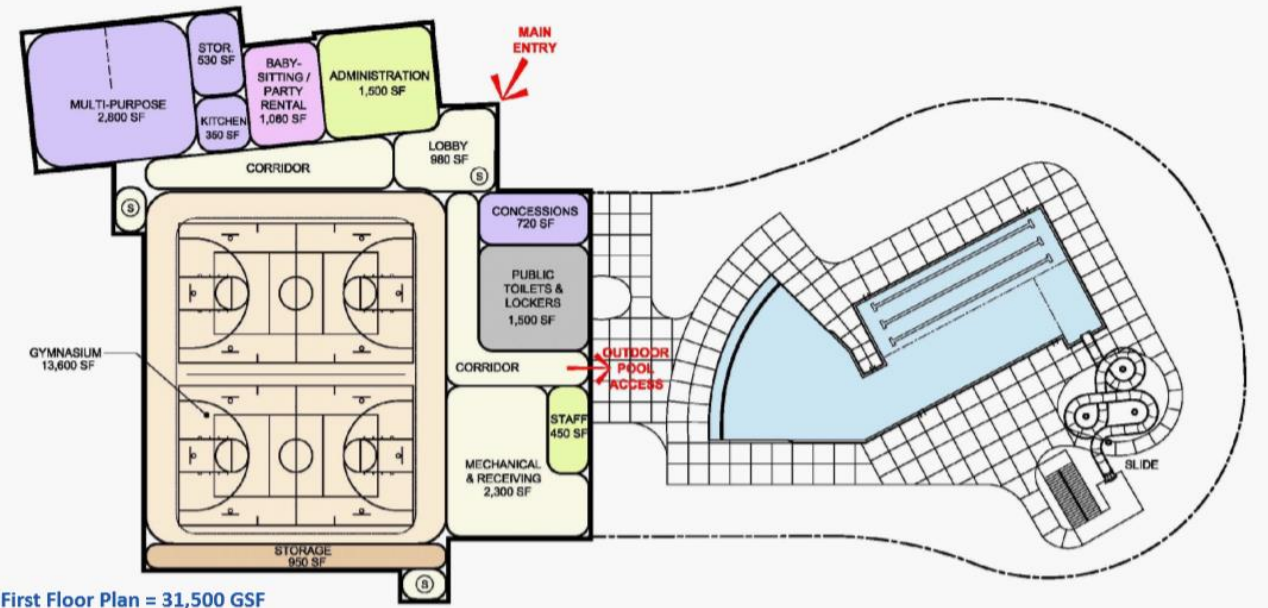


## Conceptual Indoor Facility with Outdoor Aquatics



### Building Summary

- First Floor = 31,500 GSF
- Second Floor = 13,000 GSF
- Total = 44,500 GSF







Mahomet-Seymour  
Junior High



W Main St

W State St

W State St

County Rd 300 E

County Rd 300 E

15 DIVISION ST

W Main St

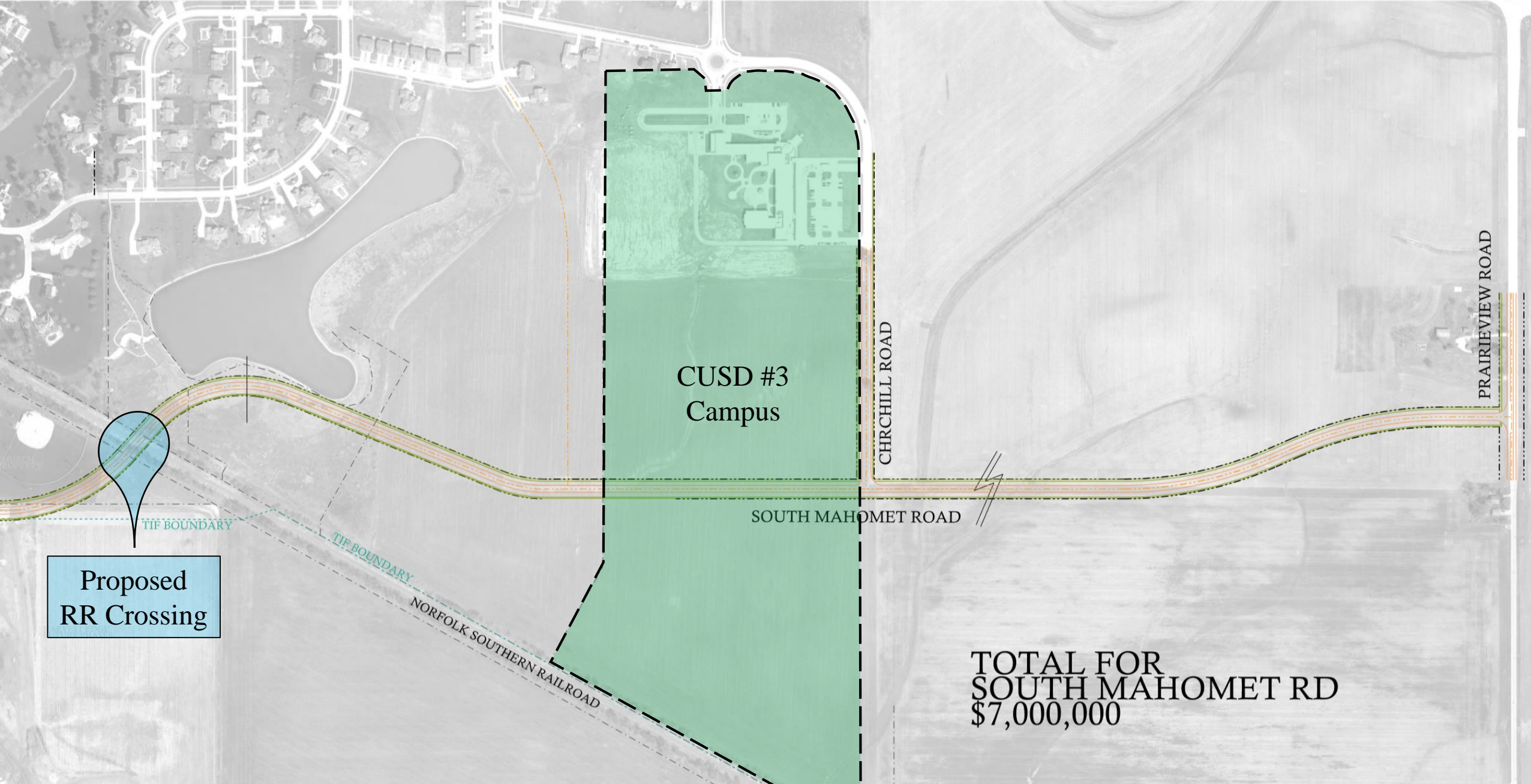






# Intergovernmental Collaboration Agreements

# SOUTH MAHOMET ROAD CONNECTION



CUSD #3  
Campus

CHURCHILL ROAD

PRAIRIEVIEW ROAD

SOUTH MAHOMET ROAD

NORFOLK SOUTHERN RAILROAD

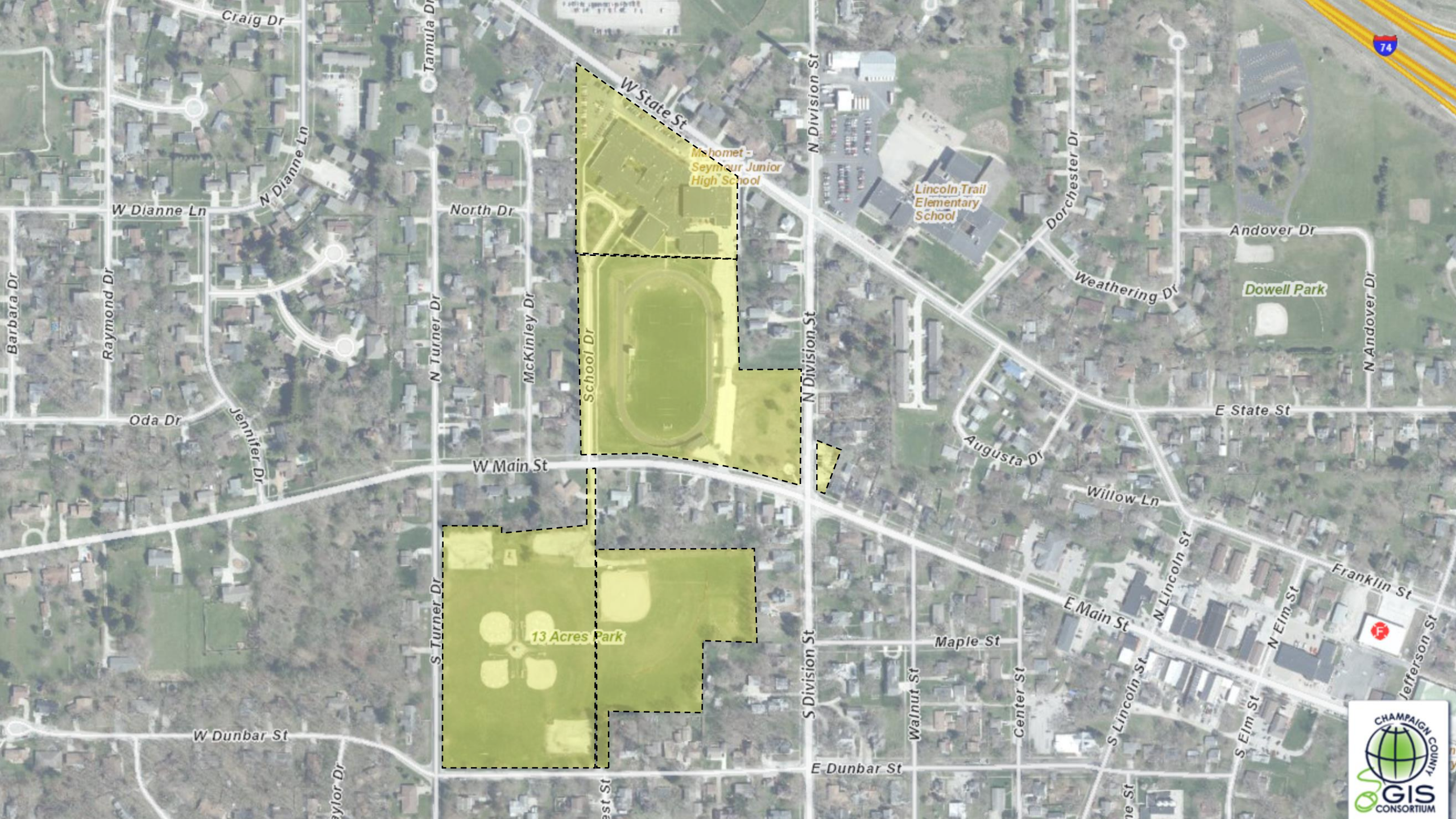
TIF BOUNDARY

TIF BOUNDARY

Proposed  
RR Crossing

TOTAL FOR  
SOUTH MAHOMET RD  
\$7,000,000









Questions, Comments and Future Actions

*Moving Forward Together* / **Starts Today**

