

**Mahomet-Seymour**  
**COMMUNITY UNIT DISTRICT NO. 3**  
**Champaign County, Illinois**  
**Board of Education & Village of Mahomet Board of Trustees**  
**Special Meeting**

Held at the Cornbelt Fire Protection District Training Center

September 4, 2019

**1. Call to Order**

The meeting was called to order by Village President Sean Widener at 6:00 p.m. He asked those in attendance to stand for the Pledge of Allegiance and a moment of silence for Mackenzie Byrd.

**2. Roll Call**

Attending from the Village were Trustees Bruce Colravy, Andy Harpst, Bill Olinger, David Johnson, Donald Lynn, and Brian Metzger, Village President Sean Widener, Village Administrator Patrick Brown, Parks & Recreation Director Dan Waldinger, Village Attorney Joe Chamley, Finance/HR Director Robert Kouzmanoff, Village Planner and Community Development Director, Kelly Pfeifer, and Chief of Police Mike Metzler. Attending from the Board of Education were Max McComb, Lori Larson, Ken Keefe, Colleen Schultz, Merle Giles, Dr. Jeremy Henrichs, and Meghan Hennesy (via video conference call.) Also present were Superintendent, Dr. Lindsey Hall, Chief School Business Official Trent Nuxoll, and Board Recorder, Dawn Quinley.

**3. Public Comments**

Village President Sean Widener called for any public comments. There were none.

**4. Opening Statement by Village President: Sean Widener**

President Widener shared an opening statement.

**5. Joint Board Discussion**

**a. Introductions**

President Widener asked the Joint Board and Staff in attendance to introduce themselves.

**b. Agency Background**

**i. Mahomet-Seymour CUSD 3**

Board of Education President Max McComb gave a brief history about the purchase of the 80 acres along Churchill Road/Bulldog Drive to allow for future growth of the District, and the original intergovernmental agreement (IGA) between the Village of Mahomet and the School District when the District bought the property. He stated that the IGA was the most complete document they could write at the time, but it has become clear that there are 2 problems with the agreement. First, the IGA does not have a funding mechanism for needed roads around the school property. Second, the road and proposed railroad crossing need to be moved. The original IGA locks in a plan that doesn't make sense now. He stated that as the Village and the District look to the future, they have started to have some discussions of what a new agreement could look like.

Dr. Lindsey Hall provided an update on existing buildings and facilities as well as information about a demographic study and forecast enrollment report that was completed. She stated that all of the enrollment data she shared was available as a handout at the meeting and also available on the District website. She provided current and forecasted enrollment projections. She stated that enrollments are expected to keep increasing, and by 2028-2029 there are projected to be just over 3600 students District wide. She shared what classroom spaces could be added at each building.

**ii. Village of Mahomet**

President Sean Widener gave some background information from the Village's perspective. He reviewed population and tax levy history. He stated that they are projecting growth when the 2020 census comes out. Patrick Brown shared that the village is growing at a faster rate than the unincorporated portion around the village. He stated that the population will likely be around 9000-9200. President Widener stated that they continue to see the EAV increase every year, and that this is good news. He provided an overview of where every dollar of property tax revenue goes in the community and shared that the School District receives fifty-eight cents of every dollar of property tax revenue. He shared that the Village sees their greatest source of revenue coming from sales tax and this explains their focus on the commercial side of things. President Widener gave an overview of the Village's vision for future land use. He indicated that the Village is growing primarily to the south east. He also shared that Country Ridge Drive was envisioned to be a main east-west

connecting street, but that plan changed because it could not be completed in the timeframe the School District needed. He stated that this caused a shift to focus on the South Mahomet Road corridor. He shared that an east-west connection to Prairieview Road has been a focus for the Village for at least three years.

### **C. Intergovernmental Collaboration Summary**

#### **i. General Timeline**

President Widener provided an overview of the general timeline of various events affecting the Village and the School District beginning with 2010, and before, all the way through 2024, and beyond. His presentation slides were included in the Joint Board packet. He shared that tonight is the first chance to engage the community about processes going forward. He laid out best guesses for the next five years including a possible 12 year extension of the Rte. 150 TIF, a new IGA between the Village and the School District, completion of the South Mahomet Road extension, approval and construction of a new railroad crossing, purchase of the current junior high by the Village, and opening of an area recreation center (MAARC).

#### **ii. Ongoing Issues**

The original IGA included obligations for the School District to build infrastructure including a series of road connections, sidewalks, street improvements, public utilities, and other needed infrastructure items at a cost to the School District of \$2.3-2.6 million in today's dollars. A new IGA would seek to revise the agreement in a way that would save the School District at least \$400,000. The Village also recognizes that there are traffic concerns on the streets surrounding the campus and wants to work to alleviate congestion, and enable growth for the Village. He shared that once they begin the railroad crossing permit process, they have three years to complete. He shared the current TIF balance amount and projected balance if the TIF was extended for 12 years. If the TIF is extended, the Village conservatively predicts that it would fully fund the improvements from South Mahomet Road all the way over to Prairieview Road.

President Widener provided a brief overview of the Mahomet Parks and Recreation department including current locations and facilities. Dan Waldinger shared additional information about Barber Park improvements which are contingent on receiving a very competitive grant. The grant would fund a sprayground, and amphitheater improvements, if awarded. He stated that he hopes to know by January or February 2020 if they have received the grant.

Collaboration between the Parks and Recreation Department and the School District is crucial to Parks and Recreation programming. President Widener shared some background information about a feasibility study that was completed for a Mahomet Area Activity & Recreation Center. This is all public information that is published on the Village website. He shared the current concept for the facility. He stated that when the junior high came into focus as an option, the Village got excited. The location in the middle of town makes it very accessible to the community. He shared that what he shared is conceptual and very preliminary. He stated that it would need community support and a call for financial funding. He stated that a referendum will likely be needed in order to fully envision MAARC facility. He shared that he sees the MAARC and a pool as two separate issues.

#### **iii. Agreements**

President Widener shared that current thoughts for a revised IGA are that the village would be willing to allocate the TIF dollars completely to the South Mahomet Road extension process with School District support of extending the TIF district for 12 years. The existing agreement doesn't seem to fit the current vision, and the revision would null and void the existing IGA.

He also explained that current thinking is if the junior high were to move to the east campus, or somewhere else, the Village would propose to have first rights to purchase the junior high at a cost of \$750,000 and the Village would also take possession of 13 Acres Park. The Village envisions a premiere baseball facility at 13 Acres Park. If for some reason the Village can't purchase the junior high, they would still retain ownership of 13 Acres and reimburse the School District a sum of \$225,000+/- . The transfer of 13 Acres would happen immediately once the new IGA is agreed upon, and the grounds are not in use by the junior high.

Village Administrator Patrick Brown stated that the concept of extending the TIF came to be because of the lack of a funding mechanism for roads in the current IGA. Without a funding mechanism, the School District has to complete their portion of roads and needed infrastructure on their own and would need to come up with about an additional \$1.8 million. He stated that an extension of the TIF would provide a way to fund the needed roads and the extension to Prairieview Road in 3-4 years instead of 20 years.

President McComb shared some thoughts about why the District did not choose 13 Acres Park as a site for building expansion, and why it makes sense to sell it to the Village. He stated that paying for the road extension through the TIF is a winning idea for the School District.

Patrick Brown explained the unique structure of the current TIF district explaining that 100% of residential increment passes back through to the taxing bodies and 50% of commercial increment passes back through to the taxing bodies. This is not typical and the village gets very little of the money generated by the TIF.

#### **d. Board Member Questions and Comments**

The Board spent time asking follow up questions and offering comments. Mr. Harpst shared that people always wonder why Mahomet doesn't have a pool, and from what he understands, there were federal grants available in the past for rural cities to put in pools. Surrounding small communities took advantage of those grants. Mahomet didn't take advantage of those because we had Lake of the Woods swim area and slide. We don't have that now, and there are no grants available for putting in pools.

Mrs. Larson asked if the School District would be able to use a future MAARC facility. Consensus was that this is definitely a possibility and the Village would consider collaboration with the School District just as they do now. She also asked the School Board to consider what the Board will do to address space needs with increasing enrollments. Mrs. Schultz stated that she believes this is why there needs to be discussion about this at the School Board level. She stated that she feels like the discussion with the Village is jumping the gun a little because the school board needs to have discussions about what to do about the junior high before making any agreements with the Village. Mrs. Larson agreed that this is a dialogue that must take place for students and faculty.

Mrs. Schultz asked why the Village decided to move the railroad crossing from the original plan. She stated that she is asking because she sees the new plan and sees a road cutting through the middle of the school's property. She is concerned about having a busy road cutting through where students are every day. President Widener stated that the reason was when the Village realized that the School District had a 7-8 year window for adding to the property, and when they realized that the timeline for a Country Ridge expansion could be 30-40 years, they tasked themselves internally with figuring out how to move the timeline up. The next logical choice is South Mahomet Road. Country Ridge Drive is also outside of the TIF district, so paying for it became an issue. The road will be a main throughway, but will not be a state highway. Mr. Harpst stated that it would also likely have a speed limit of 25MPH like other roads in the Village.

Mr. Giles stated that he appreciates that TIF funds could be used to get the railroad crossing built and paid for in the timeframe if the TIF is extended for 12 years. He stated that he thinks that if anything can be done to accelerate commercial growth within the TIF, then everyone benefits.

Dr. Schultz asked what the benefit of extending the TIF is over creating a new TIF. President Widener explained that the benefit is the reduced period of time of 12 years for an extension vs 23 years for a new TIF. Dr. Schultz made comments about the fact that meetings to discuss these details must have happened behind closed doors rather than in public and that this meeting was the first opportunity to publicly discuss this information. Patrick Brown suggested that there were meetings that took place that were open to the public. Dr. Schultz commented that she had submitted a FOIA request to the Village for minutes or notes from any meeting between village administrators and/or trustees and school administrators and/or board members. The request was denied. Patrick Brown indicated that the village had such minutes but denied to fulfill the FOIA request. Dr. Hall indicated that she made herself available for questions to Dr. Schultz. Dr. Schultz indicated that she was commenting on public discussions.

Mrs. Hennesy asked if the Village would keep the terms of a TIF extension the same, and what would happen if the School District doesn't agree to the terms. President Widener explained that the Village would not change the parameters, and would not be interested in extending the TIF if the School District is not on board.

Mr. Keefe asked for help understanding the savings to the School District with the change in plans for South Mahomet Road and the railroad crossing. The Village explained that every piece of infrastructure within the school's property is the school's responsibility. Mrs. Hennesy asked if there is a timeline associated with the IGA for building roads. President Widener stated that the current IGA says that whenever the village calls for the roads is when the roads need to be built.

Mrs. Hennesy asked if there was a referendum needed for the MAARC, and if the school district needs one for the Junior High, would they go after referendums together. President Widener stated that it is probably too early to talk about a referendum timeline. There are many funding option to consider and projected costs are not known. President McComb stated that there are many options to explore and options to consider, and the purpose tonight is to put out

some general ideas. President Widener agreed. There will be questions and more information available as more is learned. Mrs. Schultz stated that she would like to schedule more meetings in order to continue discussion and move forward. President Widener encourage the Joint Boards to reach out to the other taxing bodies that are represented in the TIF.

Mrs. Schultz stated that she appreciates the time to discuss the scheduling of the meeting so the Boards can discuss the issues. Mr. Keefe agreed.

President Widener stated that the Joint Board would entertain a few questions from the public.

A question was asked about the demographic study and when it was done, and if it took into consideration new developments. The study was done about a year ago. Dr. Hall stated that overall, we want students in safe spaces, in standard size classrooms, and in areas that are supportive and conducive to learning. Current staff may have to be relocated to different spaces.

One of the audience members asked that the uniqueness of the TIF in Mahomet be explained. He stated that usually the way a TIF operates, it reallocates funds away from the school district. President Widener shared some thoughts on the way the TIF was originally set up and how it was restructured to provide the passthrough funds to the taxing bodies. Patrick Brown explained that 100% of the residential increment passes through to the School District and 50% of the commercial increment and shared some additional details on how the TIF works.

Mrs. Hennesy asked what amount the School District has received from the current TIF agreement. The School District receives 700-800K each year.

Another audience member asked if the high school is full, why the School District would consider selling the junior high if it could be utilized to alleviate overcrowding. Dr. Hall explained that while staff can still be added to serve the students, they can't have their own space. This is not uncommon, but it is also not ideal. She stated that questions need to be asked about what the return on investment is for schools that are aging and already crowded. There are a myriad of issues and the pros and cons have to be balanced. President McComb commented that this is a discussion that the School Board will continue to have and they will continue to look at efficient use of dollars and space.

**e. Future Actions**

President McComb Max thanked everyone and both boards for being here. He shared his appreciation for everyone on the village side and looks forward to having more discussions together. He is looking forward to moving forward together. President Widener thanked both boards and thanked the public for coming out and showing interest. He said that the conversation is to be continued.

**6. Adjournment**

**Motion** was made by Johnson, seconded by Harpst, to adjourn the meeting. The motion was approved and motion carried. The meeting adjourned at 8:21 p.m.

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Max McComb, President

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Merle Giles, Secretary

Submitted by Dawn Quinley, Board Recorder