

VILLAGE HALL OF HARRISTOWN

January 24, 2022

The Village of Harristown Board of Trustees held their monthly meeting on January 24, 2022 at 185 N. Kembark St, Harristown, IL. Trustees Teresa Acree, Jay Trusner, Kourt Mooney, Kevin Vessels, Les Jenkins, Larry Ditty, Treasurer Julie Rose, Budget Officer Rick Laskowski, Attorney Andrew Weatherford, Clerk Penny Allen and Mayor Evelyn Deverell were present. The meeting was called to order at 6:30 pm, followed by the Pledge of Allegiance.

Adopt Meeting Agenda

Under the visitor section-David Pistorious was requested to move to another meeting. Also, after the visitor section, move zoning plat plan up in the agenda.

Motion by Trustee Trustee to adopt the meeting agenda. Trustee Mooney 2nd. Approved 6-0

Approval of Minutes

Special meeting December 6, 2021 minutes –Motion by Trustee Acree to approve the minutes. Trustee Vessels 2nd. Approved 6-0.

Regular board meeting December 20, 2021 minutes – Motion by Trustee Vessels to approve the minutes. Trustee Jenkins 2nd. Approved 6-0.

Special meeting December 28, 2021 minutes – Motion by Trustee Acree to approve the minutes. Trustee Vessels 2nd. Approved 6-0.

Visitors

Maurice Doyle-5205 W. Main St -discussed the hearing he attended at Western/Harristown Blvd tonight regarding CCI. There was a large turnout of people not in favor. He feels this is not the right type of business for the neighborhood. He stated he heard a rumor that the business is only going to be there until the bypass is built. The plant will be dusty, dirty and neighborhood people are not interested. He feels when the bypass is done; the business will leave. No sales tax will be received on state work. This is not a winning situation for the Village; will not help property values. He is asking the Village to vote no; do not want this in the neighborhood.

Steve Shepard-5057 W Main St – he has lived in Harristown 20 years and moved out of Decatur to settle in quiet residential area. Residents he has spoken to does not want this. He feels this is a done deal. The Board is voted in and should work for the people of the Village he doesn't feel like this is what is being done. He stated his wife went door to door to let people know about this, 90% didn't know; he is very concerned no one listens to the residents.

Lonnie Blankenship – 5027 W. Main St – agrees with the previous 2 speakers. Does not make sense to build it where they are requesting. Hoping the vote is no.

Dan Sigmon – 4820 W Main St -he has lived in village 35 years. He is concerned about the water run off; will it carry any sand and noise level; banging on trucks to get the rocks out.

Doris Mabry – 5202 Harristown Blvd – Vote no. She has been a realtor for 30 years and stated ALL property values will go down if it is built at entrance of main road.

Page -2-

Village Hall of Harristown

January 24, 2022

Shad Edwards – 11 Montgomery Place Decatur – He is on the County Board; he is here to listen. He feels it is important the people know what TIF districts are and they do allow imminent domain.

Donna Brown – 5155 W. Main -lived in village 7 years. She is worried about property value. The properties that is there now are clean and this one won't be. She requests the vote be no.

Jeff Doyle – 4860 W. Main-he has concerns like everyone else here tonight. He bought property here because it is quiet and out of the city. This will not benefit any of us. If they will be making over 6 million, why give them a tax break? He stated silica dust causes cancer and you can't control all the dust; he does not want this business here; please consider this.

Becky Dunakey- 28 Westway-Her parents live at 4819 W Main and feels this would add to her parents health issues. They do not want it in their backyard. They would want the board to vote no.

Ashley Murphey-5235 W Main – concerned about traffic; the road is already narrow. She has 3 kids under the age of 12 and very concerned about more traffic.

Tom Miller – 193 Western – he has lived here 19 years. He questioned if the materials used to make the concrete will be stored inside or outside? He encourages the Board to vote no – he does not want this in his neighborhood.

Mr. Grunloh – showed the CCI site to everyone. 21 acres already zoned for a redi mix plant. 10.5 acres for the proposed concrete business. The Planning committee approved a site at Muellers previously and neighbors were closer. CCI will have to do air quality permit and water reports; will have to meet all state requirements. They promise residents they will put up a state of the art facility. Trying to get all trucks to access 36. There will be landscape bumper and 500 ft access road. He does not want this compared to other businesses in Decatur; they are not up to date. They want to be here for the long haul; they have no contracts with the state. This will be generating sales tax; \$500,000/year business. The previous site was already approved and would appreciate a yes vote.

Jeff Doyle asked how the material will be stored? *Mr. Grunloh* stated it will be stored outside. *Mr. Doyle* asked how is that going to control the dust? *Maurice Doyle* questioned if our water system can handle this? Are residents going to have to pay for this and our bills triple? *Doris Mabry* questioned if once the bypass is built, what will you use the concrete plant for?

Cissy Trusner-7790 W William- she stated no one even knew anything about the previous property. She stated it seems from December until now, things moved really fast. She believes no residents knew anything about it. This needs to be put in a publication that a lot of people take so people know what is happening.

Mrs. Brown -the bypass is not a big contract.

Doris Mabry said construction is limited; can't get supplies. When house prices are down, going to lose a lot of money.

Village Hall of Harristown

January 24, 2022

Zoning/Planning

Jeremy Phillips discussed the meeting held at 5 pm today to approve the plat design layout; to make sure the property met setbacks. Comments tonight are mute. The recommendation was 4-3 in favor to accept the plat the zoning currently permits. Trustee Jay Trusner indicated he has went thru our zoning book and B-3 does not allow manufacturing. Light manufacturing is defined as small amount of material, clothes, houseware. Mr. Phillips stated the first location was approved and they have just moved locations. This is for the approval/disapproval of the plat. Trustee Trusner questioned if a new application was submitted for new location? Mayor Deverell said no, a new one was not submitted. Attorney Weatherford also stated he was not aware of any new applications submitted for the new location. Trustee Trusner said a new one should be submitted for the new location. Trustee Acree asked Mr. Phillips what issue did the zoning member that denied the request have? He didn't know; just that they said no. Trustee Mooney said per Mr Phillips, B3 zoning does permit this. Mr Phillips said it was approved at B3 on previous application. This hearing was strictly about land layout, subdivide and does it fit our zoning setbacks. B3 covers everything in B2 zoning. Mayor Deverell said the Board is concerned not zoned properly, is there a need to be? Trustee Jenkins said zoning has nothing to do with plat. Trustee Mooney said the first site may have been approved in error; are we going to make 2 errors? Trustee Trusner said he checked other locations and they are all zoned M1 and M2. Trustee Vessels asked is the Board required by code to approve business plans? Attorney Weatherford stated the current approval of the plat as presented has nothing to do with what proposed use will be. ; right now just dealing with plat approval. Mayor Deverell said this was bought as one parcel 23 acres. Motion by Trustee Trusner not to approve the plat plan as recommended by zoning planning commission. Trustee Acree 2nd. Trustee Jenkins asked why? Trustee Trusner stated if the residents do not want this, then why do it? Trustee Jenkins said Board is not voting on concrete plant, CCI, just the plat. Trustee Trusner said the Board needs to be transparent; Trustee Acree agrees. Trustee Jenkins said this would be 3 parcels; nothing to do with what is going these parcels; not approving business, just plat.

Rose Hupp- discussed that she bought the 23 acres and wants to split into 3 parcels; wants to recoup some of her money; CCI approached her to but part of it. CCI would have to follow codes. She didn't know it was going to be such a huge issue to divide property. CCI would help Village with tax dollars.

Motion is on floor. Roll call: Trustee Trusner, yes; Mooney, yes; Jenkins, no; Vessels, no; Acree, yes; Ditty, yes. Approved 4-2 to deny the plat plans.

Treasurers Report

Motion by Trustee Trusner to approve Treasurers report. Trustee Ditty 2nd. Approved 6-0.

Chastain construction/observation IEPA loan \$1481.91

Construction/management IEPA loan \$ 2636.71

General Code ordinances 21-04 21-07 \$ 1354.92

Hawkins chemicals water plant \$ 1822.72

Page -4-

Village Hall of Harristown

January 24, 2022

Macon County Environment annual renewal recycling box \$ 1038.30

Total \$ 8334.56. Motion by Trustee Ditty to approve the above bills. Trustee Acree 2nd. Approved 6-0.

Budget Officer Report

Budget Officer Laskowski discussed. Mayor Deverell indicated the MFT and TIF have rules on what you can spend this money for

Motion by Trustee Vessels to approve. Trustee Mooney 2nd. Approved 6-0. A budget study session will be scheduled next month

Engineer Report

Ron Legner not present

Project 6899 water improvement/tower/IEPA loan-construction to date – Water tower painting and electrical is complete. Chlorine chemical feed vault is installed at new water tower site and chemical feed building is in place. Water main has been installed to new water tower. Pressure testing and disinfection of the water main still needs to be completed. Decatur interconnect pump station is installed.

Suburban Street Jurisdictional Transfer-still waiting

MFT Drainage- waiting on the jurisdictional transfer

Mayor Deverell questioned if she can tell Chastain to stop working on this until streets/alleys can decide? Motion by Trustee Jenkins that Mayor can notify Chastian about current MFT project on hold. Trustee Vessels 2nd. Approved 6-0

Caldwell Tank-motion by Trustee Vessels to pass as resolution 22-01, resolution that Village agrees that Caldwell did all they could to find Illinois laborers. Trustee Acree 2nd. Approved 6-0.

Public Works

Jonathon Closs absent. Report distributed.

Old Business

Cannabis ordinance -tabled. Approved October 2019, that a cannabis dispensary could come into Harristown.

Trustee Mooney stated he was very disappointed with tonight. He indicated the letter was not worded correctly that the Mayor sent out. The website, facebook, and mailings must all mirror each other. They must reflect everyone's opinion, not just the Mayor's.

Trustee Trusner questioned why cannabis was even brought up as they have not approached the board. He said the Mayor has had 9-10 meetings with CCI and Rose Hupp; between them three only. He said he walked in on one conversation where Mayor was talking to Rose Hupp about available TIF money. Trustee Trusner said everything should be run thru the Board. Need to go step by step. Zoning has to

Page -5-

Village Hall of Harristown

January 24, 2022

present written recommendation according to our ordinance. We need to be transparent. Trustee Vessels said notify 15 days in advance.

Trustee Mooney asked, moving forward, how are we going to address it? Tonight we harmed ourselves by not allowing plat. We need to be a team. Any plans, Mayor needs to come to board. So many many mistakes tonight. He said Jeremy Phillips was so rude tonight also. Mayor Deverell said when a business approaches her, she will tell them they need to come to the board. Trustee Trusner stated the Mayor should not be driving people to facilities; she is not a realtor. Mayor Deverell said she will do a better job.

Trustee Trusner suggested using Sentinel on notices and to keep residents informed. The newsletter seems to be the best way. The Sentinel and Herald and Review will be used to publish notices.

Motion by Trustee Vessels to deny the TIF agreement with CCI. Trustee Trusner 2nd. Roll call: Trustee Vessels, yes; Trustee Acree, yes; Trustee Ditty, yes; Trustee Trusner, yes; Mooney, yes; Jenkins, no. Approved 5-1 to deny TIF agreement. Trustee Acree stated we originally discussed said give nothing to them, then did it again and then again one more time.

New Business

Committee meetings

Trustee Trusner – streets and alleys – meeting Monday February 7th @ 5:30 pm; discuss MFT money, street upgrades, equipment needed

Water and sewer committee -meeting Monday February 7th @ 6:30 pm; discuss water meters need antennas, Parks property west end, would like to have water. Village supply and bore under 36/Lincoln Memorial park or village can approve them to be a URWC customer.

Personnel – meeting Monday February 21 @ 5:30 pm. Discuss personnel issues

Ordinance – meeting February 23 @ 5:30 pm. Discuss water leaks and liquor licenses

Mitigation Planning committee – Macon County emergency mitigation plan will be updating. They need a volunteer that can be on the committee for hazard mitigation plans; collecting data, planning, giving input. Trustee Vessels volunteered.

Personnel Committee -nothing to report

Streets and Alleys Committee-nothing to report

Finance Committee-nothing to report

Ordinance Committee -nothing to report

Water and Sewer Committee

URWC update- still going good

Page -6-

Village Hall of Harristown

January 24, 2022

Economic Development Committee

121 Coffee Run and facelift 4335 W. Main-will open late next week

Treasurer Rose questioned if we are going to pay back the sewer fund? Mayor Deverell said this will be discussed at the Budget meeting

We could use CURE money if we want to give 121 money. Trustee Acree suggested \$5000. Trustee Jenkins said he thinks this is too much. Motion by Trustee Vessels to reimburse \$5000 to 121 Coffee Run from General fund. Trustee Acree 2nd. Vote 3-3. Mayor Deverell broke tie with a yes vote. Motion approved to give 121 Coffee Run \$5000

Motion by Trustee Vessels to enter closed session to approve closed session minutes, ordinance violation updates. Trustee Acree 2nd. Approved 6-0.

Entered closed session at 8:59 pm

Back to open session at 9:15 pm

No items discussed in closed session to bring into open session

Attorney Weatherford said to make sure when emailing people, if reply all, communicating with other Board members, could be opening us up for violation of open meetings act. On emails, do not show persuasion on what you like and don't like. See attachment. Attorney also wanted everyone to know he is running for position of judge.

Motion by Trustee Vessels to adjourn. Trustee Jenkins 2nd. Approved 6-0

Meeting adjourned at 9:22 pm

Penny J. Allen

Village Clerk