

VILLAGE OF PEOTONE
COMMITTEE OF THE WHOLE
MINUTES OF JUNE 24, 2019

THE COMMITTEE OF THE WHOLE MEETING WAS CALLED TO ORDER AT 6:00 P.M. AT THE MUNICIPAL COMPLEX HALL, 208 E. MAIN STREET, PEOTONE, ILLINOIS; THE VILLAGE PRESIDENT, STEVEN CROSS, PRESIDING. THE FOLLOWING BOARD MEMBERS WERE IN ATTENDANCE: MS. MAREVKA, MR. JONES, MR. MARCH, MR. PARKER, AND MR. BOWDEN. ALSO PRESENT WERE THE CLERK, ADMINISTRATOR, MR. STEINMARCH, MR. HILLIEGONDS, AND MR. PATEL

CALL TO ORDER

ROLL CALL

MOTION BY MARCH, SECONDED BY MAREVKA, TO APPROVE THE MINUTES OF THE APRIL 22, 2019, COMMITTEE OF THE WHOLE MEETING AS WRITTEN. MARCH, MAREVKA, PARKER, JONES, AND BOWDEN VOTING AYE; MOTION CARRIED.

MINUTES

PUBLIC COMMENT - NONE

PUBLIC COMMENT

THE ADMINISTRATOR EXPLAINED THE ADDENDUM TO THE HOMEWOOD DISPOSAL/A & J CONTRACT. THE ADDENDUM WOULD EXTEND THE DISPOSAL CONTRACT AN ADDITIONAL TWO YEARS AND THE BILLING FOR THE GARBAGE AND RECYCLING WOULD BE DONE BY HOMEWOOD DISPOSAL WITH AN ADDITIONAL COST TO THE RESIDENTS. SHE EXPLAINED THAT THE STAFF THOUGHT THAT BECAUSE THE WATER AND SEWER BILLING WAS NOW BEING DONE BY AQUA ILLINOIS, IT WOULDN'T BE COST EFFECTIVE FOR THE VILLAGE TO DO THE BILLING OR COLLECTION FOR THE REFUSE SERVICE.

**HOMEWOOD DISPOSAL
ADDENDUM 1**

MR. HILLIEGONDS FROM HOMEWOOD DISPOSAL EXPLAINED THAT THE BILLING WOULD BE DONE QUARTERLY WITH A \$1.00 INCREASE TO THE RESIDENTS.

THE ANNEXATION OF THE PROPERTY ON THE NORTHWEST CORNER OF I-57 AND PEOTONE-WILMINGTON ROAD WAS DISCUSSED.

**PATEL ANNEXATION
AGREEMENT**

MR. STEINMARCH AND A TIF CONSULTANT WERE PRESENT TO EXPLAIN THE ANNEXATION AGREEMENT AND THE TIF DISTRICT PROPOSED FOR THE AREA OF THE TRUCK STOP/TRAVEL CENTER DEVELOPMENT.

THE ADMINISTRATOR EXPLAINED THAT THE FINAL ENGINEERING HAS NOT YET BEEN FINISHED FOR THE PROJECT AND THAT THE ATTORNEY HAD SOME ISSUES REGARDING REIMBURSEMENT TO THE VILLAGE FROM THE DEVELOPER.

TRUSTEE MARCH INQUIRED IF MR. PATEL HAD ANY PROBLEM WITH REIMBURSING THE VILLAGE. MR. PATEL STATED THAT HE THOUGHT A SPLIT WOULD WORK FOR HIM.

THE TIF CONSULTANT EXPLAINED THE PROJECTED REVENUES, AND HOW THE TIF DISTRICT WOULD WORK AS FAR AS THE VILLAGE BEING REIMBURSED. THE TIF COULD RUN AS LONG AS 23-24 YEARS. THE REAL ESTATE TAX WOULD BE ON THE BUILDINGS AND LAND ONLY, AND IF THE NET WORTH OF THE PROJECT INCLUDED FURNITURE, BEDS, AND EQUIPMENT FOR THE PROJECT A RECALCULATION WOULD NEED TO BE DONE.

THE ANNEXATION AGREEMENT WAS DISCUSSED. INCENTIVES AND REIMBURSEMENTS TO THE VILLAGE WERE DISCUSSED. THE VILLAGE OUTLAY OF \$1.3 MILLION TO ACQUIRE THE TWO PARCELS FOR THE DEVELOPMENT AND GIVE THE PROPERTY TO THE DEVELOPER AS AN INCENTIVE WAS DISCUSSED.

THE PUBLIC HEARING FOR THE ANNEXATION WAS BEEN SCHEDULED FOR JULY 8, 2019, AT THE PEOTONE HIGH SCHOOL AS PART OF THE JULY 8TH REGULAR VILLAGE BOARD MEETING.

MOTION BY BOWDEN, SECONDED BY PARKER, TO ADJOURN THE COMMITTEE OF THE WHOLE MEETING AT 7:00 P.M. BOWDEN, PARKER, JONES, MARCH, AND MAREVKA VOTING AYE; MOTION CARRIED.

ADJOURNMENT