



**Village of Downs**  
211 S. Seminary, PO Box 18  
Downs, IL 61736-0018  
Voice/Fax: 309-378-3221  
Email: [Info@VillageOfDowns.org](mailto:Info@VillageOfDowns.org)  
Website: [www.VillageOfDowns.org](http://www.VillageOfDowns.org)

**Mayor, Village Board and Clerk**

President/Mayor	Public Safety/Services/ President Pro Tem	Public Works	Streets	Building	Finance	Parks/Youth Center/Food Pantry	Clerk
Mike James	Maureen Roach	Paul Messamore	Danny Lush	Mary Goveia	Open	Margaret Keylin	Julie James

**From the Desk of the Mayor - November 2015**

To all our servicemen and women, we thank you for your service!

This month we held the required public hearing before the Regular Board Meeting for our new proposed TIF. It was a packed house with many questions, interested business owners and overwhelming support. By working with the taxing bodies and making changes to the TIF boundary and budget, we have gathered full support from all the vocal taxing bodies within this TIF.

This TIF is badly needed if we are going to be able to bring jobs, commercial growth and a self-sustaining economy for Downs. It isn't a sure thing, but it puts us in the best possible position. There is only so much taxes that anyone can take and which we are willingly to impose on our residents. Commercial growth gives us the ability to provide the services everyone expects without turning to other means...taxes. Our corp tax rate continues to be one of the lowest in the area and definitely among other towns our size and commercial base. The area tax rate comparison can be found on our website.

With the uncertainty at the State level and even the Federal level, we are challenged to make progress and yet keep taxes low. We are committed to doing just that. This month we also discussed our annual tax levy which we must pass by Dec 29<sup>th</sup>. We once again will stay within our allowed 5% increase with an actual expected increase of 3%. The following is the breakdown of what the Board decided to levy and we will take up at our December 3<sup>rd</sup> meeting. I would like highlight the increase to our Parks from \$1,000 to \$3,100. Please provide your feedback.

Fund Name	2014 Tax Levy	2015 Tax Levy
General Corporate	\$37,345	\$37,813
Audit	\$5,000	\$5,000
Liability Insurance	\$15,000	\$15,000
Parks	\$1,000	\$3,100
Social Security	\$14,000	\$13,649
Street lighting	\$0	\$1,400
<b>Total</b>	<b>\$72,345</b>	<b>\$75,962</b>

These are very exciting times. Please support your local business as they rely on YOUR support to stay in business. Thriving businesses will make Downs a more attractive place to invest.

Please feel free to contact me with any questions, explanation or clarification.

In your service,  
Mike James, Mayor  
309-830-7374,  
[Mayor@VillageOfDowns.org](mailto:Mayor@VillageOfDowns.org)

**Other Positions and Committee Chairs**

Police Chief  
Josh Dingler

Public Works Superintendent  
Kevin Whitehouse

Treasurer and TIF Administrator  
Julie Bakewell

Zoning Enforcement  
Lyndall Cuba

Zoning Board Chairperson  
Linda Bowman

Village of Downs Streets Department:

Our regular pickup for brush, yard waste, and tree limbs, etc. is now concluded for this season.

Our next scheduled pickups will begin the first Monday of each month beginning in April, 2016, and be ongoing until the fall of 2016.

With winter on the horizon, please be mindful of the snow removal needs, and park any vehicles well off the streets for easier snow removal.

Thanks, and if you have any questions, please feel free to contact me.

Dan Lush  
Street Trustee  
309-838-6031

# A Look Ahead

## QUICK GLANCE AT UPCOMING VILLAGE EVENTS AND MEETINGS

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### November:

- November 5 – TIF 3 Public Hearing, 6 pm @ Village Hall
- November 5 – Village Board of Trustees Regular Meeting, 7 pm @ Village Hall
- November 12 – Events Committee Meeting, 6 pm @ Village Hall
- November 26 – Happy Thanksgiving

### December:

- December 3 – Public Hearing for TIF Annexations, 6 pm @ Village Hall  
– Village Board of Trustees Regular Meeting, 7 pm @ Village Hall
- December 10 – Events Committee Meeting, 6 pm @ Village Hall
- December 19 – Cookies with Santa, 10-12 pm and 1-3 pm @ TBD
- December 20 – House Decorating Contest Judging Ends
- December 21 – Special Event Committee Meeting to decide contest winners, 6 pm @ Village Hall
- December 25 – Merry Christmas!

### January:

- January 1 – Happy New Year!
- January 7 – Village Board of Trustees Regular Meeting, 7 pm @ Village Hall
- January 14 – Events Committee Meeting, 6 pm @ Village Hall

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## Free Mulch for the Tri-Valley Community

### IF YOU CAN HAUL IT YOU CAN HAVE IT

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Northern Clearing has given us mulch from the material they have been clearing for the pipeline. They have been storing it in a pile on the West side of the Kickapoo Park. We have more then we can use so we are extending the invitation for the next two months to come get free mulch from the pile only by the parking lot off of Huff Rd or at the dead-end of Huff Rd out by I-74. This invitation is not for commercial/resale use.

Thank you Bert Clark for getting this donated to the Village.

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## No Dumping!

### THIS IS YOUR WARNING

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Whoever is dumping their grass, trash, etc. in the Kickapoo Park or Dooley Park dumpsters this will be your warning to STOP! My plea to the folks that care about their village, please be on the lookout for these folks, ask them to STOP and/or report them to Chief Dingler, Maureen Roach or Village Hall.

**\*\* More information and registration forms are available on the Village website or at the Village Hall**

# Christmas in Downs

## COOKIES WITH SANTA AND HOUSE DECORATING CONTEST

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Events Committee has set the date and times for "Cookies with Santa". They will have decorations, cookies and photo opportunity with Santa on December 19<sup>th</sup> from 10 am – 12 pm and 1 – 3 pm. Mark your calendar! Location TBD, but it will either be at the Village Hall or Dooley Park Pavilion.

Once again we will hold a house lighting contest that will go until Dec 20<sup>th</sup>. This year everyone will be entered in the contest. We will have three categories: 1) Village Choice, 2) Committee Choice and 3) Largest Display. Voting for the Village Choice category will be online or via ballot that can be dropped off at the Village Hall. Winners will again receive gift certificates to one of our local businesses. The Committee will make the final decision on the remaining two categories. Winners will be determined at the special Event Committee meeting on December 21<sup>st</sup>, 2015, 6 pm at the Village Hall.

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## Finance Trustee Position Open

### PLEASE CONSIDER SERVICE TO YOUR VILLAGE

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We now have another trustee position open due to the resignation of Susan Luke, Finance Trustee. Susan served the Village for over 2 years on the Board and we thank her for her time. The Mayor will be accepting letters for consideration for only this position. Your term of office will be the remaining months until April 30, 2017. If you decide to continue, you will need to run for a four-year term in the 2017 April election. You will be paid \$125 per regular or special board meeting.

You are eligible to be a Trustee if you are a registered voter and a resident of Downs for at least one year prior to the date of the election. A person is not eligible to take the oath of office for a municipal office if that person is, at the time required for taking the oath of office, in arrears in the payment of a tax or other indebtedness due to the municipality or has been convicted in any court located in the United States of any infamous crime, bribery, perjury, or other felony [65 ILCS 5/3.1-10-5(a)(b)]s.

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## TIF 3 Redevelopment Plan

### BOUNDARY MAP AND PROJECT BUDGET HAS BEEN AMENDED

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Please see the village website for the amended plan and map for TIF 3. It is located under the main page under the "Recent News" section.

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

**\*\* More information and registration forms are available on the Village website or at the Village Hall**

# TIF 3 FAQ (Frequently Asked Questions)

## COMMON QUESTIONS AND ANSWERS FOR A TIF DISTRICT

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Please see the following websites for a list of questions and answers to many of your questions. The answer to the two questions I get the most: 1) Your taxes do NOT increase because of a TIF and 2) Increment of property taxes for the TIF commercial development area is due to the TIF and not the Taxing Bodies. If it wasn't for the TIF the Taxing Bodies would continue to receive, on average, an increase of .48% (Exhibit E in the Plan).

<http://www.illinois-tif.com/about-tif/faqs/> or <http://www.berwyn.net/tif-frequently-asked-questions#twelve>

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## TIF 3 is Coming

### BENEFITS AND VALUE OF A TAX INCREMENT FINANCE (TIF) DISTRICT

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The Tax Increment Financing program is designed to serve the diverse needs of the business community and to place the Village of Downs in a more competitive position in working with business and industry. This will help them when making the decision to locate or expand within the Village of Downs corporate limits.

As part of our business assistance program, the Village is associated with McLean County Chamber of Commerce, the Illinois Department of Commerce and Community Affairs, USDA and other area development authorities to pool resources and expertise in putting together proposals and funding packages. The Village of Downs stands ready to make available the best development resources available to attract new business and industry and to aid existing business with their expansion plans.

The Village of Downs has two active Tax Increment Financing (TIF) Districts; TIF I (downtown) and TIF II (Downs Crossing). These were established to provide a funding mechanism to promote and enhance redevelopment in the downtown area and new development in the Downs Crossing area. See Exhibit A for a more formal description of a TIF District.

A TIF district enables the Village to capture all incremental property taxes (taxes over and above those being generated on the date the TIF is created) and in some instances sales tax and place those in a pool to be used for various allowable development incentives.

Allowable uses include:

- ➔ Land acquisition
- ➔ Planning, legal, engineering or architectural services
- ➔ Demolition of buildings and clearing of property
- ➔ Construction costs of infrastructure improvements
- ➔ Rehabilitation of existing structures
- ➔ Financing costs
- ➔ Payment in lieu of taxes

The Village enters into "redevelopment agreements" with businesses that either locate or make substantial improvements within the TIF districts. Through this agreement, the business agrees to complete the project and make certain improvements.

**\*\* More information and registration forms are available on the Village website or at the Village Hall**

The amount of the negotiated assistance is determined by various criteria, including:

- ➡ The projected increase in the assessed valuation of the property.
- ➡ The number of and quality of new jobs created or retained.
- ➡ The amount of other revenue generated for the Village by the project.
- ➡ Financial strength of the applicant.
- ➡ Compatibility to furthering the development and economic goals of the Village.

A business cannot assume the Village will financially participate in the project. Decisions are made on a project-by-project basis and must receive Village Board approval before any assistance is provided.

Consideration for project assistance is to be reviewed for compliance with the following requirements:

- ➡ The business must be a "for profit" business in good financial standing.
- ➡ The business must be located within one of the established TIF districts.
- ➡ The business must show the financial capacity to complete the proposed project.
- ➡ The business must not have financial obligations owed to the Village, McLean County or the State of Illinois

Projects falling outside the above set requirements may be reviewed according to adopted TIF plans or other such economic development goals of the Village.



VILLAGE OF DOWNS BOARD OF TRUSTEES  
REGULAR MEETING MINUTES  
7:00 PM  
November 5, 2015

Village Hall  
211 S. Seminary St,  
PO Box 18  
Downs, IL 61736

1. Mayor Mike James called the November 5, 2015 meeting to order at 7:13pm.
2. Roll call was taken with Trustees Roach, Goveia, Keylin and Lush all present. Trustee Messamore was absent. A quorum was present. Also present were TIF attorney Ken Beth, Village attorney Dawn Wall, Treasurer Julie Bakewell and Clerk Julie James.
3. The Pledge of Allegiance was taken.
4. A motion to approve the agenda order was made and approved.  
The following items were removed from the agenda:
  - a. Ordinance 2015-15 Vacating the Alley Adjacent Downs United Methodist Church and 106 S. Seminary St.
  - b. Resolution 2015-R\_\_ Authorizing the Easement Agreement with Downs United Methodist Church
  - c. Resolution 2015-R\_\_ Authorizing the Easement Agreement with 106 S. Seminary St.
  - d. Motion to Approve Fiscal Year 2014-2015 Audit by Canny Accounting, LLC
  - e. Motion to Approve the Fiscal Year 2014-2015 Annual Treasurer's Report
  - f. Motion to Approve continuance of the Village of Downs Regular Board Meeting to \_\_\_\_\_, 7:00 pm at the Village Hall
  - g. Ordinance 2015-16 Approving Changes to Various Chapters of the Village Code
  - h. Resolution 2015-R\_\_ Authorizing and Approving the Acceptance of Farmland Subdivision
  - i. Executive Session
5. A development report was given by Steve Hancock from Cornbelt Energy.
6. There was no engineer report. All other mayor, trustee and committee reports can be found in the flyer.
7. There was no public comment.
8. A motion to approve items contained within the consent agenda was made and approved.
9. A motion to approve consent agenda was made and approved.
  - Motions
    - Motion to Approve the October 1, 2015 Village Board of Trustees Regular Meeting Minutes
    - Motion to Approve the Annual Contract with IMLRMA
  - Ordinances
    - Ordinance 2015-18 Approving a Lease Agreement Between the Village of Downs and Mike Roberts for Property of the Village of Downs
  - Resolutions
    - Resolution 2015-R16 Adopting and Approving the Intergovernmental Agreement with ILEAS

A 10 minute break was taken.
10. New Business
  - Motions
    - A motion to approve restoration on the village building not to exceed \$12,000 was made and then amended to motion to approve restoration on village building not to exceed \$12,000 to be taken from TIF 1 and be reimbursed by streets. This was approved.

11. A motion to approve hiring Jerry Melton as a Part-Time Seasonal Electrician at \$30/hr. reporting to Streets Trustee was made and approved.
12. A motion to approve hiring James Metros as a part-time seasonal operator at \$20/hr. reporting to Streets Trustee was made and approved.
13. A motion to approve hiring Delbert Clark as a part-time seasonal snow plow operator at \$15/hr. Reporting to Streets Trustee was made and approved.
14. A motion to pay bills was made by Lush and approved.
15. A motion to adjourn at 10:06 pm. was made and approved.



Julie James, Clerk

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FROM THE DESK OF THE CHIEF:

Hello and thank you to our hard working volunteers that have made the village festivities a sight to travel for. The Halloween events were great, fire breathing, awesome chili to warm the body, and it was all a success due to the volunteers! Please thank them!

Tis the season for warm drinks and great food and shopping. I will remind you folks to;

- 1) When shopping for your gift lists, do NOT leave your items in the car!
- 2) Remember that your stickers on your vehicle give folks an idea of where you live, so be observant in the parking lots and lock your doors!
- 3) Shop with friends.
- 4) Have fun.

We are receiving more complaints about dogs not on leashes. Please leash up your dogs, if it becomes a big problem ordinance violations will start being issued and they start at \$50.00. Leash your dogs and use that money to buy a kid a present.

We are seeing vehicles without current plates and inoperable. Warning about these cars will be going out at the beginning of the next year. Please remove these eyesores from view, or get them operational. After the warning are issued fines will be assessed.

Be safe and please check your cars for your emergency roadside supplies. Update them in case you need them.

Thank you  
Chief Joshua Dingler





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Website: [www.VillageOfDowns.org](http://www.VillageOfDowns.org)

## Parks Report

At our Oct 26<sup>th</sup> meeting, the Parks Committee reviewed the Pavilion Rental Agreement and Rental Checklist making a few changes. The most significant change was to include a \$20.00 damage and cleaning deposit fee refundable upon completion of an inspection by a Parks Committee member after the rental event. We still need to add a statement defining nonprofit groups who are exempt from the \$40.00 rental fee. The committee also discussed other issues connected to Pavilion rentals including use of equipment from the Pavilion at other venues and renters opening their space to other groups.

The Youth Center and Pavilion have a number of large and small repairs to be made. The Youth Center has a leaky hot water heater, a leaking urinal, a window in need of repair and missing lightbulbs. The Pavilion needs to shore up one door seal before winter sets in, fix the lock on the shed, and replace lightbulbs. The committee is hopeful that we can address most of these problems with the funds we have available. We plan to test the electrical use of all freezers and refrigerators and check on gas valves for efficiency making changes as necessary to hopefully cut down on utility bills in both buildings.

Many thanks go to a kind and handy citizen of Downs who repaired a leaky toilet in the Pavilion. It was wasting water and running up our bill. Thank you so much!

The mulch problem in Kickapoo Park is ongoing. Too much mulch was moved onto the trail and needs to be removed to leave a 5-6 foot wide walking trail that is 3-4 inches deep with mulch. Several more piles of mulch need to be moved to the Huff Road site. Piles closest to Kickapoo Creek are highest priority.

Thanks to Downs Citizens in Action for providing special mulch for the kids playground area in Dooley Park.

The committee agreed to move the Pavilion dumpster away from the Pavilion parking lot to a spot next to our Park Rules sign. It will improve the look around the Pavilion yet still be accessible.

Many thanks to our Food Pantry crew. Their hard work and generous gift of their time helps so many people.

Enjoy the change of seasons in our parks. Please know and follow park rules. Drive the speed limit and stay on the roadway for the safety and comfort of us all.

### Guidelines for Citizen Groups Park Projects:

1. Groups formally present their plan details to the committee.
2. The committee has a set amount of time to review, research, and discuss the project.
3. The group and committee then meet to discuss the decision.
4. The group keeps the committee informed of project progress.
5. The group submits a follow up report including description of the project, costs, number of volunteers, and hours they work.

In your service, Peggy Keylin, Park Trustee  
[Parks@VillageOfDowns.org](mailto:Parks@VillageOfDowns.org)

The sewer lift station delivered 1,256,000 gallons to BNWRD for the month, averaging 40,500 per day. The total water pumped for the month was 2,396,300 gallons for an average of 77,300 gallons per day. The average iron concentration in the finished water was up slightly to .39 PPM due to higher than normal flows. The higher flows were a result of two water leaks in Beecher Trails. The repairs have taken place as well as a service leak on Lincoln Street. There are currently two more minor service leaks in need of repair, one on Woodlawn and another on Fox Run. A meeting took place with BNWRD to discuss sending Downs's backwash waste water to them for treatment, negotiations are ongoing. Two home sewer grinder pumps failed requiring the purchase of a new pump to resume service, the failed pumps are being repaired and will be spares for future use. Construction remains brisk at Beecher Trails. I have received inquiries on policy of lawn irrigation systems.

Kevin Whitehouse  
309-319-1010  
309-378-2137  
downswaterplant@hotmail.com

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## Senior News

A large group attended the October meeting held at the Fire Station. President Linda Bowman spoke about the next meeting observing Thanksgiving and the food baskets we provide. Roger Wilkey had a birthday while Ken & Linda Bowman had an anniversary.

November 5th breakfast was at CJ's in Bloomington.

The annual Thanksgiving meeting will be at the Fire Station again this month. There will be turkey, dressing, and all the Thanksgiving items for all to enjoy. Linda Bowman is asking for monetary donations to help with the food baskets we provide at Thanksgiving and Christmas. Please plan to attend our Thanksgiving meal.

The Christmas party on December 16th will be at Jacks Cafe in LeRoy.

The Tri-Valley Fine Arts Boosters Proudly Present

The 2015 Madrigal Dinner

# *The Royal Boot*

**Sunday, December 6, 2015 ~ 1:00 p.m. and 6:00 p.m.**

*Ticket Sales begin Wednesday, October 7 at the Choral Concert.*

*Sales Close Monday, November 30, 2015 at 4:00 p.m.*

Meal includes 2 pieces Grilled Chicken • Mashed Potatoes with Gravy  
Green Beans • Roll • Dessert • Wassail Toast • Assorted Beverages

Two ways to make reservation and payment:

- Tri-Valley Web Store under Fine Arts: Productions/Fundraiser
- Drop off payment and reservation form at the High School Office.  
Please make checks payable to Tri-Valley Fine Arts Boosters.

**Please note: NO REFUNDS.**

*This includes cancellations due to weather.*

If the performance is cancelled, meals will be available for pick-up later that week and a concert of the songs will be presented in early January.

We do not issue tickets—reservations will be confirmed via email.

## RESERVATION FORM

Name \_\_\_\_\_

Phone Number \_\_\_\_\_ Email \_\_\_\_\_

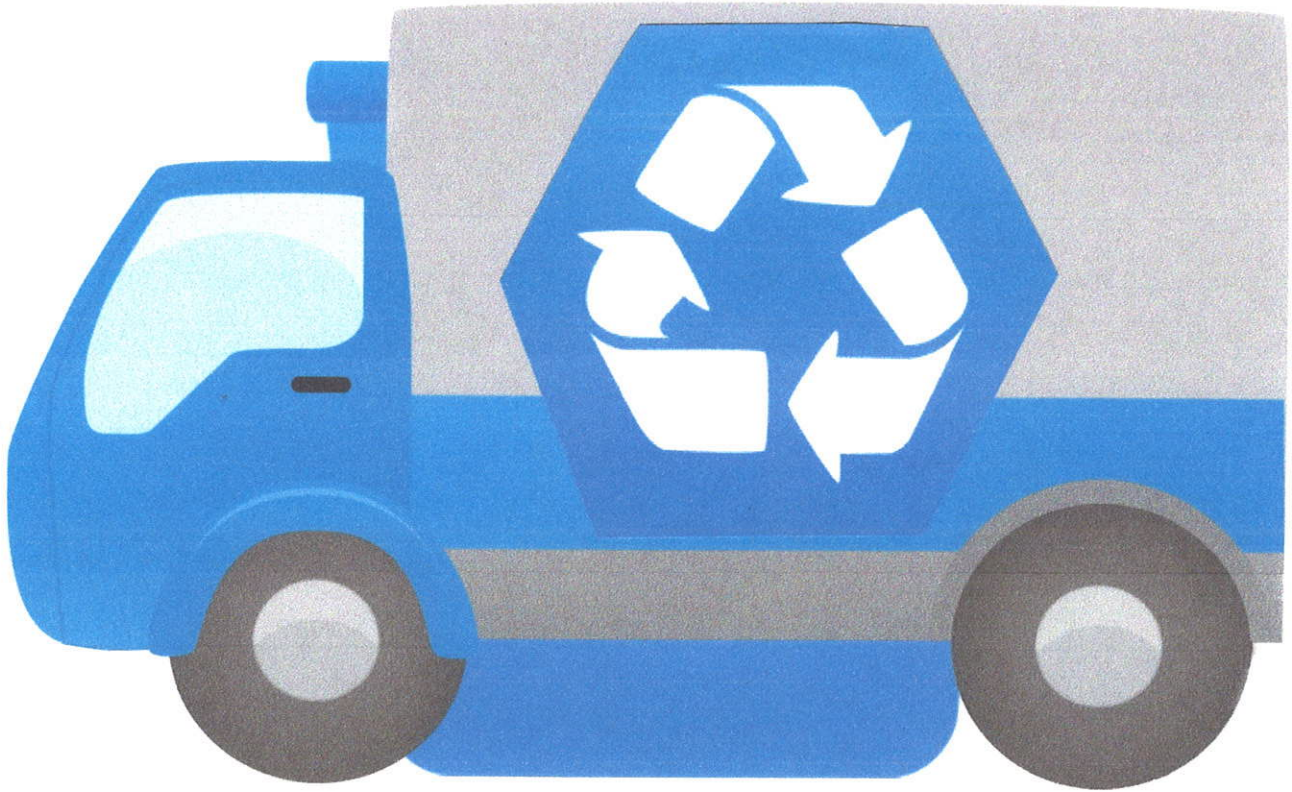
Preferred Seating time (Circle) 1:00 p.m. ☐ 6:00 p.m. ☐

Meal/Seat Reservations:

Meal/Performance Seat      Number \_\_\_\_\_ x \$20.00 = \$ \_\_\_\_\_

To Go dinner      Number \_\_\_\_\_ x \$10.00 = \$ \_\_\_\_\_

**TOTAL**      \$ \_\_\_\_\_



## **RECYCLE**

NEWSPAPERS, PAPERS, CARDBOARD

BOTTLES (Plastic & Glass)

TIN and ALUMINUM CANS

on the ***2<sup>nd</sup> and 4<sup>th</sup> Saturday of each month.***

You can help make a difference in re-purposing these items!!

Any questions, you can contact Casali and Son's

at 309-242-9001.

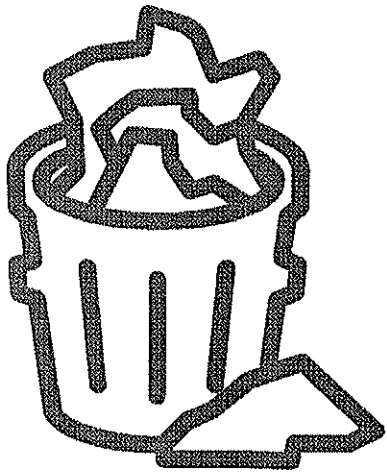
# **Downs United Methodist Church**

# **Annual Cookie Walk**



**December 12, 2015**

**9:00 am until sold out!**



*THERE WILL BE NO  
GARBAGE PICK-UP  
ON FRIDAY,  
NOVEMBER 27TH,  
BUT GARBAGE WILL  
BE PICKED UP ON  
SATURDAY,  
NOVEMBER 28TH.*



*The Village Hall will be closed  
Thursday, November 27th and  
Friday, November 28th  
For the Thanksgiving Holiday*



Your Home Town Self Storage Facility

# Downs Self Storage

119 Shaffer Drive

P.O. Box 84

Downs, IL 61736-0084

962-3137

Rental Unit sizes Available:

6' x 10' with 4' x 7' door

10' x 12' with 9' x 7' door

10' x 18' with 9' x 7' door

10' x 24' with 9' x 7' door

From \$45/month

Village of Downs  
 211 S. Seminary St.  
 PO Box 18  
 Downs, Illinois 61736

Current Resident  
 Downs, Illinois 61736

**Village of Downs Officials and Contacts**

Mayor	Mike James	309-830-7374	Mayor@VillageOfDowns.org	
Clerk	Julie James	309-830-7373	Clerk@VillageOfDowns.org	
Trustee – Pro Tem	Maureen Roach	309-378-1477	PublicSafety@VillageOfDowns.org	Public Safety & Services
Trustee	Mary Goveia	309-212-0594	Building@VillageOfDowns.org	Building
Trustee	Susan Luke	309-275-3038	Finance@VillageOfDowns.org	Finance
Trustee	Dan Lush	309-838-6031	Streets@VillageOfDowns.org	Streets
Trustee	Paul Messamore	217-621-8127	PublicWorks@VillageOfDowns.org	Public Works
Trustee	Peggy Keylin	309-378-4098	Parks@VillageOfDowns.org	Parks
Treasurer	Julie Bakewell	309-378-5677	Treasurer@VillageOfDowns.org	
Water Plant	Kevin Whitehouse	309-319-1010	DownsWaterPlant@hotmail.com	Public Works Superintendent
Police	Joshua Dingler	309-378-2911x300	Downs.Village.PD@gmail.com	Police Chief
Non-Emergency	MetCom	309-888-5030		
Emergency		911		
Village Hall		309-378-3221	Info@VillageOfDowns.org	Park Pavilion Reservations
Zoning	Lyndall Cuba	309-378-3221	Info@VillageOfDowns.org	Zoning Enforcement Officer
Zoning	Linda Bowman	309-378-3221	Info@VillageOfDowns.org	Zoning Board of Appeals Chair
Committee	Paul Messamore			Development Committee Chair
Committee	Mike James			Events Committee Chair