



VILLAGE OF DOWNS BOARD OF TRUSTEES  
SPECIAL MEETING MINUTES  
7:00 PM  
April 27, 2017

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

1. Mayor James called the April 27, 2017 special meeting to order at 7:01 pm.
2. Roll call was taken with Trustees Roach, Goveia, Keylin, Lush, Gassaway and Twyford were all present. There was a quorum to do business. Also present was Attorney Dawn Wall. Clerk James and Treasurer Bakewell were absent.
3. The Pledge of Allegiance was taken.
4. Linda Bowman- Zoning Board of Appeals Recommendation for case #ZMA 17-01AZ.
  1. The property is approximately 1.6 Acres located at the corner of Huff Rd. and Main St.
  2. The ZBA feels it can only be an improvement.
  3. They recommend the request of the petitioner to annex into the Village of Downs and to rezone to residential single family dwelling R2 medium density.
  4. Rave is the developer and has built over 100 homes and is targeting \$250k for this development.
  5. Recommendation of four lots: (1) 100 ft. frontage; (2) 80 ft. frontage; and then (1) 90-foot total. All lots are 180 ft. deep and ~50% larger than Beecher Trails' lot size.
5. A Motion to Approve Agenda order was made by Lush and seconded by Keylin. Approved 6-0
6. Discussion
  1. IUVO Construction LLC Annexation Agreement and Preliminary Plan
    - First plan was 60-foot frontage 5 lots; Mayor and Trustee Twyford pushed back and wanted to match surrounding area so allowed 4 lots.
    - The water main will be extended from Main St to the end of property and the Village would be well advised to attach loop onto Pintail.
      - The village could roll that water main work into the developer's permit and the village will save permitting fee.
      - The village should consider using the same contractor for the water main installation.
    - A waiver has also been requested for any adjacent road improvements on Huff Rd.
    - All waivers will be included in the Annexation agreement.
    - The development will be for only single family homes. They would be about like Beecher Trails; large lawns, large three car garage.
    - The anticipated price of the homes will be around \$250,000.00.
    - In 2015 Rave did 75 homes.
    - In 2016 Rave did 100 homes.
    - Farnsworth has worked with Marty and his brother, Ron Rave over 30 years; easy comfortable not going to let anyone down.
    - Twyford and Mayor have had preliminary meetings with Rave. Rave would like to do more work in VOD.
    - A storm water detention waiver has been requested and they will be doing drainage improvements on Main St. and Huff Rd for this waiver.
      - Downstream side of village would prefer to get water into Kickapoo and get it to Heyworth before flooding.
      - Drainage improvements beyond Huff Rd. will flow away from site.
      - Culverts need to be replaced and cleaned.
      - Again, these will be spelled out in the Annexation Agreement and preliminary plan.
      - Intent was not to put curb and gutter because it does not work out economically.

- Marginal profits on this development and we should be careful about piling on obligations, which would make this development impossible.
  - South of Pintail flat; north of Pintail good grass vegetation good in that area
    - Lush is not sure about the watershed; but only 1.6 acres not all goes to north;
    - 18 inch going across the road may want it to be 24 inch
    - Neal believes that if the developer cures the drainage problems off site then that will assist in taking the water off the 1.6-acre development.
    - Lush indicated water needs to get in the ditches and stays.
    - Neal thinks that even the adjacent property owners are going to benefit from the improvements.
  - The village payment of fees for BNWRD was struck from the draft agreement.
  - Street would be patched with HMA where it is connected to the sewer
  - Radius on the main street is good
  - Neal indicates that the developer will cut back the ditch and extend Main St culverts
    - Dan suggested flared end sections be added on the culverts and catch basin possible.
2. Miller, Hall & Trigg Municipal Law Seminar
    - The Mayor mentioned the seminar put on by Miller, Hall, Trigg on May 13 and advised trustees if they wanted to go they needed to let him know.
  3. FY2017 Budget Review
  4. FY2018 Budget Review
  5. Other
    - a. The Mayor noted the Statement of Economics Interest document is due May 1, 2017. You can be fined if it isn't completed on time.
7. Public Comment
    1. The food pantry lost another freezer. They need another freezer.
      - Lush mentioned doing a wish list for food bank in the VOD flyer. The Mayor said we could certainly do it if someone puts something together.
  8. A Motion to Approve Items Contained within the Consent Agenda was made by Lush and seconded by Gassaway. Approved 6-0
  9. A Motion to Approve Consent Agenda was made by Lush and seconded by Keylin. Approved 6-0
    1. Motions
      - a. Motion to Approve the April 13, 2017 Village Board of Trustees Regular Meeting and Executive Meeting Minutes
      - b. Motion to Approve Transfer of Improved Assets from Streets Fund to General Fund
      - c. Motion to Approve Village of Downs Regular Board of Trustees Meeting Location, Dates and Time for FY 2017-2018
    2. Resolutions
      - a. Resolution 2017-R12 Authorizing and Approving Contract with AREA Disposal, INC. for Garbage and Recycling for 5 Years within the Village of Downs
      - b. Resolution 2017-R13 Authorizing and Approving the Village of Downs to enter a Contract for July 4, 2017 Fireworks Display with J&M Displays, Inc.
    3. Ordinances
      - a. Ordinance 2017-07 Approving the Revised FY 2016-2017 Budget Under the Budget System for the Village of Downs

- b. Ordinance 2017-08 Approving the FY 2017-2018 Budget Under the Budget System for the Village of Downs
10. New Business
  1. Motions
  2. Resolutions (R14)
  3. Ordinances (09)
11. Old Business
  1. Motions
    - a. A motion to approve Resolution 2017-R08 Establishing Capital Improvement, Repair or Replacement Fund for the Village of Downs, McLean County, IL was made by Roach and Goveia. Approved 6-0
      - Changes was last month being covered.
    - b. Ordinance 2017-\_\_ Approving and Adopting Amendments to the Village of Downs Code Provisions of Chapter 1 "General Provisions" - No Action
    - c. Ordinance 2017-\_\_ Approving and Adopting Amendments to the Village of Downs Code Provisions of Chapter 2 "The Village Board, Its Officers and Employees" - No Action
    - d. Ordinance 2017-\_\_ Approving and Adopting Amendments to the Village of Downs Code Provisions of Chapter 3 "Village Finances" - No Action
    - e. Ordinance 2017-\_\_ Approving and Adopting Amendments to the Village of Downs Code Provisions of Chapter 6 "Licenses, Permits and Regulated Businesses" - No Action
    - f. Ordinance 2017-\_\_ Approving and Adopting Amendments to the Village of Downs Code Provisions of Chapter 16 "Miscellaneous Regulations" - No Action
    - g. Ordinance 2017-\_\_ Approving and Adopting Amendments to the Village of Downs Code Provisions of Chapter 17 "Telecommunications Infrastructure Maintenance Fee" - No Action
  2. Resolutions
  3. Ordinances
12. A Motion to Approve Payment of Bills was made by Lush and seconded by Gassaway. Approved 6-0
13. Executive Session was not entered.
14. Action on Executive Session Items
  - The Mayor thanked Trustee Lush for his last 4 years of service.
15. A Motion to Adjourn at 8:26 pm was made by Lush and seconded by Gassaway. Approved 6-0



Julie James  
Village of Downs Clerk