



Estimated cost to the District for this request: \$50



October 25, 2021

Dani Tietz  
Mahomet Daily, Ethose Publishing LLC  
PO Box 823  
Mahomet, IL 61853  
[dani@mahometnews.com](mailto:dani@mahometnews.com)

Dear Mrs. Tietz,

This letter is in response to the Freedom of Information Act (hereinafter "FOIA" or "the Act") request you submitted to the District on October 18, 2021. You have requested copies of the following documents:

- All emails, including attachments, to and from Mahomet-Seymour Board members from Oct. 4 to Oct. 18 regarding Conway Farms, Darrin Peters, Vertical Towers, POA and/or HOA

The following documents are responsive to your request and are submitted herewith:

- All emails, including attachments, to and from Mahomet-Seymour Board members from Oct. 4 to Oct. 18 regarding Conway Farms, Darrin Peters, Vertical Towers, POA and/or HOA all HOA and POA documents from 2010 to 2021.

Pursuant to Section 9(a) of the Freedom of Information Act, 5 ILCS 140/9(a), you are hereby notified that this decision was made by Dr. Lindsey Hall, Superintendent and FOIA Officer, and that you have a right to review by the Public Access Counselor:

Ms. Sarah Pratt  
Public Access Counselor  
Office of the Attorney General  
500 S. 2nd Street  
Springfield, IL 62706  
Telephone: 312-814-5526 or 1-877-299-FOIA (1-877-299-3642)  
Facsimile: 217-782-1396  
E-mail: [publicaccess@atg.state.il.us](mailto:publicaccess@atg.state.il.us)

You are further notified that you have the right to judicial review as provided in Section 11 of the Act, 5 ILCS 140/11.

Sincerely,

Dr. Lindsey Hall, Superintendent and FOIA Officer



## **Request to Inspect or Copy Records**

Use this form to request records that are not already available within the public domain. You are not required to use this form, but your request must be written. This form is offered as a courtesy and a guide to assist you.

**Submit to: Mahomet-Seymour CUSD #3 FOIA Officer  
Dr. Lindsey Hall, Superintendent  
1301 S. Bulldog Drive  
Mahomet, IL 61853**

I, hereby request the opportunity to (a) **inspect** or (b) **copy** the following record(s). (Please circle.)

Please describe the record(s) precisely: \_\_\_ All emails, including attachments, to and from Mahomet-Seymour Board members from Oct. 4 to Oct. 18 regarding Conway Farms, Darrin Peters, Vertical Towers, POA and/or HOA

This request is for a (a) **non-commercial** or (b) **commercial** purpose. (Please circle.)

I understand that the first 50 pages of black-and-white letter or legal-sized copies are free. The copying charge for additional pages is \$.15 per page. Personnel costs can also apply at a rate of \$10.00 per hour beyond the first 8 hours of labor.

A handwritten signature in black ink, appearing to be "D" followed by a stylized flourish.

\_\_\_\_\_  
Signature of Requesting Individual

10-18-2021

\_\_\_\_\_  
Date Request Submitted

217-390-8984

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

\_\_\_\_\_  
Mahomet Daily, Ethos Publishing LLC. (Dani Tietz)

\_\_\_\_\_  
Name

PO Box 823

\_\_\_\_\_  
Address

Mahomet, IL 61853

\_\_\_\_\_  
City, State, Zip

E-Mail: dani@mahometnews.com

**DO NOT WRITE IN THIS SPACE**

\_\_\_\_\_  
Date request received by District FOIA Officer

\_\_\_\_\_  
Signature

**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:15:47 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Monday, October 11, 2021 1:39 PM  
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**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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In one of your emails, you write: "The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see." Can you help me understand this more clearly? Does the same hold true for other taxing bodies?

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Kelly

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**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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[Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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And the engineering documents produced per the inquiry.

If this needs to be a FOIA request, then consider this my request in writing.

Thank you,  
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On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

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their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

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At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

The "dredging work" is a misnomer. While dredging work is being performed by the POA in various phases as reported by their president, Russ Weber, the scope of the work Darrin is trying to provide is limited to that area of the lake. Even Meghan commented that dredging is a very expensive option and she is right that HOAs and POAs have the responsibility for maintenance which can include dredging. Unfortunately there was no one in the meeting that could offer more information on the topic she was alluding to. The school will be part of dredging of the lake in the future but only as a member of the POA by use of its dues. This \$10K is only for a cleanup in a small area.

Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some "good press" finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

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**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Sent:** Saturday, October 9, 2021 7:01 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>;  
[board@ms.k12.il.us](mailto:board@ms.k12.il.us)



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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also not the first time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Hi Dani,

I thought you may benefit from this as well.

I expected you to be able to see beyond the poor presentation of the issue in the meeting to write a great article of such a positive story. In my world, landowners do not work together like this and most HOA boards are not very functional. This effort saved the taxpayers hundreds of thousands of dollars and enabled the change for the second phase to go west of the first instead of south. Had they built their own temporary basin, it would have been in the way and what a waste of land that would have been.

But none of this would have been possible without Darrin allowing his land to be damaged over many years without any compensation. And his good word to the POA and promise to clean up the silt was accepted. We have residential property owners trying to extract thousands of dollars of damages from adjacent properties over gutter downspouts or sump pump lines. The non-compliance offer was very generous and saved the school a lot of money and facilitated the change in phasing that ultimately improved their circulation.

You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

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**From:** Kelly Pfeifer

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**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,

Per the school board meeting on Monday, October 4, the article in the Mahomet Daily, and numerous comments in social media, I wish to offer you and your board answers, insight and background on the issue being considered. And I can't help but also offer my professional opinion of the "decisions" that led to this point. Please pass this email and the attachment onto the members of the school board. I also invite anyone to contact me at any time with any questions.

If this letter does not answer the questions your board posed, or generates new ones, I am happy to attend the next meeting where this item is presented for action. Please just let me know.

Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, 11 October 2021 at 02:41:38 PM CDT  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

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**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

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Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Sent:** Saturday, October 9, 2021 7:01 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Thursday, October 7, 2021 2:23 PM

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**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

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Kelly D Pfeifer

Village Planner and Community Development Director

Village of Mahomet



503 E Main Street

Mahomet, IL 61853

217-586-4456

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**Sent:** Monday, 11 October 2021 at 02:53:27 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Monday, October 11, 2021 2:42 PM  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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So back to taxing bodies, we don’t look at who is building. The land that taxing bodies develop come off the tax rolls and that is a significant concern for any municipality. And our building code or even architectural development standards largely could be ignored as they are exempted from that such local control. But where the building sits on the property, how the lot is graded, how the land came to be (subdivided or prior to our control) is all under Village authorities. We do grant deferrals, waivers, etc. with a plat approval process or construction plan process. Conway was a weird area because over 200 acres were in the plan and a preliminary plat for multiple phases was approved. We don’t do that anymore.

It is possible to achieve compliance with zoning and subdivision regs “off site” – on someone else land. For example, parking requirements. If an easement is provided over

spaces within 300 feet of the property, those parking spaces can be counted in the required number. Think about every residential lot... they don't have their own detention basin. They build a regional one. In this case, the school property was already laid out to be many, many single family homes that would drain to and become members of the POA to take care of the lake. That is the basis for the involvement of the school. The relationship was established prior to their purchase and thus the requirement held.

Lots to unpack here, are you seeing the process? What parts do you want to focus on?

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Sent:** Monday, October 11, 2021 1:39 PM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Thank you again for providing this. I will look through it tonight. I do have another question:

What makes the district a developer? Certainly, not everyone who purchases land is a developer. When does one become a developer? Are there definitions set forth by ordinances? Are the library, Cornbelt, and the Village itself considered developers since they are also public bodies that have built on privately purchased land?

In one of your emails, you write: "The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see." Can you help me understand this more clearly? Does the same hold true for other taxing bodies?

Dani

On Mon, Oct 11, 2021 at 1:30 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani, I have sent you a few emails – all from 2016.

That was the time period when Rick was overseeing the design of the expansion. I don't believe Lindsey will have anything to contribute as she was not there. I have many of the design and review comments of their project as it relates to site development. I think everyone would appreciate it if you could look at what we are giving you before you submit a large FOIA request of the school district. I think if you look through what I send you, you may be able to refine a request to something manageable and enlightening.

Thanks for spending the time to get the facts.

It gives the board the opportunity to learn of "developer obligations" and options because as they look to expand facilities, they will have to take these things into account. Plus,

downstream constraints in the center of town, will make detention and release even more challenging. Out east, at least everything was sized to pass through all the water to the lake. Also, as a point of information, when the school develops the southern part of its property, they will be able to oversize their new detention basin and then have hundred of acres paying in to maintain it.

Kelly

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**From:** Kelly Pfeifer  
**Sent:** Monday, October 11, 2021 11:57 AM  
**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Dani,

This is definitely more specific and I will start to gather. The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see. Like, I doubt we have resolutions that have waivers or deferrals as I would have now. But, I will find what I can and reach out to you ASAP.

One thing to review now is the attached document, 2021R02060. It is the most recent recorded document covering the land the school owns and it references other documents prior that also run with the land that you might want to go look up. The very first one, is the 2000R28534 one and it pertains to the land Darrin/VTP currently owns as well as the school. It covered 200+ acres - Hilmun Third Subdivision.

These documents are not between party agreements, if you will, but they are agreements that require performance for development and land use by any landowner.

Kelly

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Sent:** Monday, October 11, 2021 11:34 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Good Morning,

What I am gathering is this: the school district had development obligations that the Village did not require them to fulfill per the ordinance. I'd like the documentation of that agreement. I'd also like the meeting date, including meeting recording/minutes or agenda where I can find this presentation takes place, whether at the school or Village board.

I'd like all development agreements with Peters, Vertical Towers (or the previous landowners) and the Mahomet-Seymour School District, going back to when the district purchased the property.

And the engineering documents produced per the inquiry.

If this needs to be a FOIA request, then consider this my request in writing.

Thank you,  
Dani

On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

The topic on the agenda is that they are being presented with a solution that would assure they do not now have to construct detention on their site for the current phases of their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

This isn't a mandatory payment as I understand it. This is an opportunity.

If the school now wants to construct its own detention and install its own pipe, it can certainly. They now will know where to connect to and have something to connect to. Subdivision covenants require they perform in compliance with ordinances and direct water to the lake in an amount and rate as if it were not developed. Darrin is complying by installing very large pipes that are sized to take on all of the undetained stormwater as well.

At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

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Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Date:** Thu, Oct 7, 2021 at 2:22 PM

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

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*Confidentiality Notice: This message and any attachment thereto is for the sole use of the intended recipient(s), and is covered by the Electronic Communications Privacy Act (18 USC 2510 et seq). It may contain information that is confidential and legally privileged within the meaning of applicable law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

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**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
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**Sent:** Monday, 11 October 2021 at 02:41:38 PM CDT  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
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**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Actually yes, Dani, anyone that subdivides or subdivides or develops a property in a use that is within zoning districts, is a “developer”. When it comes to land, the school has to comply with our requirements, but he was very quick to remind us that when it came to our building permit processes – the building itself – we had no authority. Not surprising because we don’t have a commercial building code. A architect sealed set of plans that meets a code in the state is all we need.

The school purchased *a part of a parcel* of land. The first thing necessary is to make it buildable. That required a subdivision. And from there rolls the rest of the requirements.

If the school had purchased a “buildable lot”, then they are a *site* developer but not a *land* developer. At least those are the words we use.

When Cornbelt purchased new land (on Franklin), they erased the former lot lines by a subdivision plat, and they became a subdivider AND land AND site developer. The former lots were only allowed to be 30% covered by impervious surface so they developed the LAND into one lot that met detention requirements by the construction of a basin and improvements of the alley based on what intended to cover. Then, they could build their facility on it. As far as the facility goes, we didn’t have much oversight.

The school district on their north side (now that it is two lots) is permitted to connect into existing storm sewers without any detention. However, with undeveloped land in between it and the lake where the water needs to go, they need some kind of agreement with the landowner. I believe they were working on easements, but when the plans for South Mahomet Road became more possible, then perhaps they just let well enough alone knowing that Darrin would be developing his northern area ASAP.

I personally recall Rick telling me that he didn’t want to waste the land to the west of the new parking lot (for the second phase) with any sort of temporary basin because he said that programmatically it would be a nice flat area with adjacent parking that could be used by small rec fields. You can probably see in emails where I suggested even some rain garden type things that could be used as educational opportunities for the kids.

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217-586-4456

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**Sent:** Monday, 11 October 2021 at 02:15:47 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Monday, October 11, 2021 1:39 PM

**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>

**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Kelly

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**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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And the engineering documents produced per the inquiry.

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Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some "good press" finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

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**Sent:** Saturday, October 9, 2021 7:01 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>;  
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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also not the first time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Hi Dani,

I thought you may benefit from this as well.

I expected you to be able to see beyond the poor presentation of the issue in the meeting to write a great article of such a positive story. In my world, landowners do not work together like this and most HOA boards are not very functional. This effort saved the taxpayers hundreds of thousands of dollars and enabled the change for the second phase to go west of the first instead of south. Had they built their own temporary basin, it would have been in the way and what a waste of land that would have been.

But none of this would have been possible without Darrin allowing his land to be damaged over many years without any compensation. And his good word to the POA and promise to clean up the silt was accepted. We have residential property owners trying to extract thousands of dollars of damages from adjacent properties over gutter downspouts or sump pump lines. The non-compliance offer was very generous and saved the school a lot of money and facilitated the change in phasing that ultimately improved their circulation.

You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

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**From:** Kelly Pfeifer



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**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,

Per the school board meeting on Monday, October 4, the article in the Mahomet Daily, and numerous comments in social media, I wish to offer you and your board answers, insight and background on the issue being considered. And I can't help but also offer my professional opinion of the "decisions" that led to this point. Please pass this email and the attachment onto the members of the school board. I also invite anyone to contact me at any time with any questions.

If this letter does not answer the questions your board posed, or generates new ones, I am happy to attend the next meeting where this item is presented for action. Please just let me know.

Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Date:** Thu, Oct 7, 2021 at 2:22 PM

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>, Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

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*Confidentiality Notice: This message and any attachment thereto is for the sole use of the intended recipient(s), and is covered by the Electronic Communications Privacy Act (18 USC 2510 et seq). It may contain information that is confidential and legally privileged within the meaning of applicable law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:15:47 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Kelly

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**From:** Kelly Pfeifer

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**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

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Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, 11 October 2021 at 02:41:38 PM CDT  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Monday, October 11, 2021 11:57 AM

**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Good Morning,

What I am gathering is this: the school district had development obligations that the Village did not require them to fulfill per the ordinance. I'd like the documentation of that agreement. I'd also like the meeting date, including meeting recording/minutes or agenda where I can find this presentation takes place, whether at the school or Village board.

I'd like all development agreements with Peters, Vertical Towers (or the previous landowners) and the Mahomet-Seymour School District, going back to when the district purchased the property.

And the engineering documents produced per the inquiry.

If this needs to be a FOIA request, then consider this my request in writing.

Thank you,

Dani

On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

The topic on the agenda is that they are being presented with a solution that would assure they do not now have to construct detention on their site for the current phases of their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

This isn't a mandatory payment as I understand it. This is an opportunity.

If the school now wants to construct its own detention and install its own pipe, it can certainly. They now will know where to connect to and have something to connect to. Subdivision covenants require they perform in compliance with ordinances and direct water to the lake in an amount and rate as if it were not developed. Darrin is complying by installing very large pipes that are sized to take on all of the undetained stormwater as well.

At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers

Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

The “dredging work” is a misnomer. While dredging work is being performed by the POA in various phases as reported by their president, Russ Weber, the scope of the work Darrin is trying to provide is limited to that area of the lake. Even Meghan commented that dredging is a very expensive option and she is right that HOAs and POAs have the responsibility for maintenance which can include dredging. Unfortunately there was no one in the meeting that could offer more information on the topic she was alluding to. The school will be part of dredging of the lake in the future but only as a member of the POA by use of its dues. This \$10K is only for a cleanup in a small area.

Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some “good press” finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Sent:** Saturday, October 9, 2021 7:01 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also not the first

time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

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Village of Mahomet



503 E Main Street

Mahomet, IL 61853

217-586-4456

**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:53:27 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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The school property is within the Hilman Third area and then if you see the first phase of Conway, the land they purchased is in the area called “future phases”. We have subdividers within subdivisions – this is where you often find the word “replat”.

Caro Ct has its own association in addition to being a member of the Conway POA. You have multiple layers, but you cannot self select your removal. You would have to be removed from participation according to the terms of the covenants that ran with the land and then likely need our board to approve.

If the school had wanted out of the participation and to do its own, then it would have needed the voters of the association to adopt new covenants to remove it. At that time, there weren't many owners in the association and they had a large lake with a dam that required annual inspection. They needed every dues assessment to take care of it. So, unless there were also some assurance of the continued compliant operations of the lake by less than the users and area it was designed for, the village likely would not have approved amended covenants if they had been presented with them. But they were not. So, it isn't the Village that forced them into Conway lake involvement – it was the underlying covenants and the members at the time who did not initiate letting them go. Does this make sense?

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**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, October 11, 2021 2:42 PM  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some "good press" finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Sent:** Saturday, October 9, 2021 7:01 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

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not the first time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

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I thought you may benefit from this as well.

I expected you to be able to see beyond the poor presentation of the issue in the meeting to write a great article of such a positive story. In my world, landowners do not work together like this and most HOA boards are not very functional. This effort saved the taxpayers hundreds of thousands of dollars and enabled the change for the second phase to go west of the first instead of south. Had they built their own temporary basin, it would have been in the way and what a waste of land that would have been.

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You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

---

**From:** Kelly Pfeifer

**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,



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Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Date:** Thu, Oct 7, 2021 at 2:22 PM

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>, Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

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503 E Main Street

Mahomet, IL 61853

217-586-4456

*Confidentiality Notice: This message and any attachment thereto is for the sole use of the intended recipient(s), and is covered by the Electronic Communications Privacy Act (18 USC 2510 et seq). It may contain information that is confidential and legally privileged within the meaning of applicable law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:15:47 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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I personally recall Rick telling me that he didn’t want to waste the land to the west of the new parking lot (for the second phase) with any sort of temporary basin because he said that programmatically it would be a nice flat area with adjacent parking that could be used by small rec fields. You can probably see in emails where I suggested even some rain garden type things that could be used as educational opportunities for the kids.

So back to taxing bodies, we don't look at who is building. The land that taxing bodies develop come off the tax rolls and that is a significant concern for any municipality. And our building code or even architectural development standards largely could be ignored as they are exempted from that such local control. But where the building sits on the property, how the lot is graded, how the land came to be (subdivided or prior to our control) is all under Village authorities. We do grant deferrals, waivers, etc. with a plat approval process or construction plan process. Conway was a weird area because over 200 acres were in the plan and a preliminary plat for multiple phases was approved. We don't do that anymore.

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Lots to unpack here, are you seeing the process? What parts do you want to focus on?

---

**From:** Danielle Tietz <danitietz8@gmail.com>

**Sent:** Monday, October 11, 2021 1:39 PM

**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>

**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Thank you again for providing this. I will look through it tonight. I do have another question:

What makes the district a developer? Certainly, not everyone who purchases land is a developer. When does one become a developer? Are there definitions set forth by ordinances? Are the library, Cornbelt, and the Village itself considered developers since they are also public bodies that have built on privately purchased land?

In one of your emails, you write: "The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see." Can you help me understand this more clearly? Does the same hold true for other taxing bodies?

Dani

On Mon, Oct 11, 2021 at 1:30 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

| Dani, I have sent you a few emails – all from 2016.

That was the time period when Rick was overseeing the design of the expansion. I don't believe Lindsey will have anything to contribute as she was not there. I have many of the design and review comments of their project as it relates to site development. I think everyone would appreciate it if you could look at what we are giving you before you submit a large FOIA request of the school district. I think if you look through what I send you, you may be able to refine a request to something manageable and enlightening.

Thanks for spending the time to get the facts.

It gives the board the opportunity to learn of "developer obligations" and options because as they look to expand facilities, they will have to take these things into account. Plus, downstream constraints in the center of town, will make detention and release even more challenging. Out east, at least everything was sized to pass through all the water to the lake. Also, as a point of information, when the school develops the southern part of its property, they will be able to oversize their new detention basin and then have hundred of acres paying in to maintain it.

Kelly

---

**From:** Kelly Pfeifer

**Sent:** Monday, October 11, 2021 11:57 AM

**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Dani,

This is definitely more specific and I will start to gather. The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see. Like, I doubt we have resolutions that have waivers or deferrals as I would have now. But, I will find what I can and reach out to you ASAP.

One thing to review now is the attached document, 2021R02060. It is the most recent recorded document covering the land the school owns and it references other documents prior that also run with the land that you might want to go look up. The very first one, is the 2000R28534 one and it pertains to the land Darrin/VTP currently owns as well as the school. It covered 200+ acres - Hilmun Third Subdivision.

These documents are not between party agreements, if you will, but they are agreements that require performance for development and land use by any landowner.

Kelly

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**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Sent:** Monday, October 11, 2021 11:34 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>;  
[Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Good Morning,

What I am gathering is this: the school district had development obligations that the Village did not require them to fulfill per the ordinance. I'd like the documentation of that agreement. I'd also like the meeting date, including meeting recording/minutes or agenda where I can find this presentation takes place, whether at the school or Village board.

I'd like all development agreements with Peters, Vertical Towers (or the previous landowners) and the Mahomet-Seymour School District, going back to when the district purchased the property.

And the engineering documents produced per the inquiry.

If this needs to be a FOIA request, then consider this my request in writing.

Thank you,  
Dani

On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Village of Mahomet  
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Mahomet, IL 61853  
217-586-4456

**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:53:27 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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The school property is within the Hilman Third area and then if you see the first phase of Conway, the land they purchased is in the area called “future phases”. We have subdividers within subdivisions – this is where you often find the word “replat”.

Caro Ct has its own association in addition to being a member of the Conway POA. You have multiple layers, but you cannot self select your removal. You would have to be removed from participation according to the terms of the covenants that ran with the land and then likely need our board to approve.

If the school had wanted out of the participation and to do its own, then it would have needed the voters of the association to adopt new covenants to remove it. At that time, there weren't many owners in the association and they had a large lake with a dam that required annual inspection. They needed every dues assessment to take care of it. So, unless there were also some assurance of the continued compliant operations of the lake by less than the users and area it was designed for, the village likely would not have approved amended covenants if they had been presented with them. But they were not. So, it isn't the Village that forced them into Conway lake involvement – it was the underlying covenants and the members at the time who did not initiate letting them go. Does this make sense?

---

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, October 11, 2021 2:42 PM  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they

became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

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**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>;  
[Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Monday, October 11, 2021 11:57 AM  
**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
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Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

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**Sent:** Monday, 11 October 2021 at 02:41:38 PM CDT  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

---

So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Actually yes, Dani, anyone that subdivides or subdivides or develops a property in a use that is within zoning districts, is a “developer”. When it comes to land, the school has to comply with our requirements, but he was very quick to remind us that when it came to our building permit processes – the building itself – we had no authority. Not surprising because we don’t have a commercial building code. A architect sealed set of plans that meets a code in the state is all we need.

The school purchased *a part of a parcel* of land. The first thing necessary is to make it buildable. That required a subdivision. And from there rolls the rest of the requirements.

If the school had purchased a “buildable lot”, then they are a *site* developer but not a *land* developer. At least those are the words we use.

When Cornbelt purchased new land (on Franklin), they erased the former lot lines by a subdivision plat, and they became a subdivider AND land AND site developer. The former lots were only allowed to be 30% covered by impervious surface so they developed the LAND into one lot that met detention requirements by the construction of a basin and improvements of the alley based on what intended to cover. Then, they could build their facility on it. As far as the facility goes, we didn’t have much oversight.

The school district on their north side (now that it is two lots) is permitted to connect into existing storm sewers without any detention. However, with undeveloped land in between it and the lake where the water needs to go, they need some kind of agreement with the landowner. I believe they were working on easements, but when the plans for South Mahomet Road became more possible, then perhaps they just let well enough alone knowing that Darrin would be developing his northern area ASAP.

I personally recall Rick telling me that he didn’t want to waste the land to the west of the new parking lot (for the second phase) with any sort of temporary basin because he said that programmatically it would be a nice flat area with adjacent parking that could be used by small rec fields. You can probably see in emails where I suggested even some rain garden type things that could be used as educational opportunities for the kids.

So back to taxing bodies, we don't look at who is building. The land that taxing bodies develop come off the tax rolls and that is a significant concern for any municipality. And our building code or even architectural development standards largely could be ignored as they are exempted from that such local control. But where the building sits on the property, how the lot is graded, how the land came to be (subdivided or prior to our control) is all under Village authorities. We do grant deferrals, waivers, etc. with a plat approval process or construction plan process. Conway was a weird area because over 200 acres were in the plan and a preliminary plat for multiple phases was approved. We don't do that anymore.

It is possible to achieve compliance with zoning and subdivision regs "off site" – on someone else land. For example, parking requirements. If an easement is provided over spaces within 300 feet of the property, those parking spaces can be counted in the required number. Think about every residential lot... they don't have their own detention basin. They build a regional one. In this case, the school property was already laid out to be many, many single family homes that would drain to and become members of the POA to take care of the lake. That is the basis for the involvement of the school. The relationship was established prior to their purchase and thus the requirement held.

Lots to unpack here, are you seeing the process? What parts do you want to focus on?

---

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Village of Mahomet



503 E Main Street

Mahomet, IL 61853

217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

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**Date:** Thu, Oct 7, 2021 at 2:22 PM

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217-586-4456

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**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:53:27 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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The school property is within the Hilman Third area and then if you see the first phase of Conway, the land they purchased is in the area called “future phases”. We have subdividers within subdivisions – this is where you often find the word “replat”.

Caro Ct has its own association in addition to being a member of the Conway POA. You have multiple layers, but you cannot self select your removal. You would have to be removed from participation according to the terms of the covenants that ran with the land and then likely need our board to approve.

If the school had wanted out of the participation and to do its own, then it would have needed the voters of the association to adopt new covenants to remove it. At that time, there weren't many owners in the association and they had a large lake with a dam that required annual inspection. They needed every dues assessment to take care of it. So, unless there were also some assurance of the continued compliant operations of the lake by less than the users and area it was designed for, the village likely would not have approved amended covenants if they had been presented with them. But they were not. So, it isn't the Village that forced them into Conway lake involvement – it was the underlying covenants and the members at the time who did not initiate letting them go. Does this make sense?

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**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, October 11, 2021 2:42 PM  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they

became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Kelly

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**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
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**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some "good press" finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

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**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Sent:** Saturday, October 9, 2021 7:01 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also

not the first time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Hi Dani,

I thought you may benefit from this as well.

I expected you to be able to see beyond the poor presentation of the issue in the meeting to write a great article of such a positive story. In my world, landowners do not work together like this and most HOA boards are not very functional. This effort saved the taxpayers hundreds of thousands of dollars and enabled the change for the second phase to go west of the first instead of south. Had they built their own temporary basin, it would have been in the way and what a waste of land that would have been.

But none of this would have been possible without Darrin allowing his land to be damaged over many years without any compensation. And his good word to the POA and promise to clean up the silt was accepted. We have residential property owners trying to extract thousands of dollars of damages from adjacent properties over gutter downspouts or sump pump lines. The non-compliance offer was very generous and saved the school a lot of money and facilitated the change in phasing that ultimately improved their circulation.

You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

---

**From:** Kelly Pfeifer

**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,

Per the school board meeting on Monday, October 4, the article in the Mahomet Daily, and numerous comments in social media, I wish to offer you and your board answers, insight and background on the issue being considered. And I can't help but also offer my professional opinion of the "decisions" that led to this point. Please pass this email and the attachment onto the members of the school board. I also invite anyone to contact me at any time with any questions.

If this letter does not answer the questions your board posed, or generates new ones, I am happy to attend the next meeting where this item is presented for action. Please just let me know.

Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Hi Dani,

I thought you may benefit from this as well.

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I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

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**From:** Kelly Pfeifer

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**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

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Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, 11 October 2021 at 02:41:38 PM CDT  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Lots to unpack here, are you seeing the process? What parts do you want to focus on?

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**Sent:** Monday, October 11, 2021 1:39 PM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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What makes the district a developer? Certainly, not everyone who purchases land is a developer. When does one become a developer? Are there definitions set forth by ordinances? Are the library, Cornbelt, and the Village itself considered developers since they are also public bodies that have built on privately purchased land?

In one of your emails, you write: "The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see." Can you help me understand this more clearly? Does the same hold true for other taxing bodies?

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Kelly

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**From:** Kelly Pfeifer

**Sent:** Monday, October 11, 2021 11:57 AM

**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Dani,

This is definitely more specific and I will start to gather. The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see. Like, I doubt we have resolutions that have waivers or deferrals as I would have now. But, I will find what I can and reach out to you ASAP.

One thing to review now is the attached document, 2021R02060. It is the most recent recorded document covering the land the school owns and it references other documents prior that also run with the land that you might want to go look up. The very first one, is the 2000R28534 one and it pertains to the land Darrin/VTP currently owns as well as the school. It covered 200+ acres - Hilmun Third Subdivision.

These documents are not between party agreements, if you will, but they



are agreements that require performance for development and land use by any landowner.

Kelly

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Sent:** Monday, October 11, 2021 11:34 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Good Morning,

What I am gathering is this: the school district had development obligations that the Village did not require them to fulfill per the ordinance. I'd like the documentation of that agreement. I'd also like the meeting date, including meeting recording/minutes or agenda where I can find this presentation takes place, whether at the school or Village board.

I'd like all development agreements with Peters, Vertical Towers (or the previous landowners) and the Mahomet-Seymour School District, going back to when the district purchased the property.

And the engineering documents produced per the inquiry.

If this needs to be a FOIA request, then consider this my request in writing.

Thank you,

Dani

On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

The topic on the agenda is that they are being presented with a solution that would assure they do not now have to construct detention on their site for the current phases of their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

This isn't a mandatory payment as I understand it. This is an opportunity.

If the school now wants to construct its own detention and install its own pipe, it can certainly. They now will know where to connect to and have something to connect to. Subdivision covenants require they perform in compliance with ordinances and direct water to the lake in an amount and rate as if it were not developed. Darrin is complying by installing very large pipes that are sized to take on all of the undetained stormwater as well.

At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers

Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

The “dredging work” is a misnomer. While dredging work is being performed by the POA in various phases as reported by their president, Russ Weber, the scope of the work Darrin is trying to provide is limited to that area of the lake. Even Meghan commented that dredging is a very expensive option and she is right that HOAs and POAs have the responsibility for maintenance which can include dredging. Unfortunately there was no one in the meeting that could offer more information on the topic she was alluding to. The school will be part of dredging of the lake in the future but only as a member of the POA by use of its dues. This \$10K is only for a cleanup in a small area.

Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some “good press” finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

---

**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Sent:** Saturday, October 9, 2021 7:01 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

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Village of Mahomet



503 E Main Street

Mahomet, IL 61853

217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Date:** Thu, Oct 7, 2021 at 2:22 PM

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

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**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:53:27 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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The school property is within the Hilman Third area and then if you see the first phase of Conway, the land they purchased is in the area called “future phases”. We have subdividers within subdivisions – this is where you often find the word “replat”.

Caro Ct has its own association in addition to being a member of the Conway POA. You have multiple layers, but you cannot self select your removal. You would have to be removed from participation according to the terms of the covenants that ran with the land and then likely need our board to approve.

If the school had wanted out of the participation and to do its own, then it would have needed the voters of the association to adopt new covenants to remove it. At that time, there weren't many owners in the association and they had a large lake with a dam that required annual inspection. They needed every dues assessment to take care of it. So, unless there were also some assurance of the continued compliant operations of the lake by less than the users and area it was designed for, the village likely would not have approved amended covenants if they had been presented with them. But they were not. So, it isn't the Village that forced them into Conway lake involvement – it was the underlying covenants and the members at the time who did not initiate letting them go. Does this make sense?

---

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, October 11, 2021 2:42 PM  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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**Sent:** Monday, October 11, 2021 11:57 AM  
**To:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Dani,

This is definitely more specific and I will start to gather. The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see. Like, I doubt we have resolutions that have waivers or deferrals as I would have now. But, I will find what I can and reach out to you ASAP.

One thing to review now is the attached document, 2021R02060. It is the most recent recorded document covering the land the school owns and it references other documents prior that also run with the land that you might want to go look up. The very first one, is the 2000R28534 one and it pertains to the land Darrin/VTP currently owns as well as the school. It covered 200+ acres - Hilmun Third Subdivision.

These documents are not between party agreements, if you will, but they are agreements that require performance for development and land use by any landowner.

Kelly

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**Sent:** Monday, October 11, 2021 11:34 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Good Morning,

What I am gathering is this: the school district had development obligations that the Village did not require them to fulfill per the ordinance. I'd like the documentation of that agreement. I'd also like the meeting date, including meeting recording/minutes or agenda where I can find this presentation takes place, whether at the school or Village board.

I'd like all development agreements with Peters, Vertical Towers (or the previous landowners) and the Mahomet-Seymour School District, going back to when the district purchased the property.

And the engineering documents produced per the inquiry.

If this needs to be a FOIA request, then consider this my request in writing.

Thank you,  
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On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

The topic on the agenda is that they are being presented with a solution that would assure they do not now have to construct detention on their site for the current phases of their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

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At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

The "dredging work" is a misnomer. While dredging work is being performed by the POA in various phases as reported by their president, Russ Weber, the scope of the work Darrin is trying to provide is limited to that area of the lake. Even Meghan commented that dredging is a very expensive option and she is right that HOAs and POAs have the responsibility for maintenance which can include dredging. Unfortunately there was no one in the meeting that could offer more information on the topic she was alluding to. The school will be part of dredging of the lake in the future but only as a member of the POA by use of its dues. This \$10K is only for a cleanup in a small area.

Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some "good press" finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

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**Sent:** Saturday, October 9, 2021 7:01 AM

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**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also

not the first time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

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But none of this would have been possible without Darrin allowing his land to be damaged over many years without any compensation. And his good word to the POA and promise to clean up the silt was accepted. We have residential property owners trying to extract thousands of dollars of damages from adjacent properties over gutter downspouts or sump pump lines. The non-compliance offer was very generous and saved the school a lot of money and facilitated the change in phasing that ultimately improved their circulation.

You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

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**From:** Kelly Pfeifer

**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,

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Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sent:** Thursday, 07 October 2021 at 02:22:31 PM CDT  
**To:** Lindsey Hall <lhall@ms.k12.il.us>  
**Cc:** Max McComb <mmccomb@ms.k12.il.us>; Patrick Brown <pbrown@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

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Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Thursday, 07 October 2021 at 02:27:29 PM CDT  
**To:** Max McComb <mmccomb@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Running this by you--I think it would be very helpful to forward to the board AND put it in the board packet.

We can talk tomorrow

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Date:** Thu, Oct 7, 2021 at 2:22 PM  
**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement  
**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>  
**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>, Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

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*Confidentiality Notice: This message and any attachment thereto is for the sole use of the intended recipient(s), and is covered by the Electronic Communications Privacy Act (18 USC 2510 et seq). It may contain information that is confidential and legally privileged within the meaning of applicable law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, 11 October 2021 at 02:41:38 PM CDT  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

---

So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Actually yes, Dani, anyone that subdivides or subdivides or develops a property in a use that is within zoning districts, is a “developer”. When it comes to land, the school has to comply with our requirements, but he was very quick to remind us that when it came to our building permit processes – the building itself – we had no authority. Not surprising because we don’t have a commercial building code. A architect sealed set of plans that meets a code in the state is all we need.

The school purchased *a part of a parcel* of land. The first thing necessary is to make it buildable. That required a subdivision. And from there rolls the rest of the requirements.

If the school had purchased a “buildable lot”, then they are a *site* developer but not a *land* developer. At least those are the words we use.

When Cornbelt purchased new land (on Franklin), they erased the former lot lines by a subdivision plat, and they became a subdivider AND land AND site developer. The former lots were only allowed to be 30% covered by impervious surface so they developed the LAND into one lot that met detention requirements by the construction of a basin and improvements of the alley based on what intended to cover. Then, they could build their facility on it. As far as the facility goes, we didn’t have much oversight.

The school district on their north side (now that it is two lots) is permitted to connect into existing storm sewers without any detention. However, with undeveloped land in between it and the lake where the water needs to go, they need some kind of agreement with the landowner. I believe they were working on easements, but when the plans for South Mahomet Road became more possible, then perhaps they just let well enough alone knowing that Darrin would be developing his northern area ASAP.

I personally recall Rick telling me that he didn’t want to waste the land to the west of the new parking lot (for the second phase) with any sort of temporary basin because he said that programmatically it would be a nice flat area with adjacent parking that could be used by small rec fields. You can probably see in emails where I suggested even some rain garden type things that could be used as educational opportunities for the kids.



So back to taxing bodies, we don't look at who is building. The land that taxing bodies develop come off the tax rolls and that is a significant concern for any municipality. And our building code or even architectural development standards largely could be ignored as they are exempted from that such local control. But where the building sits on the property, how the lot is graded, how the land came to be (subdivided or prior to our control) is all under Village authorities. We do grant deferrals, waivers, etc. with a plat approval process or construction plan process. Conway was a weird area because over 200 acres were in the plan and a preliminary plat for multiple phases was approved. We don't do that anymore.

It is possible to achieve compliance with zoning and subdivision regs "off site" – on someone else land. For example, parking requirements. If an easement is provided over spaces within 300 feet of the property, those parking spaces can be counted in the required number. Think about every residential lot... they don't have their own detention basin. They build a regional one. In this case, the school property was already laid out to be many, many single family homes that would drain to and become members of the POA to take care of the lake. That is the basis for the involvement of the school. The relationship was established prior to their purchase and thus the requirement held.

Lots to unpack here, are you seeing the process? What parts do you want to focus on?

---

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**Sent:** Monday, October 11, 2021 1:39 PM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [Board@ms.k12.il.us](mailto:Board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Thank you again for providing this. I will look through it tonight. I do have another question:

What makes the district a developer? Certainly, not everyone who purchases land is a developer. When does one become a developer? Are there definitions set forth by ordinances? Are the library, Cornbelt, and the Village itself considered developers since they are also public bodies that have built on privately purchased land?

In one of your emails, you write: "The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see." Can you help me understand this more clearly? Does the same hold true for other taxing bodies?

Dani

On Mon, Oct 11, 2021 at 1:30 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)

> wrote:

Dani, I have sent you a few emails – all from 2016.

That was the time period when Rick was overseeing the design of the expansion. I don't believe Lindsey will have anything to contribute as she was not there. I have many of the design and review comments of their project as it relates to site development. I think everyone would appreciate it if you could look at what we are giving you before you submit a large FOIA request of the school district. I think if you look through what I send you, you may be able to refine a request to something manageable and enlightening.

Thanks for spending the time to get the facts.

It gives the board the opportunity to learn of “developer obligations” and options because as they look to expand facilities, they will have to take these things into account. Plus, downstream constraints in the center of town, will make detention and release even more challenging. Out east, at least everything was sized to pass through all the water to the lake. Also, as a point of information, when the school develops the southern part of its property, they will be able to oversize their new detention basin and then have hundred of acres paying in to maintain it.

Kelly

---

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Village Planner and Community Development Director

Village of Mahomet

503 E Main Street

Mahomet, IL 61853

217-586-4456

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**Sent:** Monday, 11 October 2021 at 02:15:47 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Lots to unpack here, are you seeing the process? What parts do you want to focus on?

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**Sent:** Monday, October 11, 2021 1:39 PM

**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>

**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us

**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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In one of your emails, you write: "The Village does not have the same oversight/authorities on a school as it does on a private developer, according to Rick Johnston, so our permits or authorizations are not as clear as you might otherwise expect to see." Can you help me understand this more clearly? Does the same hold true for other taxing bodies?

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Kelly

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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Good Morning,

What I am gathering is this: the school district had development obligations that the Village did not require them to fulfill per the ordinance. I'd like the documentation of that agreement. I'd also like the meeting date, including meeting recording/minutes or agenda where I can find this presentation takes place, whether at the school or Village board.

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And the engineering documents produced per the inquiry.

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The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

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At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

The "dredging work" is a misnomer. While dredging work is being performed by the POA in various phases as reported by their president, Russ Weber, the scope of the work Darrin is trying to provide is limited to that area of the lake. Even Meghan commented that dredging is a very expensive option and she is right that HOAs and POAs have the responsibility for maintenance which can include dredging. Unfortunately there was no one in the meeting that could offer more information on the topic she was alluding to. The school will be part of dredging of the lake in the future but only as a member of the POA by use of its dues. This \$10K is only for a cleanup in a small area.

Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some "good press" finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

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**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>

**Sent:** Saturday, October 9, 2021 7:01 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>;  
[board@ms.k12.il.us](mailto:board@ms.k12.il.us)

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**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also not the first time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Hi Dani,

I thought you may benefit from this as well.

I expected you to be able to see beyond the poor presentation of the issue in the meeting to write a great article of such a positive story. In my world, landowners do not work together like this and most HOA boards are not very functional. This effort saved the taxpayers hundreds of thousands of dollars and enabled the change for the second phase to go west of the first instead of south. Had they built their own temporary basin, it would have been in the way and what a waste of land that would have been.

But none of this would have been possible without Darrin allowing his land to be damaged over many years without any compensation. And his good word to the POA and promise to clean up the silt was accepted. We have residential property owners trying to extract thousands of dollars of damages from adjacent properties over gutter downspouts or sump pump lines. The non-compliance offer was very generous and saved the school a lot of money and facilitated the change in phasing that ultimately improved their circulation.

You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

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**From:** Kelly Pfeifer

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**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,

Per the school board meeting on Monday, October 4, the article in the Mahomet Daily, and numerous comments in social media, I wish to offer you and your board answers, insight and background on the issue being considered. And I can't help but also offer my professional opinion of the "decisions" that led to this point. Please pass this email and the attachment onto the members of the school board. I also invite anyone to contact me at any time with any questions.

If this letter does not answer the questions your board posed, or generates new ones, I am happy to attend the next meeting where this item is presented for action. Please just let me know.

Thank you!

Kelly

Kelly D Pfeifer  
Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

---

Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Date:** Thu, Oct 7, 2021 at 2:22 PM

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>, Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

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*Confidentiality Notice: This message and any attachment thereto is for the sole use of the intended recipient(s), and is covered by the Electronic Communications Privacy Act (18 USC 2510 et seq). It may contain information that is confidential and legally privileged within the meaning of applicable law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.*

**From:** 'Kelly Pfeifer' via Board <board@ms.k12.il.us>  
**Sent:** Monday, 11 October 2021 at 02:53:27 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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The school property is within the Hilman Third area and then if you see the first phase of Conway, the land they purchased is in the area called “future phases”. We have subdividers within subdivisions – this is where you often find the word “replat”.

Caro Ct has its own association in addition to being a member of the Conway POA. You have multiple layers, but you cannot self select your removal. You would have to be removed from participation according to the terms of the covenants that ran with the land and then likely need our board to approve.

If the school had wanted out of the participation and to do its own, then it would have needed the voters of the association to adopt new covenants to remove it. At that time, there weren't many owners in the association and they had a large lake with a dam that required annual inspection. They needed every dues assessment to take care of it. So, unless there were also some assurance of the continued compliant operations of the lake by less than the users and area it was designed for, the village likely would not have approved amended covenants if they had been presented with them. But they were not. So, it isn't the Village that forced them into Conway lake involvement – it was the underlying covenants and the members at the time who did not initiate letting them go. Does this make sense?

---

**From:** Danielle Tietz <danitietz8@gmail.com>  
**Sent:** Monday, October 11, 2021 2:42 PM  
**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

So if a property owner subdivides, do they not become their own subdivision? Would they not set up their own HOA/POA? What kept that property with the Conway development if they

became their own developers?

Dani

On Mon, Oct 11, 2021 at 2:15 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

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**Sent:** Saturday, October 9, 2021 7:01 AM

**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)

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Village Planner and Community Development Director

Village of Mahomet  
503 E Main Street  
Mahomet, IL 61853  
217-586-4456

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**Sent:** Monday, 11 October 2021 at 02:15:47 PM CDT  
**To:** Danielle Tietz <danitietz8@gmail.com>  
**Cc:** Patrick Brown <pbrown@mahomet-il.gov>; Lindsey Hall <lhall@ms.k12.il.us>; Board@ms.k12.il.us <Board@ms.k12.il.us>  
**Reply-To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** RE: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Kelly

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Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

The topic on the agenda is that they are being presented with a solution that would assure they do not now have to construct detention on their site for the current phases of

their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

This isn't a mandatory payment as I understand it. This is an opportunity.

If the school now wants to construct its own detention and install its own pipe, it can certainly. They now will know where to connect to and have something to connect to. Subdivision covenants require they perform in compliance with ordinances and direct water to the lake in an amount and rate as if it were not developed. Darrin is complying by installing very large pipes that are sized to take on all of the undetained stormwater as well.

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**To:** Kelly Pfeifer <kpfeifer@mahomet-il.gov>  
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**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

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Thank you,

Dani

On Mon, Oct 11, 2021 at 9:10 AM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Dani,

No one is trying to be evasive and questions are fine, but you are asking questions that don't have answers and asking for documentation for things that aren't specifically documented. You know that I have never spoken to you about any article. I am telling you that you are looking at this incorrectly because of your history with the school board and land development.

The topic is coming up on an agenda because Darrin is no longer willing or able to allow the undetained stormwater to go over his land. He is developing. So, he says the school needs to do something with the stormwater going through their property. This is why it is on the agenda – because they got an offer to avoid detention or rerouting that the board should consider.

The topic on the agenda is that they are being presented with a solution that would assure they do not now have to construct detention on their site for the current phases of their development. While Village board memos include alternatives presented by staff, perhaps the lack of the presentation of options is causing the problems.

This isn't a mandatory payment as I understand it. This is an opportunity.

If the school now wants to construct its own detention and install its own pipe, it can certainly. They now will know where to connect to and have something to connect to. Subdivision covenants require they perform in compliance with ordinances and direct water to the lake in an amount and rate as if it were not developed. Darrin is complying by installing very large pipes that are sized to take on all of the undetained stormwater as well.

At the request of Lindsey, our engineer evaluated the scope of work being performed by Darrin's contractor; compared it to the Engineers

Cost Estimate for the subdivision development project; and, confirmed it was less that they could install the same on their own.

The “dredging work” is a misnomer. While dredging work is being performed by the POA in various phases as reported by their president, Russ Weber, the scope of the work Darrin is trying to provide is limited to that area of the lake. Even Meghan commented that dredging is a very expensive option and she is right that HOAs and POAs have the responsibility for maintenance which can include dredging. Unfortunately there was no one in the meeting that could offer more information on the topic she was alluding to. The school will be part of dredging of the lake in the future but only as a member of the POA by use of its dues. This \$10K is only for a cleanup in a small area.

Given this information, tell me what documentation you want and I will get it to you. The board and school have a lot going on right now and this is something I can offer my time to assist you in understanding so maybe you can ask more targeted and specific information and request similarly. I for one am extremely grateful for the opportunity your inquiry is providing. Prior boards and the current board have a great opportunity to get some “good press” finally. I will eagerly assist you with more coverage.

Happy to chat on the phone if it helps. 217-586-4456 x 122

Thanks,

Kelly

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**From:** Danielle Tietz <[danitietz8@gmail.com](mailto:danitietz8@gmail.com)>  
**Sent:** Saturday, October 9, 2021 7:01 AM  
**To:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>  
**Cc:** Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>; Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>; [board@ms.k12.il.us](mailto:board@ms.k12.il.us)  
**Subject:** Re: FW: letter to the board concerning pay request from Darrin Peters for reimbursement

Great, thank you. Since we have two different accounts can you provide all the documentation that goes along on this subject? I'm sure there has to be a public meeting or a deferral on responsibility or an outline or timeliness?

Please know this, you will not add shame or guilt to my being. Both parties have done everything they can to ensure that I don't ask additional questions. That meeting was a the only time this subject has been discussed publicly. That's not my issue. It is also not the first



time that about required part of a project has been deferred. So nothing out of the ordinary there.

We will publish another article when the appropriate documentation is available.

Dani

On Fri, Oct 8, 2021, 4:47 PM Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)> wrote:

Hi Dani,

I thought you may benefit from this as well.

I expected you to be able to see beyond the poor presentation of the issue in the meeting to write a great article of such a positive story. In my world, landowners do not work together like this and most HOA boards are not very functional. This effort saved the taxpayers hundreds of thousands of dollars and enabled the change for the second phase to go west of the first instead of south. Had they built their own temporary basin, it would have been in the way and what a waste of land that would have been.

But none of this would have been possible without Darrin allowing his land to be damaged over many years without any compensation.

And his good word to the POA and promise to clean up the silt was accepted. We have residential property owners trying to extract thousands of dollars of damages from adjacent properties over gutter downspouts or sump pump lines. The non-compliance offer was very generous and saved the school a lot of money and facilitated the change in phasing that ultimately improved their circulation.

You know enough of development and governmental operations to have seen through this poor discussion and showcase this for what it was - an unusually cooperative effort that we rarely see, while assuring that the tax payer funded school district is not subsidizing any private landowner nor any development.

I wish you would spread the good news but at least you will now have facts should you write anything else.

Kelly

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**From:** Kelly Pfeifer

**Sent:** Thursday, October 7, 2021 2:23 PM

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>; Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

Hi Lindsey,

Per the school board meeting on Monday, October 4, the article in the Mahomet Daily, and numerous comments in social media, I wish to offer you and your board answers, insight and background on the issue being considered. And I can't help but also offer my professional opinion of the "decisions" that led to this point. Please pass this email and the attachment onto the members of the school board. I also invite anyone to contact me at any time with any questions.

If this letter does not answer the questions your board posed, or generates new ones, I am happy to attend the next meeting where this item is presented for action. Please just let me know.

Thank you!

Kelly

Kelly D Pfeifer

Village Planner and Community Development Director

Village of Mahomet

503 E Main Street

Mahomet, IL 61853

217-586-4456

**From:** Lindsey Hall <lhall@ms.k12.il.us>  
**Sent:** Friday, 08 October 2021 at 03:38:34 PM CDT  
**To:** Board <board@ms.k12.il.us>  
**Sensitivity:** Normal  
**Priority:** Normal  
**Subject:** Fwd: letter to the board concerning pay request from Darrin Peters for reimbursement

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Please see email below and attachment from Kelly Pfeifer.

I believe that Kelly is also sharing it with the Mahomet Daily in the spirit of providing accurate information on that platform.

Thank you,

Lindsey

----- Forwarded message -----

**From:** Kelly Pfeifer <[kpfeifer@mahomet-il.gov](mailto:kpfeifer@mahomet-il.gov)>

**Date:** Thu, Oct 7, 2021 at 2:22 PM

**Subject:** letter to the board concerning pay request from Darrin Peters for reimbursement

**To:** Lindsey Hall <[lhall@ms.k12.il.us](mailto:lhall@ms.k12.il.us)>

**Cc:** Max McComb <[mmccomb@ms.k12.il.us](mailto:mmccomb@ms.k12.il.us)>, Patrick Brown <[pbrown@mahomet-il.gov](mailto:pbrown@mahomet-il.gov)>

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Thank you!

Kelly

Kelly D Pfeifer

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217-586-4456

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