The regular meeting of the Gardner Village Board was called to order at 7:00 p.m. Monday, October 23, 2006 in the Village Hall Council Chambers with the following members present: Comms. Hileman, Marketti and Mayor Wise (Comm. Hibler was absent) (appointment of Michael Serena). (*Also in attendance: Barb Bexson/Clerk, Scott Belt/Attorney, Guy Christensen/Engineer)* All then stood for reciting of The Pledge of Allegiance.

Accepted were:

Minutes/September 25	motion Marketti/second Hileman roll vote: ayes 3, nays 0
Minutes/October 12 (Special)	motion Marketti/second Hileman roll vote: ayes 3, nays 0
Financial Report/September	motion Hileman/second Marketti roll vote: ayes 3, nays 0
Listing(s) of Bills (Current/Ratify)	motion Marketti/second Hileman roll vote: ayes 3, nays 0

Because of the vacancy created by Comm. Rankovich's resignation on September 25 and, because under Municipal Code this vacancy is to be filled within a 30-day period, Mayor Wise recommended, and the Council agreed, that Michael Serena be appointed to fill this vacancy. (motion Hileman/second Marketti; roll vote: ayes 3, nays 0). After oath of office was administered by the Clerk, Mike took his seat with the Council.

Prior to approval of the following, Attorney Belt explained that public hearings were held before the Planning & Zoning Board regarding Ordinance Nos. VG06-416 and 417 and that their recommendation is that they be accepted:

VG06-415 – Fixing Salaries/Mayor to $5500 and Commissioners to$4000)	motion Hileman/second Marketti roll vote: ayes 4, nays 0
VG06-416 – Amend Zoning Code/Establish Planned Unit Development Regulations	motion Hileman/second Marketti roll vote: ayes 4, nays 0
VG06-417 – Amend Zoning Code/Create R2A,Single-Family Attached Residence District	motion Marketti/second Hileman roll vote: ayes 4, nays 0

Atty. Scott Belt: Updated that he continues to work on another zoning ordinance which would place limitations on unattractive uses within the Village. Information will be submitted to the Planning & Zoning Board in anticipation of a December or January public hearing.

Comm. Hileman: Reported that monies have been transferred from checking to savings in the following funds: TIF/$150,000, General/$50,000, Water/$20,000, Sewer/$25,000.

Announced that the Village has received a 12-year extension of its TIF District and commended State Rep. Careen Gordon for her work to get this accomplished, recognizing also assistance from State Sen. Gary Dahl and the Grundy County Board. He pointed out that this extension will provide more funds for the high school, grade school and fire district. The Council approved a public thank you to run in both the Morris Daily Herald and The Paper (motion Hileman/second Marketti; roll vote: ayes 4, nays 0).

Told of a letter received from Dave & Michelle Zazworsky, requesting consideration for refund of building permit fees they paid for work to be done at 411 N. Elm Street. The Zazworskys' moved to another Gardner location prior to any permit-related work being done and have now paid for permit fees for remodeling their new home. It was agreed these fees be refunded, contingent upon a letter being signed stating, in fact, that no work listed on this permit has been done. (motion Hileman/second Marketti; roll vote: ayes 4, nays 0)

Requested Council adopt an ordinance to authorize execution of an engagement letter between the Village and Schuering & Assoc to assist with lending monies from the TIF Fund and perform work associated with this loan. A $260,000 loan could then be made to Rub Ford at 3% interest for a 15-year period. As collateral a lien would be placed on the building. The Council agreed [motion Hileman/second Marketti; roll vote: ayes 3, nays 0, pass 1(Mayor Wise)].

Reported that all loads of dirt have been paid for with about 33 yet to be picked up (13 to Lardi; 20 to Crater). All remaining, with the exception of 4 to 5 loads to be retained by the Village for project use, will be taken by Fatlan Trucking.

Informed that the cost of salt for the Water Plant is going up 8% effective November 13, the second increase in about one month, making the total increase at 18%.

Told that second TIF disbursements were made to Gardner Grade School ($154,348.64), GSW High School ($151,591.62) and Gardner Fire Protection District ($36,145.70).

Discussion on Impact Fees: Attorney Belt told that the attorney for both the Grade and High Schools is to be getting back to him regarding the counter-proposal but has heard nothing as yet. He stated that it is significant that the projections show a reduced student population. Comm. Hileman added that the Village still cannot get firm numbers on building capacity.

Research done by Comm. Hileman on these fees to the schools show Dwight at 90 per sq.ft., Morris, Wilmington, Braidwood and Coal City between $4,700 and $6,300.

Concerns with the fees requested by the grade school ($17,000) and the high school ($10,000), and the need to work hard to find common ground. It was mentioned that Planner Mike Hoffman felt the Village could price itself out of the market with excessive fees.

Reminded the Village has passed the land cash ordinance which is limited to regulate developers to dedicate land or have the option to require cash in lieu of the land. These dollars are limited by law to land or site improvements (the Village cannot collect for transportation, books, payroll, etc.).

Comm. Hileman again stated the Village has not raised taxes nor taken the allowable 5% increase each year. He pointed to his own current tax bill showing taxes to the Village are down while those to the grade and high schools are up.

Comm. Hileman: Reported he had a meeting on the Bull Family property; their plan for development was presented. The High School feels the 39 acres proposed for the school is not enough, with their need being 50 acres. Citing costs of about $1,500,000 to run water/sewer to this area, along with costs near this same amount for road improvements, Comm. Hileman feels, because of the high costs, the area for the school should be moved closer to the current Village boundary.

Reminding that for many years the Village has unsuccessfully tried to lure industry and commercial developments to this area, asked for members to agree that he begin talks with TIF Atty. Tom Jacob to establish a second TIF District in the Village for industrial and commercial across Interstate 55. Added he would like to see differences in this new TIF so current residents do not get stuck paying for infrastructure improvements to the area and feels both Braceville and So. Wilmington, along with rural areas should pay their fair share. With Council agreeing, this process will be started (motion Hileman/second Marketti; roll vote: ayes 4, nays 0).

Comm. Marketti: Told that Gardner Grade School, with the help of State Rep. Careen Gordon, received a $25,000 grant to help fund the costs of the new roadway. Rep. Gordon was able to secure an additional $25,000 grant to further help with costs of this project, however, because these monies cannot be given directly to the school, has asked the Village to accept these funds and, in turn, to turn them over to the school. Council unanimously agreed to assist with this request.

Mayor Wise: Reported that he met last week with the Villages of So. Wilmington and Braceville to open discussions on boundary line agreements. He briefed Council Members on the specific boundary line areas talked over and, with Members finding these to be acceptable, directed Attorney Belt to prepare the agreements. Attorney Belt is also to check into the status and prepare the boundary line agreement with the Village of Dwight.

Guy Christensen of Chamlin & Assoc. reported that the contracts have been signed and executed for the Washington Street Watermain project and feels that work will begin in a week or two.

Resident Tom Perkins informed he will be attending a Rt. 66 corridor meeting in Dwight tomorrow evening and explained that a brochure is being prepared to highlight the local area communities along

this route. To fund this brochure, donations are being requested from these Villages; Tom asked if the Council would consider this. With the Council agreeing, Tom will report back with the donation amount.

Mr. Perkins next asked the Council to consider his request to open up the unimproved alley running behind his home on No. Elm Street. He gave details on the area in question.

At the close of the meeting the Council entered into conversation with a number of residents present. There were many questions and comments regarding residential developments heard to be coming to the Village, tax rates for the various taxing bodies, the need for industrial and commercial developments, concerns with rapid growth, future need for new schools and/or expansion of existing, student populations in the schools, past, present and future, concerns and reasons for the tax rates.

As there was no further business brought before the Council, a motion to adjourn was made at 8:36 p.m. by Comm. Serena seconded by Comm. Hileman all present in agreement.

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Barbara S. Bexson, Clerk
Village of Gardner