The regular meeting of the Gardner Village Board was called to order at 7:00 p.m. Monday, April 23, 2007 in the Village Hall Council Chambers with all members present: Comms. Hibler, Serena, Hileman, Gerrish and Mayor Wise. (*Also in attendance: Barb Bexson/Clerk, John Bates/Attorney)* All then stood for reciting of The Pledge of Allegiance.

Accepted were:

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| Minutes/April 9, 2007 | motion Gerrish/second Hibler<br>roll vote: ayes 5, nays 0 |
| Financial Report<br>Month of March 2007 | motion Hibler/second Serena<br>roll vote: ayes 5, nays 0 |
| Listing(s) of bills<br>(Current/Ratify) | motion Hileman/second Gerrish<br>roll vote: ayes 5, nays 0 |
| Appointment of Jeff Bexson<br>(Plumbing Inspector) | motion Hileman/second Gerrish<br>roll vote: ayes 5, nays 0 |
| Resolution R07-256 (Maintenance<br>of Streets, appropriating $75,000<br>of Motor Fuel Tax Funds) | motion Hileman/second Hibler<br>roll vote: ayes 5, nays 0 |

Agenda

Tom Jacob (Thomas N. Jacob & Assoc.), the Village's TIF attorney, was present to speak concerning the proposed new TIF District. Comm. Hileman began by referencing the Comprehensive Plan map area that may be affected and pointed to areas that are and may be annexed. Mr. Jacob first distributed a proposed time line schedule to illustrate that action needs to begin immediately, with completion by the end of August. This time line includes public hearings, special meetings, mailings and ordinances. He stressed the need for additional property annexations and boundary definitions. Also necessary, and to be included on the next meeting agenda, is a professional services agreement between the Village and Thomas N. Jacob & Assoc. to cover the scope of this project. Responding to Comm. Serena's questions, Tom told that his fees for the creation of this new TIF District would be approximately $40,000 plus incidental costs, such as mailings, travel, etc. Additional costs would also be incurred for legal and engineering assistance.

He next explained that creation of this new TIF would make it more attractive for annexations, with commercial development also applying; more retail development may also be needed. He pointed out the very high cost for extension of water, sewer, streets, etc. to develop properties and the importance that developers pay as much of these costs as possible.

Because Gardner is close to Chicago and other metro areas, Tom feels this is a good time to take advantage of our location. To reinforce this, Comm. Hileman added that he and Guy Christensen recently met with a developer concerning 300 acres and feels with this opportunity to create a second TIF District, the development it can attract would be a win/win situation for both the Village and the schools. Tom further noted that under the current TIF District, the schools receive more than they would have ever lost.

Finally, Chris Irwin, GSW High School Board Member asked that the schools be kept informed on this and was assured that this would happen. It was suggested that the schools should also be looking at ways they could assist to attract this type future growth.

Comm. Hileman

Reminded that an annual salary increase was recently approved for all full-time employees, but it failed to include an additional increase to Steve Baker as lead person. It was then agreed that he also be given a $1.00/hour increase, effective with the payroll for the new fiscal year. (motion Hileman/second Serena; roll vote: ayes 5, nays 0).



Comm. Hileman (continued)

Brought up water usage by the Gardner Fire Department, stating first that there are no problems with any and all water used by the Fire Department for emergencies. Because of increases with electric and salt costs, he does, however, feel that they should not be using the Village's water supply unnecessarily for items such as watering ball fields and filling swimming pools. His feeling is that the Fire Dept. should be utilizing the well they own along Liberty Street for these uses. He has concerns too that there are guidelines for the Fire Department to submit a monthly water usage report to the Village and that this is not being followed.

Comm. Hibler

Reported that both maintenance employees have passed testing for the use of pesticides and that the chemicals and new machine should be delivered on Tuesday.

Told he spoke with the railroad concerning a number of poles located on their right-of-ways that are leaning; they reported that on June 1, a contractor will begin work on this project, however, the area covered is very large and it is not known specifically when the Gardner area will be completed.

Comm. Gerrish

Updated that grass seed has been planted in the Washington Street watermain project area and added his feeling that this contractor did a very good job.

Concerning work to be done on the watertower, paint testing reports have yet to be received; if lead is found, further discussion will be needed.

Comm. Serena

Told that information for the street repair project is still being compiled by Guy Christensen.

Reported that placement of a caution sign in an area with a special needs child was requested by a resident and asked for guidelines for this to be done. Attorney Bates told that, once this is determined to be factual, an ordinance would be prepared. Comm. Serena will obtain more information for the attorney.

Mayor Wise

Responded to East Street resident Brian Tvrz that the Village is unable to assist him in his attempt to have his property removed from the flood plain.

Told the Village received a letter of thanks from GSW High School for its donation to the annual prom lock-in event.

As there was no further business brought before the Council, a motion to adjourn was made at 8:15 p.m. by Comm. Hileman, seconded by Comm. Serena all present in agreement.

**Barbara S. Bexson, Clerk**
**Village of Gardner**