The regular meeting of the Gardner Village Board was called to order at 7:00 p.m. Monday, November 26, 2007 in the Village Hall Council Chambers with all members present: Comms. Cox, Serena, Hileman, Gerrish and Mayor Wise. (*Also in attendance: Barb Bexson/Clerk, Scott Belt/Attorney, Guy Christensen/Engineer)* All then stood for reciting of The Pledge of Allegiance.

Minutes of the October 22, 2007 meeting were tabled.

Accepted were:

Financial Report (months of September & October 2007)	motion Hileman/second Serena roll vote: ayes 5, nays 0
Listing(s) of Bills (ratified payments of November 12)	motion Hileman/second Serena roll vote: ayes 5, nays 0
Listing of Bills (current)	motion Hileman/second Gerrish roll vote: ayes 5, nays 0

AGENDA

Village TIF Attorney Tom Jacob was recognized to speak with the council concerning the removal of four (4) parcels from the original TIF District as they are to be included with the new Industrial TIF District. He told that, after approval, certified copies would be filed with the Grundy County Clerk. Ordinance No. VG07-475, Approving an Amendment to TIF District I Redevelopment Project Area, Plan and Projects was approved (motion Hileman/second Serena; roll vote: ayes 5, nays 0).

Eng. Guy Christensen presented and explained Pay Estimate #1 for the water tower repair project. Council agreed to payment of PE #1 to Jetco Inc. (motion Hileman/second Gerrish; roll vote: ayes 5, nays 0).

Concerning codification, Comm. Hileman told he has talked with other members and has received two (2) quotes. He explained the base quote of approximately $8,000 from American Legal Publishing is the lowest and has a six (6) month completion period, not including the Village's review period. The quote from Municipal Code Corp. was approximately $14,000 and contained an eighteen to twenty-four (18 to 24) month completion time. He reminded that this will take in all of the Village's current codes and amendments which includes zoning, subdivision and building. Comm. Cox inserted that he would like the Village to consider the plan review firm he has spoke with to update only the building code and this can then be included with the codification. After more conversation, council agreed to accept American Legal Publishing for this project, at a cost not to exceed $12,000 (motion Hileman/second Gerrish; roll vote: ayes 4, nays 1 (Cox).

Attorney Belt

Told he recently sent a copy of the boundary line agreement between Gardner and Dwight and updated that this was recently approved by Dwight. He reminded this would require a public hearing and notification; the council agreed this should move forward. Conversation followed on boundary line agreements with the Villages of Mazon, Braceville and So. Wilmington and on concerns with Atty. Belt representing all these municipalities.

Reported on two (2) jurisdictional transfer agreements for Gorman Road right-of-way (northeast of the Dobie property). The first, Grundy County has proposed taking jurisdiction of a portion of Gorman Road and the second is the transfer of jurisdiction of .08 miles of Main Street. He told that in 1972, there is a possible approved agreement between the County and Village for maintenance but feels there is a question on this as to whether this was actually approved and would like to look into this further. Comm. Hileman feels the Village should agree to the first for Gorman Road as this would save monies for the Village but feels Main St. should be researched. It was explained further that Gorman Road would remain within the Village but jurisdiction would be with Grundy County for maintenance.

Told it came to his attention that the Village does not have an ordinance providing for regulations in a flood plain. He explained that this falls within the building code but can be sent to the Planning & Zoning Board. Guy added his feeling that it is important to have this ordinance and council agreed to go forward (motion Hileman/second Serena; roll vote: ayes 5, nays 0).

Comm. Hileman

Provided all with a copy of last year's tax levy ordinance and told he is recommending that it remain the same for 2008. He asked that if anyone feels changes should be considered, they should get with him no later than 5:00 p.m. on Friday, as he intends this to be presented for approval at the next meeting.

Told that the Village IMRF rate for 2007 was 6.19% and that for 2008 it is lowered to 4.57%.

Reminded that Motor Fuel Tax street maintenance funds have not been paid to 'D' Construction as yet and that there is an agreement to redo S. Jackson Street after Phase I is completed which must be done with MFT funds as the area is not within the TIF District. He suggested Comm. Serena work with Guy for street repairs in the TIF District so that MFT funds can be saved for S Jackson St.

Comm. Gerrish

Updated that all watermain work is completed, clean-up has been done and the areas have been seeded. Told the Washington St. at Rt. 53 watermain replacement was not done but may be included with next year's project and materials for this area are stored at the sewer plant.

Comm. Cox

On the Halloween party, told that 125/150 people attended, everything was donated and $815 in donations were received; he extended thanks to all who made this a success.

On the Christmas tree lighting, told this was also a success with many people attending and presented expenses incurred (B. Phillips/supplies = $43.09; K.Tidyman/supplies = $121.81 and Tholens Landscaping = $1,479.98). Council agreed to pay (motion Hileman/second Gerrish; roll vote: ayes 5, nays 0).

Gave a brief update on the what is being looked into for the Gardner Days festival in May.

Told he has had plans drawn up for a 30' gazebo and has met with the building trades who will donate labor. Gave details on how this gazebo will look when completed and estimates on some products: 20 yds. of concrete about $2,000 – lumber/without trusses about $2,000 – shingles about $600. He estimates the total project to be approximately $5,000. He said that he would like to get the footings poured soon so that work can be completed by the May festival. Additional conversations followed on this project.

Concerning TIF, GSW High School Supt. Decman encouraged everyone to come together to reach an agreement and invited all council members to speak with him. GGS Supt. Dvorak told she understands time is needed to review the proposal and asked if there is a timeframe. Comm. Hileman told he has met with the grade school and high school; Atty. Belt told he has talked with Atty. Cortina and this is to be brought to the Fire District trustees. Additional conversation followed on this matter and on concerns with impact fees from the rural areas, So. Wilmington and Braceville.

Mayor Wise

Reported that an open house will be held on Sunday for the opening of the Reeves Funeral

Home.

As there was no further business brought before the Council, a motion to adjourn was made at 9:00 p.m. by Comm. Hileman, seconded by Comm. Cox, all in agreement.

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Barbara S. Bexson, Clerk
Village of Gardner