VILLAGE BOARD MEETING
July 9, 2018

Monday, July 9, 2018, at 7:00 p.m., Mayor Mike Serena called to order the regular meeting of the Gardner Village Board in the Village Hall Council Chambers. Roll call – Commissioners Terry Jensen, Dick Hileman, James Riley, Rob Wolf, and Mayor Mike Serena. Village Attorney Scott Belt and Village Engineer Casey McCollom were absent. All stood for the Pledge of Allegiance.

The minutes of June 25, 2018 were presented. Comm. Riley made motion to approve the minutes as printed, second by Jensen. *Roll* call – Ayes: Comm. Jensen, Hileman, Riley, and Mayor Serena. Nays: none. Pass: Wolf. Motion carried.

A list of current bills was presented. Comm. Hileman moved to approve the payment of the bills with the addition of a payment for the TIF sales tax agreement with Rub Ford in the amount of $17,238.50, second by Wolf. Comm. Jensen pointed out that the bill for the Grundy County Sheriff Department was $52,000. Roll call – Ayes: Comm. Jensen, Hileman, Riley, Wolf, and Mayor Serena. Nays: none. Motion carried.

Public Comments –

There were no Public Comments

Agenda –

The Ordinance Making Budget/Appropriations for Fiscal Year beginning May 1, 2018 and ending April 30, 2019, was presented. Comm. Hileman reviewed the changes that were made to the previous year. Comm. Jensen and Wolf questioned the appropriation for Animal Control, and Hileman responded that it needs to be in there if the Board decided to approve a contract next year; if it's not in the appropriations the money can't be spent. Comm. Wolf made motion to approve the ordinance, second by Riley. Roll call – Ayes: Comm. Jensen, Hileman, Riley, Wolf, and Mayor Serena. Nays: none. Motion carried.

Comm. Hileman reported that he was contacted by CIMA Group, representing an owner who wishes to donate property to the Village. The property is approximately 5.5 acres and is located just north of the Subway on the north side of Gardner Road, between Gardner Road, Route 129, Rick Marketti's property, and adjacent to the northbound ramp of I-55., There are some conditions associated with the donation, however, and Hileman told CIMA he could not commit to anything until after the board meeting. They are requesting a letter from the Village which states the amount for which the property is appraised, which they feel is worth somewhere around $800,000. In 2009, almost ten years ago, the property was appraised at $400,000-plus. Our costs should be no more than $4,000 for a survey, attorney's fees, and about $20 for clerical costs. Appraisal, title search and closing could add around $2,000. An appraisal must be done to provide proof to the IRS as to the value of the property.

Hileman pointed out that it is a good piece of property, you want something there that's going to generate some sales tax. If you can get a good fit and it's going to generate some sales tax and something to the Village, there's a chance you can say here's the property with water and sewer hook-ups, have them sign a lease that they're going to stay here for so long and they will generate so much sales tax to the Village. Comm. Jensen made the motion to move forward up to $6,000 in costs, second by Riley. Roll call – Ayes: Comm. Jensen, Hileman, Riley, Wolf, and Mayor Serena. Nays: none. Motion carried.

Unfinished Business: No unfinished business was presented.

Reports –

Atty. Belt – Absent

Comm. Hileman – We have until August 1 to pass an ordinance or make a motion on fees for small wireless facilities to be attached to existing utility poles, light poles or other structures in the public right-of-way. Governor Rauner signed this bill in June which gives municipalities up

to August 1 to pass an ordinance or a fee schedule on what the charges will be. They will be able to come in if you don't have anything and put one on a light pole or telephone pole or even on a fire hydrant; they will have total access to public rights-of-way. If you don't have an ordinance or motion to block it, then they can do whatever they want. He asked Mayor Serena to contact Morris Mayor Kopczick.

Also, he received a letter from AT&T wanting to do some boring. He call the man and told him we had passed an ordinance. Pat emailed a copy of the ordinance to Keith Heimifich today.

There is a CD coming due somewhere around the 18th. He will be re-doing it someplace unless the bank will match the interest, but it's roughly around $585,000. CDs are going up a little but they have some conditions to them. We have been very frugal with our money, and that's the reason why our tax rate is down almost $1.45 from where it was a few years and we haven't raised water rates. As far as the water project, we have money to pay cash for it.

Asked for a consensus of the board to ask for attorney fees when the court fines someone who violates a court order. We would also like to add employee wages for taking pictures and sending to the attorney. No motion was made since it is not on the agenda, but all agreed to the consensus.

Comm. Jensen – Nothing to report

Comm. Riley – Will be taking pictures of three properties – one on Center Street, one on Jackson, and one on Jefferson – to send to Scott Belt to start legal proceedings. Yesterday we had graffiti at the park. There is only one light in the park at Jackson and Washington. He suggested solar lights with motion sensors that can be installed.

He had sent a letter to a lady on East Street. She called and asked for more time; as long as he sees progress it is okay.

Comm. Wolf – An estimate came in from Preferred Tank in the amount of $58,000 for the frost proof and pressure-proof vent, the interior ladder, two abrasive blasts, the interior surface, strip coat the seams and epoxy the inside. This quote does not include union labor and prevailing wages. It was decided to get the specs and put the job out for bid. Mayor Serena will contact Mayor Kopczick and ask who they use.

Casey McCollom – Absent

Clerk Malinowski – Nothing to report

Mayor Serena – Thanked Comm. Hileman for following up the property issue. He feels that what the Village needs is a grocery store, preferably with a meat market. He will contact some businesses to see if they would entertain the idea.

There are some flags that need to be replaced in the downtown area. He will be out of town for the next meeting.

As there was no further business brought before the council, a motion to adjourn was made by Comm. Hileman, second by Riley. Roll call – Ayes: Comm. Jensen, Hileman, Riley, Wolf, and Mayor Serena. Nays: none. Motion carried. Meeting was adjourned at 7:27 p.m.

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Pat Malinowski, Clerk