VILLAGE BOARD MEETING
March 11, 2019

Monday, March 11, 2019, at 7:00 p.m., Mayor Pro Tem Dick Hileman called to order the regular meeting of the Gardner Village Board in the Village Hall Council Chambers. Roll call – Commissioners Rob Wolf, Terry Jensen, James Riley, and Mayor Pro Tem Dick Hileman. Mayor Mike Serena and Village Engineer Casey McCollom were absent. Village Attorney Chris Dearth was present. All stood for the Pledge of Allegiance.

Comm. Hileman asked for a motion to allow the Finance Commissioner to preside as Mayor Pro Tem since Mayor Serena is absent. Comm. Wolf moved, second by Riley. Roll call – Commissioners Rob Wolf, Terry Jensen, James Riley, and Mayor Pro Tem Dick Hileman. Nays: none. Motion passed.

The minutes of February 25, 2019 were presented. Comm. Riley made motion to approve the minutes as printed, second by Wolf. Roll call – Ayes: Comm. Wolf, Riley, Mayor Pro Tem Hileman. Pass: Jensen. Motion carried.

A list of current bills was presented. Comm. Wolf moved to approve the payment of the bills, second by Jensen. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried.

The Treasurer's Report for the month of February was presented. Hileman pointed out that he has redone some CDs. The Treasurer's Report shows $1.9 million in CDs and roughly $850,000 in cash. Comm. Riley moved to approve the Treasurer's Report as printed, second by Wolf. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried.

Public Comments –

Resident Lisa Sage-Winnie addressed the Board regarding snow removal in the alleys. Mayor Pro Tem Hileman outlined the current policy regarding plowing alleys. In the past, alleys were never cleared, but the present Mayor has said that streets come first but when snow removal is finished and time allows, alleys can be done. She also asked about responsibility for water mains and she was told that the homeowner is responsible from the meter to the house.

Agenda –

Mayor Pro Tem Hileman had Village Clerk Pat Malinowski read aloud the Bid Proposal, from Midwest Commercial on behalf of Pilot Travel Centers, for the 5± Acre Property that was donated to the Village located at the Northwest Corner of Illinois Rte. 129 and County Hwy 29. Comm. Riley moved to accept the proposal, second by Jensen. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried.

Comm. Wolf made motion to approve the Ordinance Authorizing the Sale of Property, second by Riley. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried.

Comm. Riley made motion to approve Board authorization for Mayor Pro-Tem Hileman to sign the Letter of Intent for the Pilot truck stop, second by Wolf. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried.

Comm. Jensen made motion to name attorneys to handle the sale of the property: the TIF attorney will be involved in the actual sale of the property, and Scott Belt will be in charge of everything after the sale that has to do with Pilot such as permits, water, engineering, etc., second by Wolf. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried.

The Planning & Zoning Board met on Tuesday, March 5, and voted 5 to 0 to recommend (1 absent) rezoning from R-2 Residential zoning district and B-2 Commercial zoning district to an M-2 Manufacturing district. Comm. Wolf moved to approve the application and grant the

rezoning for this property, second by Riley. Roll call – Ayes: Comm. Wolf, Jensen, Riley, and Mayor Pro Tem Hileman. Nays: none. Motion carried. Resident Dan Bell questioned the intent and Zoning Officer Dean Rankovich explained that it would make it contiguous with all the other properties around there.

Comm. Riley moved to donate $100 to the traveling Spring/Summer Basketball Team, no second followed, so motion failed. Mayor Pro-Tem Hileman moved to donate $200 from the gaming fund, in accordance with Mayor Serena's recommendation, second by Wolf. Concern was expressed by Jensen and Riley that any other group that requests a donation will expect $200. Village clean-up for community service is not doable since it would put the Village at risk if someone was injured while participating. Hileman pointed out that the law stipulates that gaming funds can be donated to non-profit organizations. Roll call – Ayes: Comm. Wolf, Jensen, and Mayor Pro Tem Hileman. Nay: Riley. Motion carried.

Unfinished Business: No unfinished business was presented.

Reports –

Atty. Dearth – Nothing to report

Mayor Pro-Tem Hileman: He has redone approximately $100,000 in CDs with a rate of 2.6% for 12 months.

He gave an update on Rub Ford. The Board did everything they could to try to help Ray Rub. He had requested a loan of $200,000, but due to new guidelines that have come out on TIF, we were unable to do so. The Village has roughly $125,000 in loans out to businesses and Ray Rub owes us around $51,000. We do have liens on the property, but may end up with a loss.

He mentioned that about twenty years ago when he first got on the Board, he was told by the TIF attorney that the Village would never get any businesses here if the overpass was not cleaned up. Since then we have Casey's, which came under the previous administration, and we now have the Dollar General which is a big plus, Subway is a big plus, Dibble is a big plus, Midwest is a big plus.

The Board has given him a lot of leeway and he did a lot of legwork on the donated property but did not submit any request for reimbursement. We have about $6,000-$7,000 invested in that property in a title search, survey, recording the deed at the courthouse. Now we have an offer of $250,000. We know we are going to have some outlay in the form of stubbing water and sewer under Gardner Road at a cost of roughly $40,000-$45,000. But if you look at the sales they project to have in gas of $300,000 a month/almost $4 million annual; store $255,000 a month/over $3 million annual; QSR $65,000 a month/ $780,000 annual; diesel $1.8 million a month/$21.6 million annual. The Village will receive 1% in sales tax revenue.

Comm. Jensen – Nothing to report

Comm. Riley – Now that the weather is getting better, he will work on getting yards cleaned up.

Comm. Wolf – He noticed the new water project has started and asked for a completion date. Hileman stated that they are hoping to be out of here sometime around the end of May.

Casey McCollom – Absent

Clerk Malinowski – Nothing to report.

As there was no further business brought before the council, a motion to adjourn was made by Comm. Riley, second by Jensen. Roll call – Ayes: Comm. Wolf, Jensen, Riley, Mayor Pro Tem Hileman. Motion carried. Meeting was adjourned at 7:35 p.m.

_____

Pat Malinowski, Clerk