VILLAGE BOARD MEETING
March 13, 2023

Monday, March 13, 2023, 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, Tim Hill, Erik Smith, and Mayor Pro Tem Hileman. Village Engineer Casey McCollom was also present. Village Attorney Bryan Wellner was absent. All stood for the Pledge of Allegiance.

The minutes of February 27, 2023, were presented. Comm. Wolf made motion to approve the minutes as printed, second by Smith. Roll call – Ayes: Comm. Wolf, Smith, Mayor Pro Tem Hileman. Nays: None. Pass: Hill. Motion passed.

A list of current bills was presented. Comm. Wolf moved to approve payment of the bills as printed, second by Smith. Roll call – Ayes: Comm. Wolf, Hill, Smith, Mayor Pro Tem Hileman. Nays: None. Motion passed.

The Treasurer's Report for the month of February was presented. Comm. Wolf made motion to accept the Treasurer's Report as printed, second by Hill. Roll call – Ayes: Comm. Wolf, Hill, Smith, Mayor Pro Tem Hileman. Nays: None. Motion passed.
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Public Comments

Resident Mr. Dan Jerbi addressed the Board on several issues. He commented on the condition of Route 129. That road is a state road and the Village has no control over it. Erik Smith has contacted the state. Limited patching has been done and the state has inquired whether the village would like control of the road. Hileman commented that it would cost around $1 million to overlay.

Mr. Jerbi then asked about cleaning the ditch. The village is responsible for the portion from Campus Road to the railroad tracks and the remainder is the state's responsibility. Hileman reported that with the assistance of Rep. Kate Cloonen, the state did clean about 60% of their ditches around three years ago. However, property owners of the remaining ditches from Main Street toward South Wilmington would not allow access. In the past village maintenance workers would clean and/or burn the ditches from Washington to Main but that has not been done for a couple of years. He spoke to State Senator Tom Bennett who gave him a contact in Morris; Hileman called and was told they would look into it. Mayor Serena has also called someone in Morris and was advised that the village could clean the ditches if we have a dry summer. Mr. Jerbi also commented that when the ditch is clean he does not have water in his yard but in the last three years he has had standing water.

His final question was in regard to Kraus Cable. Hileman replied that the village does not have an exclusive contract with Kraus and any other company can offer service.

Dave Wright, the building inspector, addressed the Board regarding 134 Depot Street, the former Royal Blue building. He went in and walked through with the local contractor. Under the south side, someone has gone in to replace footings and poured a wall, and laid block piers up under that supporting beam. All the floor joists are in good shape. Under the other side the posts look to be original and 95% in need of replacement. Electricity, sewer and water has all been disconnected in that building; the apartment side still has utilities. There is a leak about 10' off the front wall where the flashings have pulled loose. There is some deflection and he would suggest putting columns between those posts. A structural engineering report had been requested, but what was submitted appears to be an architectural drawing. Hileman suggested having the attorney send a letter to the owner with a deadline for an engineering study and any identified repairs. The building needs to be brought to code before a permit is issued for any other improvements to be made.

Wright suggested that the Village choose an engineering firm to submit a structural engineering report and submit to the Village with a plan to move forward within 21 days.

Unfinished Business – No unfinished business was presented

Agenda

Comm. Wolf made motion, second by Smith, to approve Industrial TIF benefits in the amount of 50% of sales tax and 50% of the real estate tax increase to MFF Group LLC related to the building constructed along Route 129. There is about 7½ years left on TIF II. Roll call – Ayes: Comm. Wolf, Hill, Smith, Mayor Pro Tem Hileman. Nays: None. Motion passed.

Reports

Attorney Bryan Wellner – Absent

Comm. Smith – Nothing to report

Comm. Hill – Nothing to report

Comm. Wolf – Requested an update on CDs. Hileman reported the last two CDs were reissued at 4.1% for 15 months for around $200,000 at Peoples National Bank in Dwight. There is one loan out on CDAP.

Casey McCollom – Reported that the stakeholders meeting was held with the railroad and other stakeholders on February 28. The next step is the 28-day notice period, followed by a 21-day establishment period. Signage will be required to be installed and street marking needs to be repainted. Signs must be in place before the notice of establishment is sent out, although the signs must be bagged.

Hileman suggested that the downtown parking and parking lot striping be done at the same time as the railroad crossings and put on the next agenda for review.

Clerk Malinowski – Nothing to report

Mayor Pro Tem Hileman – Reporting on the status of streetlights on South Jackson, ComEd needs to review as they think the poles might be too far apart and might need to add a pole. He would like a commitment from ComEd on when the work will be done.

We have submitted request for funding from the Congressional Directed Spending for $1,000,000 for storm sewer work, $400,000 for sidewalk work, and $100,000 for new water lines on Jefferson Street.

As there was no further business brought before the council, a motion to adjourn was made by Comm. Wolf, second by Smith. Roll call – Ayes: Comm. Wolf, Hill, Smith, Mayor Pro Tem Hileman. Nays: None. Motion passed. Meeting was adjourned at 7:46 p.m.

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Pat Malinowski, Clerk