**VILLAGE OF STANFORD**

**100 W. BOUNDARY**

**STANFORD, IL 61774**

*PRESIDENT AND BOARD OF TRUSTEES*

*Thursday, September 21st, 2017*

*REGULAR BOARD MEETING OF THE BOARD OF TRUSTEES*

Minutes of the Regular Board Meeting of the Board of Trustees for the Village of Stanford, held at the Village Hall at 7:00pm.

# ROLL CALL:

Present: 4 –- President Jeremiah Pitcher, Trustees Lisa Eidenmiller, Dee Miller, and Homer Smith.

Absent: 1- Trustee Nydra Owen

Also present: Police Chief Dustin Carter, Officer Justin Ziller, Attorney Mark McGrath, Brad Glassey, Loren & Andy Bridgewater, John Grimes and Josh Scott.

# APPOINTMENTS:

President Pitcher would like to nominate Josh Scott to the Village Board of Trustees. President Pitcher at this time is not ready to nominate Brian Medeiros as board trustee.

President Pitcher moved, seconded by Trustee Eidenmiller to appoint Josh Scott as Village Trustee.

On roll call the vote was:

AYES: 4- President Pitcher, Trustees Eidenmiller, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

# APPROVAL OF MEETING MINUTES:

* The board reviewed the meeting minutes from August 29th, 2017 special meeting and August 17th, 2017 regular meeting.

Trustee Eidenmiller moved, seconded by Trustee Smith to approve the meeting minutes.

On roll call the vote was:

AYES: 4- Trustee Scott, Eidenmiller, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

# TREASURERS REPORT:

* Treasurer Eidenmiller was absent from the meeting. The board reviewed the treasurer’s report.

Trustee Smith moved, seconded by Trustee Miller to accept the treasurer’s report.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

# MONTHLY DISBURSAL:

* The trustees reviewed the monthly bills.

Trustee Miller moved, seconded by Trustee Eidenmiller to approve the monthly disbursal.

On roll call the vote was:

AYES: 4- President Pitcher, Trustees Eidenmiller, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

ABSTAIN: 1- Trustee Scott (abstain goes with the majority)

There being 4 affirmative votes the motion carried.

# PUBLIC CONCERNS:

No public concerns at this time.

# PRESENTATIONS:

Brad Glassey with Glassey and Glassey appraisal explained his appraisal for 206 W. Main. The revised appraisal came back at $60,000 for the building. After further Mr. Glassey determined the roof is not as bad as he thought. He believes the cost to build that building new would be 4 to 6 times higher than what the village has been offered for purchase. Mr. Glassey explained the difficulty of appraising a commercial property in a small town, there are no other properties in Stanford to compare to. The appraised value could easily be off by 25%. Mr. Glassey noted that the property is clearly worth more to the Village than anyone else. When Mr. Glassey was asked if he was a Village Trustee would he purchase the building, he answered yes. Mr. Glassey believes it’s a good deal for the Village.

CPA John Grimes reviewed his management letter and audit report with the board. He did not see any problems with the audit.

# COMMITTEE REPORTS:

# STREETS/FINANCIAL:

President Pitcher reported the following to the Board:

* Tree ordinance has been tabled. He has requested information for next year’s tree grants from the Arbor Day Foundation.
* All other agenda items are tabled.

# DRAINAGE:

Trustee Owen was absent, no report given:

* All agenda items are tabled.

# Water:

President Pitcher reported the following to the Board:

* Mike Boitnott is still seeking help installing water meters. He should be able to find help after harvest.
* All other agenda items have been tabled.

# Health, Welfare and Beatification:

Trustee Miller reported the following to the Board:

* Trustee Miller reported she has received a sale catalog for the holiday banners. She needs to check with Mike Boitnott and the number of banners needed and the placement of the banners.
* All other agenda items have been tabled.

# COMMUNITY DEVELOPMENT:

Trustee Smith reported the following to the Board.

* No report given, all lots have been sold.

# POLICE:

Police Chief Carter reported the following to the Board:

* Chief Carter gave a report dated 8/17/17-9/20/17.
* The ordinance pertaining to cannabis and paraphernalia had been tabled at this time.
* All other agenda items have been tabled at this time.

# LEGAL:

Attorney Mark McGrath reported the following to the Board:

* Attorney McGrath has sent a letter to the owner of 407 W. Boundary Street, he has not received a response. The police have verified the owners address.
* 103 S. Kathleen: Attorney McGrath asked for the zoning of the property to be looked up. Even if zoned as a business, the owners need to comply with the ordinances pertaining to nuances and junk. The item has been tabled.
* The board reviewed the purchase offer of 206 W. Main, the old bank building. The bank has proposed a sale price of $66,000 for the building and the village would lease the ATM that’s on the property for $1 a year. Morton Community Bank would service and maintain the ATM. The village has received quotes for roof repairs and HVAC repairs, moving the HVAC and generator from the old building to the new. The police department is currently out of compliance with the state of Illinois at the current village hall building. Purchasing the old bank building from Morton Community Bank would put our police department in compliance with the State of Illinois. Also the current village hall building has a lot of problems. The roof leaks in the storage room on the file cabinets and has started to leak over the board table. The floor is about to give in several spots in the office and there is mold in the bathroom walls. The board discussed the possibility of asbestos in the building. Building inspector Larry Young did not think there was asbestos in the building due to the tile size. But the board was like to have the testing done for asbestos, just to be safe. After a long discussion the board would like to move forward and accept the proposed purchase of the old bank building for $66,000.00.

Trustee Smith moved, seconded by Trustee Scott to accept the proposal to purchase the bank building at $66,000.00, from Morton Community Bank.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

Trustee Eidenmiller moved, seconded by Trustee Scott to authorize Clerk Phillips and President Pitcher to sign all contracts and documents related to the purchase of 206 W. Main Street, from Morton Community Bank.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

Trustee Scott moved, seconded by Trustee Eidenmiller to authorize President Pitcher to negotiate the ATM lease for the building.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

* The board discussed the current liquor license held by the Stanford Pour House. The owners have forfeited the license, it has been returned to the Clerk.
* The board reviewed the updated liquor ordinance provided by Attorney McGrath. The ordinance has been updated base upon board direction and has been reviewed by Chief Carter.

Trustee Eidenmiller moved, seconded by Trustee Scott to adopt ordinance 04-17 amending the liquor ordinance.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

* Mark explained his legal opinion on Jim Bridgewater’s board seat. Mr. Bridgewater did not re-run for his board seat and no one ran for his seat. Mr. Bridgewater attended the special meeting in June, which was his last meeting. Trustees Smith, Miller and Eidenmiller confirmed they never seen a resignation at the meeting and never seen one period. No Trustees were aware of his letter of resignation. Clerk Phillips found it the next morning on her desk in an envelope with his key to the building.

# NEW BUSINESS:

* Website update is tabled.
* The board reviewed the recommendation of the zoning board for the fence variance at 207 W Boundary Street. The zoning board recommended that is approved and all future problems with the fence will be dealt as a civil matter.

Trustee Eidenmiller moved, seconded by Trustee Miller to approve the recommended fence variance at 207 W Boundary Street.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

* The board discussed the farm lease between the village and Glenn Bros. David Glenn contacted the village this spring and asked for the farm lease for the Olympia Estate lots to be terminated because their equipment to too large to make it into the lots.

Trustee Scott moved, seconded by Trustee Eidenmiller to cancel the farm lease for Olympia Estates effective December 31st, 2016.

On roll call the vote was:

AYES: 4-, Trustees Eidenmiller, Scott, Smith and Miller.

NAYS: 0

ABSENT: 1- Trustee Owen

There being 4 affirmative votes the motion carried.

* All other agenda items have been tabled at this time.

Trustee Miller moved, seconded by Trustee Eidenmiller, to adjourn @9:55pm.

All in favor, AYE.

Recorded and prepared by: Megan Phillips, Clerk/Collector

\*Meeting minutes are prepared by order of the agenda, not by the order of the meeting.