

**Village of Dieterich
Village Board Minutes
April 4, 2022**

The Dieterich Village Board met in regular session on Monday, April 4, 2022 at 6:30 p.m. at the Dieterich Civic Center.

The meeting was called to order by President Brad Hardiek and the Pledge of Allegiance was recited.

The following Trustees were present: Derick Stumeier; Pam Hartke; Chad White; Carrie Galbraith and Sean Pankau. Trustee Bill Lane was absent. With five Trustees and President Brad Hardiek present, a quorum was declared to be present. Also at the meeting were: Village Clerk Brittny Gipson, Village Maintenance Mike Campbell, Village Engineer Lee Beckman, Kayla Adkins, Mark Behrns, John Wright, and Christene Niemerg.

A motion was made by Trustee P. Hartke; seconded by Trustee S. Pankau to approve the omnibus agenda: approve minutes of the March 21, 2022 regular meeting; approve the Treasurer's Report; approve Expenditures and approve Per Diem Pay. Roll call was 5 yes and 0 no.

Village Engineer Lee Beckman reported the new storm sewer pipe between Pine Street and Steppe Drive was installed and the job complete. There was 90' of old existing pipe that was discovered not to run in a straight line. The old pipe needed to be abandoned and left in place and filled in, which was an extra cost for the contractor. A change order was necessary to finish the project properly.

A motion was made by Trustee C. Galbraith; seconded by Trustee C. White to approve Change Order #1 for \$4,500.00 for Tebbe Excavating to abandon the existing pipe and realign the storm sewer in a straight line for the Pine Street to Steppe Drive storm sewer project. Roll call was 5 yes and 0 no.

A motion was made by Trustee S. Pankau; seconded by Trustee C. Galbraith to approve Pay Estimate #1 (final) to Tebbe Excavating for the Pine Street to Steppe Drive storm sewer project for \$38,180.00. Roll call was 5 yes and 0 no.

Engineer Beckman reported that Ameren and Feutz had been in contact for the cracked pavement repairs at the two spots where Ameren's gas line boring cracked the new Industrial Park East pavement. Lee also discussed the EPA's allowable ground water infiltration calculations for concrete sanitary sewer lines. There were concerns about a possible compromise in the new sanitary sewer line in Industrial Park East, due to storm water accumulation in the new lift station. Based on the gallons of infiltration over a specific time, the storm sewer is performing much better than the EPA standards for allowable infiltration.

Engineer Beckman reported the new Wright Family Center site plan was 95% complete and they are finalizing the last details with the architect.

Lee informed the Board the DCEO grants that were supposed to be announced last week still haven't been announced. We are waiting to know if we have been awarded the storm sewer grant for East Section Street.

Maintenance Supervisor, Mike Campbell, reported that EJ Water had offered to sell their Kubota zero turn lawn mower with only 100 hours to the Village for \$4,800. Since the Village had just purchased a new lawn mower, there was no motion to purchase the used mower from EJ.

Mike reported he was working with the school for the Senior student banners that will be displayed on the decorative light poles throughout the downtown area.

Mike had been in contact with SENCO regarding the Norb Avenue detention pond cleanout and with all the wet weather, SECNO cannot give a timeline for completion at this time. Mike has also been in contact with Ameren and their gas line boring contractor for yard repairs that are still needed when the upgraded gas line was installed last fall.

Kayla Adkins was present to address the Board regarding item #7 of the New Business agenda. Kayla owns a home at 314 W. Section Street and the 6+ acres behind the home that was previously used for a horse pasture. Her work has moved her out of state, and she is selling her home. The current Village code does not allow for any livestock, specifically horses. There is no access to her pasture, except through her yard, which makes selling the pasture separately difficult. She detailed several reasons why she was requesting the Board consider an allowance for a small number of horses to be allowed back on her property. President Hardiek thanked her for coming and said the Board would give her request some thought, but no formal action was taken.

Item #8 on the agenda was opened for discussion next, since three members of the audience were present for the Board's discussion on that matter. Christene Niemerg informed the Board she was a member of a group of people that want to buy the 200 W. Center Street property and building from Mark and Dorothy Behrns. They also want to buy the vacant property at 204 W. Center Street from Tom and John Wright. The Village sold the Wright's the property in October of 2020 with a reverter clause placed in the deed stating that Wright's must construct a commercial business within two years of the closing date on the property, or the property would revert back to the Village. Christene and her group are not interested in the property with the reverter in place and only want the 200 W. Center Street building and property, if they can buy 204 W. Center Street with no reverter clause. President Hardiek asked if an extension for the reverter clause would be an option and Christene said they were not interested in an extension of the reverter. Christene discussed some of the possibilities for the property, but did not have a definite plan, since there is an existing tenant in the building. At this time, it is uncertain when that tenant will be out of the 200 W. Center Street building. Christene mentioned a restaurant, coffee shop and video gaming as options they were exploring, but she would make no commitments as to what developments would be occurring on the 204 W. Center Street property. Christene

mentioned the 204 W. Center Street property being used for parking and the possibility of a future building addition of the 200 W. Center Street property.

A motion was made by Trustee P. Hartke; seconded by Trustee S. Pankau to have Clerk Gipson prepare the release of reverter ordinance for the 204 W. Center Street property and place that item on the April 18, 2022 meeting agenda for consideration. Roll call was 5 yes and 0 no.

A motion was made by Trustee S. Pankau; seconded by Trustee C. Galbraith to approve Ordinance 1096-2022: Authorizing Purchase of an Easement for Right-of-Way Improvements and Utility Purposes (Field – 215 S. Main Street). Roll call was 5 yes and 0 no.

A motion was made by Trustee S. Pankau; seconded by Trustee C. White to approve Ordinance 1097-2022: Authorizing Purchase of an Easement for Right-of-Way Improvements and Utility Purposes (Allen -217 S. Main Street). Roll call was 5 yes and 0 no.

A motion was made by Trustee P. Hartke; seconded by Trustee C. Galbraith to approve Ordinance 1098-2022: Authorizing Purchase of an Easement for Right-of-Way Improvements and Utility Purposes (Heuerman & Treat – 213 S. Main Street). Roll call was 5 yes and 0 no.

A motion was made by Trustee C. Galbraith; seconded by Trustee P. Hartke to approve Ordinance 1099-2022: Authorizing Execution of a Contract for Private Development Pursuant to Village of Dieterich, Illinois Plan for Tax Increment Area No. 1 (Braddy Properties, LLC). Roll call was 5 yes and 0 no.

A motion was made by Trustee D. Stumeier; seconded by Trustee C. Galbraith to approve Ordinance 1100-2022: Authorizing the Sale of Real Estate (Zumbahlen Industrial Park Lots 18, 19, 22, 23, and 24). Roll call was 5 yes and 0 no.

A motion was made by Trustee D. Stumeier; seconded by Trustee S. Pankau to approve Ordinance 1101-2022: Authorizing Execution of Release of Reservation of Possibility of Reverter (B&E Developers, LLC – Lot 22 Hartke Subdivision). Roll call was 5 yes and 0 no.

At 8:32 p.m. a motion was made by Trustee P. Hartke; seconded by Trustee C. Galbraith to adjourn the meeting. Roll call was 5 yes and 0 no.

Brad Hardiek, President

(Seal)

Brittany Gipson, Clerk