

**Village of Gilberts
87 Galligan Road
Gilberts, IL. 60136
Committee of the Whole
Meeting Minutes
March 11, 2014**

APPROVED MINUTES

Call to Order/Pledge of Allegiance

President Zirk called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

Roll Call /Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Farrell, Hacker and President Zirk. Absent: Trustees LeClercq and Zambetti. Others present: Administrator Keller, Assistant Administrator Beith, Finance Director Blocker, Administrative Intern Wright and Village Clerk Meadows. For members of the audience please see the attached list.

President Zirk reported that Trustee LeClercq was absent due to the fact he had to report to duty as a Fire Fighter and Trustee Zambetti had a death in the family and had to attend a wake.

Items for Discussion

Minutes from the March 4, 2014 Village Board Meeting

President Zirk inquired if any of the Trustees had any comments or questions on the March 4th Village Board Meeting Minutes. The Trustees offered no comments or questions on the meeting minutes. The minutes will be placed on the next consent agenda.

NIMEC-Electric Aggregation

NIMEC representative Sharon Durling thanked the Board for providing her the opportunity to discuss the current status of the electric aggregation program. She reported as of December 31, 2013 the average resident of Gilberts who participated in the electric aggregation program have saved \$351.00 on their electric consumption cost. In addition, the cumulative savings for the Village as of December 31, 2013 was \$742,000.00.

Ms. Durling discussed the renewal process. She reported that the Village's contract expires in July of this year. Ms. Durling noted that ComEd rates are projected to remain in the range of upper .6 cents/kW and the average competitors renewal rates are in the mid .6 cents/kW. Ms. Durling reported that the Village has an attractive profile and there are a few suppliers offering attractive rates with a three year term with an Escape Clause. Trustee Mierisch inquired if there were many residents that opted out of the program. Ms. Durling replied on average about 2% of the residential population opts out of the program.

Trustee Mierisch questioned the language change located in section 4.13 "Price Guarantee" of the new agreement. In original agreement guaranteed the electric service provider would offer a rate equal to ComEd's current rate. Ms. Durling reported that suppliers are no longer price matching. However, the Village can opt-out of the electric aggregation program without incurring any penalties. Administrator Keller discussed further that the Village does retain the ability to terminate the agreement and go out to bid.

Trustee Mierisch questioned the new section outlining the conditions and options available to the Village should ComEd's PTC be set below the current suppliers price.

The Board Members discussed a scenario in which the Board decided to terminate the electric aggregation program and revert back to ComEd services as a supplier. They wondered what would happen. Ms. Durling noted that the Village does have the right to switch back to ComEd. However, they would have to send notices to all the residential property owners.

President Zirk asked the Board Members if they were in favor of once again having NIMEC go out to bid for electric aggregation services and authorize Administrator Keller to accept the lowest bid for residential electric services. The Board Members unanimously agreed to move forward with the bidding process and authorizing Administrator Keller the authority to award a contract to the lowest electric aggregation bidder.

CRM-Citizen Response Management Software

Intern Wright provided the Board Members with a presentation outlining a mobile software application which allows residents the capability to remotely communicate with Village Staff. The software application promotes citizen self service. If implemented residents could generate a work order to have a pothole repaired, report a concern, submit questions. Each of these actions would be automatically forwarded to the appropriate department head. The department head then has the capability to re-route the request to someone else, add activities or close the request. Each request is tracked and can be captured in a variety of reports. Intern Wright reported the mobile application is customizable and can fine be tuned over time.

Intern Wright reported the initial cost of the software application is \$1,500.00 with an annual hosting and maintenance fee of \$3,000.00 of which includes design and training. Trustee Mierisch questioned, if offering this type of service would require additional staff. Administrator Keller replied that the implementation of the software application eventually should streamline staff's workloads.

Trustee Farrell was in favor of implementing the software application. However, she wanted to be reassured that staff would be vigilant in monitoring the application notifications.

There was some discussion on the design of the software application. Intern Wright reported that the App can be customized to fit the Village's expectations. In addition, there would be a soft launch so the App would be tweaked as needed.

Administrator Keller asked the Board if they were in favor of staff pursuing the possible implementation of this type of software application. The Board Members replied yes. Intern Wright thanked the Board Members for their time.

Chicago Housing Market Update

President Zirk provided the Board Members with a Housing Market update. He reported that in 2005 Chicago was ranked 6th in the nation for the number of single family home building permits issued. However, in 2013 Chicago was ranked 23rd and issued 6.09 single family home building permits. He went on to report, that in 2013 the city of Houston Texas was ranked number 1 and issued 34.51 single family home building permits.

President Zirk discussed the net annual population change in some of the larger metropolitan cities throughout the United States. He reported that Chicago has experienced a dramatic decrease in natural population growth with a net loss of 30,000 residents' area wide. He went on to report that Phoenix, Dallas and Houston had demonstrated a dramatic increase in population due to migration.

President Zirk commented on the Chicago Metropolitan area single family home building permit trends. He noted that the Village's percentage of single family home building permits remained higher than the majority of surrounding communities.

President Zirk discussed the current environment of the new homes sales market. He reported that the Village's home values have continued to remain higher than the majority of surrounding communities' home values.

President Zirk discussed in length the trends in home products. He reported that when the values of single family homes decrease the sales of single family homes increased. However, when the values of single homes increase the townhome/condominium sales increase.

President Zirk discussed the single family sales trends by area. He noted that the Northwestern Corridor which includes Gilberts currently is experiencing an increase in home sales over the sales in 2012.

President Zirk discussed the role school districts play when a family is determining where to purchase a home. He reported that many potential home buyers base their decision on where to purchase a home by the school district's state rating.

President Zirk commented on the fact that most of the private builders who once held the largest portion of the home builders market have since gone away. Now the majority of the home builders are public.

A lengthy discussion ensued with respect to the impact foreclosures had on the housing market. The Board Members thanked President Zirk for the update on the housing market.

Staff Reports

Administrator Keller reported that he had attended the Kane County Board meeting at which time they had tabled the agenda item considering the rezoning of the Intra Soccer facility. The County Board cited their reason for tabling the rezoning matter was to allow the Community Development Committee time to consider the proposed Intergovernmental Agreement between the Village of Gilberts, Kane County and Intra Soccer facility. Administrator Keller reported that he will be attending the Community Development Committee meeting to comment on the proposed IGA.

Board of Trustee Reports

Trustee Mierisch expressed concern with the deterioration of Mason Road. Administrator Keller noted that prior to repairing Mason Road the flooding concerns need to be addressed. Stormwater consultant George Kannigan had recently informed Administrator Keller that he has some possible solutions to address the flooding concerns. Administrator Keller will be meeting with Mr. Kannigan tomorrow to discuss possible solutions. Upon conclusion of their conversation he will email the Board Members Mr. Kannigan's recommendations. Trustee Hacker recalled a conversation in which Plote had promised to assist in repairing Mason Road. Administrator Keller noted that due to the fact there are no weight restrictions on Mason Road and no formal agreement in place with Plote it would be hard to force them to assist in the reconstruction project. Trustee Hacker suggested the Village may want to contact Kane County to see if they have funds to assist in repairing Mason Road. Administrator Keller will contact the County to see if any funds are available.

President Zirk reported that he has been in contact with State Representative Tryon to inquire on the status of the promised grant funds in the amount of \$350,000 for the Hennessey Bridge repairs. If the grant is awarded as previously promised those funds could possibly be used to fund the Mason Road reconstruction project.

Trustee Farrell commented on failing condition of some of the streets located in the Timber Trails Subdivision. Trustee Hacker noted that some of the Indian Trail Subdivision roads which were recently reconstructed are also exhibiting signs of stress. President Zirk recommended Engineer Blecke inspect the Indian Trails roadways to ensure there were no design or construction flaws. He believes the roadway reconstruction work is still under warranty. Administrator Keller reported that Chief Building Inspector Swedberg is aware of the conditions of some of the streets in Timber Trails and other street concerns throughout the Village. Public Works will be crack sealing and filling potholes in the very near future.

President's Report

President Zirk commented on the reality of the status of the proposed Intergovernmental Agreement with the Village, Kane County and Intra Soccer facility. The agreement is slated for County denial. He questions if staff have received the proposed private agreement between the Village and Intra Soccer facility which implements a mechanism for the Village to be reimbursed for police services. Administrator Keller replied yes, the proposed agreement will be placed on the next agenda for Board consideration.

A lengthy discussion ensued between President Zirk and developer and bond holder Mr. Troy Mertz with respect to the revitalization and restructuring of the Conservancy Development. President Zirk expressed concerns about the Village cancelling the tax certificates without any formal assurance that the Village would be repaid the \$1.2 million dollars either through an assignment agreement or some other document. Mr. Mertz agreed to memorialize the bond holders promise to repay the \$1.2 million dollars prior to the Village cancelling the tax certificates. President Zirk recommended a comprehensive agreement or other document that would set forth the details for all current and future Board actions.

President Zirk and Mr. Mertz discussed in length the agreements and action items that will be placed on the next Board agenda. The actions will include an Assignment Agreement between the Village of Gilberts, Delaware Bond Trust, LLC and William Blair & Company. This agreement assigns the developer's right to certain payments from SSA 24 bonds in the amount of \$1.2 million dollars relating to SSA 20 expenses. This agreement would be contingent upon issues of the SSA 24 bonds.

An addition, the Board Members would need to consider a Settlement Agreement and Mutual Releases between Kane County, Gilberts Development LLC and the Village. This agreement was approved by the County at their March 11th meeting, and provides for (1) payment by the Developer to the Village of \$274,853.17; (2) payment by the Village to the County the same amount; (3) delivery of the tax certificates to the Village; (4) County disbursement of the proceeds to costs, penalties, and taxing districts.

The final action item relative the revitalization of the Conservancy Development is for the Board Members to consider authorizing the Village President to cancel certain tax certificates. This motion would authorize the Village President to cancel the tax certificates that were issued pursuant to the above referenced Settlement Agreement. This approval would be conditioned upon the County's delivery of the certificates to the Village and execution of the Assignment Agreement by all parties.

The final Board action would occur sometime in April. This action would be for the Board Members to consider an Ordinance Establishing SSA #24. This Ordinance authorizes the levy of a special service area tax to finance the payment of bonds in the amount not to exceed \$9,750,000, which restructures the SSA 19 bonds. After the bonds have been issued in April, SSA 19 will be dissolved. This special service area tax will be paid by the developer upon issuance of a building permit.

President Zirk and Mr. Mertz discussed drafting a recapture agreement. The recapture agreement would provide a mechanism for Mr. Mertz to recoup his cost for the infrastructure improvement from all the property owners that benefit from the improvements.

President Zirk recommended the Board Members in the very near future consider transferring the impact fees to District 300.

Adjournment

There being no further business to discuss, **a Motion was made by Trustee Hacker and seconded by Trustee Corbett to adjourn from the public meeting at 9:04 p.m.** Roll call: Vote: 4 ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

Village of Gilberts
87 Galligan Road
Gilberts, Illinois
Village Board Meeting
Sign-in-Sheet
March 04, 2014

Name	Address	Telephone #
HAROLD MIERISCH	124 RESTON	XXXXXXXXXX
AL MURPHY	711 KERRY CT	XXXXXXXXXX
<i>[Signature]</i>	721 " "	XXXXXXXXXX
<i>[Signature]</i>	" " "	XXXXXXXXXX
<i>[Signature]</i>	722 KERRY	XXXXXXXXXX
GENE GETTARINE	724 KERRY CT	XXXXXXXXXX
Amada Gunn	722 Kerry Ct	XXXXXXXXXX
Rose Zirk	720 Kerry Ct.	XXXXXXXXXX
Pat Germaire	724 Kerry ct.	XXXXXXXXXX
JERRY CHRISTOPHERSON	1314 PANCINS BOUL	XXXXXXXXXX
Tom WARD	485 KILDARE	XXXXXXXXXX