

**Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Committee of the Whole
Meeting Minutes
January 13, 2015**

Call to Order/Pledge of Allegiance

Trustee Zambetti 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, Zambetti, Farrell and Hacker. 2-absent: President Zirk and Trustee LeClercq. Others present: Administrator Keller, Attorney Tappendorf, Assistant Administrator Beith, Finance Director Blocker, Chief Building Inspector Swedberg, Chief of Police Rossi, Water/Wastewater Superintendent Castillo. For members of the audience please see the attached copy of the sign-in sheet.

President Pro Tem

In acknowledgment of President Zirk's absence, a **Motion was made by Trustee Corbett and seconded by Trustee Farrell to appoint Trustee Zambetti to serve as President Pro Tem.** Roll call: Vote: 5-ayes: Trustees Corbett, Mierisch, Zambetti, Farrell, and Hacker. 0-nays, 0-abstained. Motion carried.

Employee Introductions

Full Time Officer

Chief Rossi introduced Officer Jason Hernandez. He noted that Officer Hernandez joined the Gilberts Police Department as a part-time officer in 2008. Officer Hernandez has continued to serve the department in an exemplary manner.

In December 2014, Officer Hernandez was chosen as one of three candidates to interview before the Gilberts Police Commission to fill a recently vacated full-time police officer position. The commissioners unanimously selected and offered Officer Hernandez the position. Officer Hernandez accepted the offer and began full-time employment with the police department on January 2, 2015.

Chief Rossi proceeded to provide the Board Members with an overview of Officer Hernandez's training and background. He noted that Officer Hernandez grew up in the northwest suburbs of Chicago and in

1998 he graduated from Cary Grove High School. After graduation Officer Hernandez joined the United States Air Force and served during the "Operation Enduring Freedom" initiative which resulted from the terrorist attack on September 11, 2001. In 2002 Officer Hernandez was honorably discharged and returned home to work and attend college. During this time he achieved his designation as a certified police officer and a certified aircraft mechanic. In addition, Officer Hernandez is a huge boxing fan and actively trains in mixed martial arts. Chief Rossi concluded his introduction and proceeded to welcome Officer Hernandez to the department.

Officer Hernandez thanked Chief Rossi for the warm introduction and the Board Members for providing him the opportunity to serve the Village. Officer Hernandez stated that he hopes to spend the remainder of his career serving the Village of Gilberts.

Public Works Crew Leader

Chief Building Inspector Swedberg introduced the newly hired Public Works Crew Leader Gerry Baresel. He noted that Crew Leader Baresel resides in Marengo and has 26 years experience installing and repairing water main and sanitary piping. He gained his experience while working for a family business.

In addition, Crew Leader Baresel has 13 years experience as a mechanic and operator of heavy equipment.

Public Works Crew Leader Baresel also has worked many years in the construction trades. During his time as a tradesman Crew Leader Baresel was responsible for overseeing the purchase of new and used equipment, scheduling staff for weekly work and building and repairing roadways.

Public Works Crew Leader Baresel has 15 year experience with snow plow operations with Dundee Township, Fermilab and several other commercial accounts.

Public Works Crew Leader Baresel served 9 years on the Tri-Cities Little League Baseball Board. During that time he along with the other Tri-Cities Board oversaw the construction of a new baseball complex which included four new ball diamonds. Crew Leader Baresel also has volunteered in several other community organizations.

Chief Building Swedberg concluded his introduction of Crew Leader Baresel by welcoming him to the Village. The Board Members also warmly welcomed Crew Leader Baresel to the staff.

Water/Wastewater Intern

Water/Wastewater Superintendent Castillo introduced newly hired Part-Time Water/Wastewater Intern Collin Clark. He noted that Intern Clark is a resident of Gilberts and currently is working on obtaining his Associates Degree. Superintendent Castillo along with the Board Members and Staff welcomed Intern Clark.

Presentations

YMCA-Program Updates

YMCA's Community Outreach Executive Director, Jennifer Alberts and Executive Director Dave Burisek provided the Board Members with updates on the Y's programs. Executive Director Burisek reported that the merge with the Schaumburg YMCA has been completed and they are excited to have additional resources to share with the communities they serve.

Executive Director Alberts reported that participation in Gilberts YMCA programs has greatly increased over the previous years. She went on to report that the family memberships have increased from 231 families in 2014 to 270 families so far in 2015. In addition there were 1,277 children who participated in the 2014 Summer Day Camp program and they provided after school child care in 2014 to 1,301 children. Executive Director Alberts commented on the fact that the after school program is at capacity and they are in the process of looking for an affordable space to accommodate the expansion of the after school program.

Executive Director Alberts discussed the growth of the sports programs. She noted that the Basketball program has grown and also is at capacity. In addition, the fall and summer soccer programs have also experienced an increase in participation. However, they have seen a decline in the baseball programs. She noted that the decline in the baseball programs is due to children moving up to more competitive programs as they age. Executive Director Alberts reported that the total amount of Gilberts residents that participated in YMCA programs in 2014 was 3,767. The amount of participation last year exceeded their expectations.

Trustee Corbett inquired if the YMCA had any plans to offer adult softball or other adult programs. Executive Director Alberts replied that staff is in the process of reaching future programming opportunities for youth, teens and adults. The concern with offering these types of programs is finding affordable space.

Executive Director Alberts provided the Board Members with an overview of the monetary support they provide to the community's special events and the scholarships they award to residents in need of financial assistance. Executive Director Alberts thanked the Board Members for their time.

Bernardi Securities-Refunding SSA #9 bond issue

Administrator Keller introduced Vice President of Bernardi Securities, Mr. Bob Vail. Vice President Vail provided the Board Members with an overview on current conditions of the municipal general obligation bond market. He commented on the potential benefits of reissuing the bonds for Special Service Area #9

Vice President Vail discussed the handout he had provided to the Board Members. He commented on the graphs on pages 8 and 9 which depict the general obligation bond interest rate trends over the last 10-40 years. He reported that the interest rate for general obligation bonds is the lowest rate since 1975 other than in December 2012.

Vice President Vail discussed page 16 of the handout, which noted the cost savings to each property owner located in the SSA 9 territory. He reported that an average homeowner within SSA 9 would save an estimated \$900.00 over the course the bond term.

Administrator Keller reported that there will be no out of pocket cost to the Village with respect to refinancing SSA 9 the cost is absorbed in the refinancing process.

President Pro Tem Zambetti asked how long would the process take. Vice President Vail stated about 60 days after they have the engagement letter.

The Board Members were in favor of moving forward with refinancing SSA 9. Administrator Keller stated that staff will draft a resolution authorizing an agreement with Bernardi Securities Inc. for bond underwriting services. This resolution will be placed on the next agenda for Board consideration.

Items for Discussion

Minutes from the January 6, 2015 Village Board Meeting

President Pro Tem Zambetti asked if the Board Members had any questions or comments on the minutes. There were no comments from the Board Members. This matter will be placed on the next consent agenda.

December 2014 Treasurer's Report

President Pro Tem Zambetti asked if the Board Members had any questions or comments on the December Treasurer's Report. There were no questions or comments provided by any of the Board Members. This matter will be placed on the next consent agenda.

Resolution 02-2015, a Resolution approving a Master Engineering Service Agreement with Baxter & Woodman

Administrator Keller reported that President Zirk had raised several questions with respect to the draft engineering agreement. He noted that there had been no change in the engineers' status the concern is only with the language in the agreement. Administrator Keller and President Zirk will be meeting with Steve Larson to discuss amending sections of the agreement. Trustee Mierisch questioned the signature line referencing the month of June. Administrator Keller believed that was just a typo on Baxter & Woodman's part.

Administrator Keller reported that after the meeting with Engineer Larson staff will amend the draft agreement and include the amended agreement in the next Village Board packet for consideration. This matter will be placed on the agenda under "Items for Approval".

Resolution 03-2015, a Resolution providing for and requiring the submission of a proposition for issuing an amount not to exceed \$5,000,000.00 general obligation bonds to the voters of the Village of Gilberts at the general election to be held on April 7, 2015

Administrator Keller reported that Staff has continued to explore options for developing a fiber-based network through-out the Village. He discussed what staff believed to be the three viable options. The first option Administrator Keller discussed was the Village could decide to do nothing and allow for the market to decide when fiber would eventually be installed within the village limits. However, the timeline is very uncertain due to the fact the Village is plagued by fragmented phone, data and video delivery service.

The second option would be to partner with iFiber LLC, led by Mr. Troy Mertz. Mr. Mertz. Mr. Troy Mertz has made an initial major investment in a backbone fiber network to serve the Conservancy development. Staff has had ongoing conversations about how to capitalize on the installation of the backbone and potential to extend fiber-backed services to the entire Village.

The third option to extend fiber network to the entire Village is to bond for its deployment, which would require the approval of a referendum question to issue General Obligation bonds. If the Board is interested in this option, the Board would need to approve a resolution articulating the referendum question to be added to the April 7 ballot at the January 20th Village Board Meeting.

Administrator Keller noted that even if the referendum question passed and the Board collectively decided against proceeding with the fiber project the ballot action does not obligate the Village to proceed with the issuance of the general obligation bonds. Attorney Tappendorf reported the Board

Members would also not be obligated to issue the entire bond amount. The Board Members could choose to issue half the amount of the bonds now and the remaining amount at a later date.

A lengthy discussion ensued with respect to the pros and cons of placing the referendum question on the April ballot. Assistant Administrator Beith commented on Mr. Mertz's investment. He reported that Mr. Mertz had financed the installation of fiber along Randall Road, Route 72, and North and South of the Village's water tower. Fiber now passes by each of the Village's subdivisions. Assistant Administrator Beith reported that it would be cost effective to install fiber to all the Village subdivisions rather than installing the fiber in phases.

Mr. Mertz passionately discussed the fiber project. He commented on the benefits fiber access provided to the Conservancy. He noted that being able to offer home buyers fiber increases the value of his housing product and set his development apart from others.

Mr. Mertz discussed way in which the fiber infrastructure improvements are similar to any other public infrastructure improvements (water, sanitary, and roadways). He continued to comment on ways in which he could structure recapture agreements with various property owners interested in acquiring fiber services.

Trustee Corbett inquired if a portion of the fiber project could be funded with TIF dollars. Administrator Keller reported that currently the annual TIF increments are minimal.

Trustee Farrell noted that if the Village bonded for the fiber project the Village will then own the fiber. She questioned who would be responsible for maintaining the fiber infrastructure. Mr. Mertz replied that the lease rate paid by the content service providers would cover the maintenance cost.

Mr. Mertz discussed the fact that currently the Village is under served and has limited choices of service providers. The installation of dark fiber in his opinion would generate a more competitive market and increase service provider options for the residents. In addition the fiber project would spur economic growth and improve the residents' quality of life.

Trustee Hacker asked who would maintain the network after the Conservancy build out is complete and the developer leaves the area. It was noted that if we could not find a television content provider willing to add programming to the network, we could end up with a 5 million dollar cable that only supplies high speed data. Additionally, a preliminary estimate indicated that a 5 million dollar bond would result in an approximate property tax increase of \$150.00 to \$200.00 annually for the next 20 years.

A lengthy discussion ensued with respect to public private partnership. Trustee Zambetti questioned why voters would vote yes to increase their taxes to have a wire in the ground. Administrator Keller agreed. The information informing the voters of the benefits of the fiber would need to be clear and concise. Attorney Tappendorf reported that the Village can educate the voters on the benefits of the installation of the dark fiber. However, they cannot advocate their position on the public question.

The Board Members inquire if staff would have enough time to devote to this initiative. Administrator Keller replied if the Board Members are interested in placing the public question on the ballot staff will make time. The Board Members concurred to place the public question on the next agenda for Board consideration.

Conservancy entry signage approval

Administrator Keller reported that Mr. Mertz and Ryan Homes are asking approval for the installation of two permanent entrance signs at the entrance into the Conservancy Pod 4 at Freeman Road and Blue Aster Parkway. The annexation agreement requires the Village Board approval of the entry signage, which is to comply with the sign regulations in effect when approval is requested.

Manhard's design sketches show two stone entrance signs that measure 47.25 square feet each. The Village's current sign regulations allow up to two entrance signs, each of which must be less than 50 square feet in area and less than 100 square feet combined. Staff recommends approval of these signs, as they comply with the Village's regulations.

In addition to the two entrance signs they are also asking approval of a monument sign to be located at the southeast corner of Pod 4, angled to face Freeman Road at the edge of the retention pond. This extra sign was not included in the annexation agreement or PUD ordinance, nor is it granted by the sign regulations in the UDO. Administrator Keller reported that Staff recommends not granting the extra monument sign. Staff advises that a similar monument sign may be appropriate for the southeast corner of Galligan and Freeman Roads when Pod 5 is developed and the temporary development signage is removed. The Board Members agreed with Staff recommendation. This matter will be placed on the next consent agenda.

Staff Reports

There were no reports provided by any staff member.

Board of Trustee Reports

The Board Members provided no reports.

President's Report

There was no reports provided by President Pro Tem Zambetti

Public Comment

There were no comments from any member of the audience.

Executive Session

A Motion was made by President Pro Tem Zambetti and seconded by Trustee Hacker to close a portion of the public meeting with no business to follow as permitted by 5 ILCs 102/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent. Roll call: Vote: 5 ayes: Trustees Corbett, Mierisch, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

The Board Members along with Administrator Keller, Attorney Tappendorf, Assistant Administrator Beith, Finance Director Blocker and Village Clerk Meadows entered into Executive Session at 9:13 p.m. and returned to the public meeting at 9:22 p.m.

Reconvene/ Roll call

A Motion was made by Trustee Farrell and seconded by Trustee Corbett to reconvene to the public meeting at 9:23 p.m. Roll call: Vote: 5-ayes: Trustees Corbett, Mierisch, Zambetti, Farrell and Hacker.

Adjournment

There being no further business to discuss, **a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to adjourn from the public meeting at 9:24 p.m.** Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows