

APPROVED MINUTES

**Village of Gilberts
87 Galligan Road
Gilberts, IL. 60136
Village Board
Meeting Minutes
April 7, 2015**

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, Zambetti, Farrell, Hacker and President Zirk. 2-absent: Trustees LeClercq and Mierisch. Others present: Administrator Keller, Attorney Tappendorf, Bond Counsel Bilas, Assistant Administrator Beith, Finance Director Blocker and Village Clerk Meadows. For members of the audience please see the attached copy of the sign-in sheet.

Public Comment

President Zirk asked if anyone in the audience wished to address the Board Members. An Old Town resident, Mr. Mike Doherty approached the dais. Mr. Doherty expressed his concerns with the proposed Old Town roadway and drainage improvements. He questioned why the Village did not include curb and gutters in their scope of work. In addition, he inquired on the bid contract and asked how many bids were submitted. Administrator Keller reported that the Village had opted to implement a design/build approach as a cost savings measure.

Mr. Doherty suggested the Village consider delaying the road improvements until there were funds available to reconstruct the roads in a uniformed matter which would include curbs and gutters. He suggested the possibility of using TIF Funds. Administrator Keller noted that the TIF increment could take many years to accumulate an amount sufficient to complete the improvements.

There was some discussion of establishing an SSA to pay for the improvements. Mr. Doherty stated that he would be in favor of establishing an SSA and each of the Old Town residents pay for the road improvements over time. A lengthy discussion ensued with respect to alternative methods to pay for the road improvements including curb and gutters.

President Zirk commented on the fact that the Board Members were under the impression that the Old Town residents were concerned with the current conditions of the roads and wanted them repair.

However, if that is not the case the Board Members had no intention of providing the residents with costly improvements that they are not interested in receiving. The Board Members suggest Mr. Doherty circulate a petition and if 50% +1 of the residents in Old Town does not want the roadway improvements as noted in the scope of work the Board Members will cease proceeding with the roadway improvement project. Mr. Doherty agreed to circulate the petition.

President Zirk inquired if there was anyone else in attendance that wished to address the Board Members. Mr. & Mrs. William Pontious approached the dais. Mrs. Pontious expressed her concerns with the newly constructed Dunhill berm adjacent to the I-90 Tollway. Mrs. Pontious reported that the berm has not levitated the noise generated by the I-90 traffic. President Zirk reported that the Illinois Tollway Authority had completed a sound study and found that Dunhill did not meet the criteria for the construction of a sound barrier wall. The Village Staff and consultants had worked with the Tollway Authorities and convinced them to install the current berm. The Tollway's original plans had no noise buffers slated at all for the Dunhill Subdivision.

Mrs. Pontious continued to discuss in length her concerns with the noise being generated from the Tollway traffic. She suggested the Tollway conduct a post sound study. President Zirk noted that this is the first he had heard of her concern. Staff will research her concerns and report back in two weeks.

Consent Agenda

- A. A Motion to approve Minutes from the March 17, 2015 Village Board Meeting**
- B. A Motion to approve Minutes from the March 31, 2015 Special Village Board Meeting**
- C. A Motion to approve the March 2015 Treasurer's Report**
- D. A Motion to approve Bills & Salaries dated April 7, 2015 as follows: General Fund \$88,789.21, Performance Bonds and Escrows \$13,742.05, Water Fund \$65,309.11 and Payroll \$122,798.49**
- E. A Motion to approve Resolution 15-2015, a Resolution approving the Executive Session Meeting Minutes**

President Zirk asked if there were any items the Board Members wished to remove from the consent agenda for separate consideration. There were no comments from any of the Board Members.

A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the consent agenda items A-E as presented. Roll call: Vote: 4-ayes: Trustees Corbett, Zambetti, Farrell and Hacker. 0-abstained, 0-nays. Motion carried.

Items for Approval

A Motion to approve Ordinance 06-2015, an Ordinance providing for issuance of not to exceed \$19,000,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Nine Special Tax Refunding Series 2015 (Big Timber Project) and providing for the levy of a direct annual tax on taxable property in such special service area for the payment of principal and interest on such bonds.

President Zirk commented on the fact that final approval of Ordinance 06-2015 provides for the refinance of the SSA 9 bonds and will save tax payers a few dollars every year over the term of the bonds. He noted that the language in the Ordinance had been amended to address his concerns with the density calculations. Administrator Keller reported that both Bond Counsel Bilas and Vice President of Bernardi Securities, Mr. Bob Vail were in attendance if the Board Members had any questions.

Vice President Vail provided the Board Members with an overview of the current bond market trends. He noted that the average single family homeowner will save \$1,000 over the course of the bond terms and a duplex/townhome homeowner will save \$600 over the course of the bond terms.

Vice President Vail provided the Board Members with the timeline with respect to the issuance of the bonds. He anticipated the bond closing to take place in mid May.

There being no further discussion on Ordinance 06-2015, **a Motion was made by Trustee Zambetti and seconded by Trustee Hacker to approve Ordinance 06-2015, an Ordinance providing for issuance of not to exceed \$19,000,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Nine Special Tax Refunding Bonds, Series 2015 (Big Timber Project, and providing for the levy of a direct annual tax on taxable property in such special service area for the payment of principal and interest on such bonds.** Roll call: Vote: 4-ayes: Trustees Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

Items for Discussion

FY-2015 Year-End Budget Adjustments

Administrator Keller reported that Finance Director Blocker had provided the Board Members with a memo noting the highlights of the FY-2015 budget adjustments. He asked if any of the Board Members had any questions on the FY-2015 budget adjustments. The Board Members had no comments on the proposed budget adjustments. Administrator Keller reported that Staff will draft an Ordinance to approve the budget adjustments and place the Ordinance on the next Village Board agenda.

FY-2016 Budget Overview

Administrator Keller provided the Board Members with an overview of the final version of the FY-2016 Budget. He noted that the final budget reflected the salary adjustments with respect to the new Police contract and the insurance renewal premiums. There was some discussion regarding the percentage column.

Trustee Hacker questioned the professional expenses line item. Administrator Keller noted that the professional expenses included an update to the Personnel Manual, engineering for Mason Road and Old Town Roadways. In addition, the professional expenses also includes wages for a part-time GIS Intern.

Administrator Keller reported that the Annual Budget Public Hearing is scheduled to be held on April 21st. Staff will notice the public hearing accordingly.

Staff Reports

Administrator Keller reported that the Plan Commission is scheduled to conduct a Public Hearing on April 22nd to consider the rezoning of Old Town and the rezoning of 214 Galligan Road.

Administrator Keller reported that the Board Members have asked Staff to review Trustee compensation.

Administrator Keller reported that he will be working with NIMEC to investigate if there is still merit in participating in an electric aggregation program.

Administrator Keller reported that at the next Committee of the Whole Meeting Glogovsky Oil Company will be presenting a concept plan for a gas station with a convenience store and car wash located along Higgins Road frontage of the Prairie Business Park. However, to accommodate the development the Village Board would need to consider vacating the Larkspur Drive right of way.

Administrator Keller reported that the owner of 130 Galligan Road has requested the Village Board consider vacating some or all of the adjacent unused Union Street right of way so it can be used as an extension of his property.

Attorney Tappendorf reported that the recent Copenhaver stop work order was in error. Mr. Copenhaver had mailed his payment to his attorney. However, his attorney was on spring break and did not receive the payment until after the due date. This matter has since been resolved.

Attorney Tappendorf asked the Board Members to consider entering into Executive Session to discuss current litigation with no business to follow.

Finance Director Blocker reported that the water bill reminders will be mailed tomorrow.

Assistant Administrator Beith reported that the Fiber Optics Referendum had failed by a vote of 555 opposed and 125 in favor of the question.

Board of Trustees Reports

Trustee Corbett asked if residents were allowed to have chickens. Administrator Keller replied that livestock and chickens are only allowed in the Agricultural zoning districts. In addition, the various residential CCR's prohibits livestock and chicken. Residents wishing to be allowed to have chickens would first need to have the HOA's amend the CCR's which does take 75% of the homeowners to approve the amendment.

Trustee Hacker asked Stormwater Consultant Kannigan about some trench work that was done on the West side of the Riemer property West of Tyrrell Road. Consultant Kannigan reported that the repairs have been made and the drain tile was in tack. The concern was with respect to some sloppy earthwork. This matter has since been resolved.

Trustee Farrell commented on the fact when drafting the scope of work for the Town Center Park improvements providing for a pavilion and shade by the splash park was over looked. She reported that Chief Building Inspector Swedberg has investigated the cost. The average cost for constructing a pavilion and planting shade trees range from \$30,000-\$40,000. Administrator Keller reported that Staff will apply for a Riverboat Grant to possibl fund the additional park improvement.

President's Report

President Zirk provided no reports. However, he stated that at this time he would entertain a motion to enter into Executive Session to discuss current litigation with no business to follow. **A Motion was made by Trustee Farrell and seconded by Trustee Zambetti to enter into Executive Session as permitted by 5 ILCS 120/2 (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 with no business to follow.**

The Board Members along with Administrator Keller, Attorney Tappendorf, Finance Director Blocker, Assistant Administrator Beith and Village Clerk Meadows went into Executive Session at 8:22 p.m. and returned to the public meeting at 8:32 p.m.

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Reconvene/Roll Call

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Attorney Tappendorf, Finance Director Blocker, Assistant Administrator Beith, and Village Clerk Meadows.

Adjournment

There being no further public business to discuss, **a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to adjourn from the public meeting at 8:33 p.m.** Roll call: Vote: 4-eyes: by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows