

**Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board
Meeting Minutes
April 21, 2015**

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, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, 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. Resident Mike Doherty approached the podium. Mr. Doherty discussed the outcome at the last Board Meeting at which time he had expressed his concern with the proposed road improvements slated for Old Town. He had opposed the improvement if the improvements did not include curb and gutter. The Board Members had suggested Mr. Doherty circulate a petition, and if he could provide evidence that 50% +1 of the residents in Old Town were not in favor of proceeding with road and drainage improvements as presented in the current scope of work the Board Members would cease the project until tax dollars or an SSA was created to pay for the additional scope of work which would include curb and gutters. Mr. Doherty did circulate the petition and had received 12 of the nineteen signatures required.

President Zirk commented on the fact that neither Board Members nor Staff would have any way of predicting when there would be enough TIF increment to increase the scope of work for the roadway improvements to include curb and gutters. However, if the residents were not in favor of proceeding with the road improvement project the project would not move forward. Trustee Hacker agreed with President Zirk's comments.

There was some discussion with respect to the current decrease in the equalized assessed value of the Old Town properties. Mr. Doherty believed the EAV values are increasing and curb and gutters would aid in increasing the property values in Old Town.

Mr. Doherty requested a copy of the agreement with Phoenix & Associates in which the Village Board waived the competitive bidding requirements and authorized Phoenix & Associates to provide professional services for designing and construction of the Old Town Roadway and Drainage Improvements. Administrator Keller stated that Mr. Doherty could stop by the Village Hall and Clerk Meadows will provide him with a copy of the agreement.

Mr. Doherty noted that while he was circulating the petition many of the Old Town residents commented that many years ago they had paid for the road improvements and were unsure why they would have to pay twice for the improvements. The Board Members were unfamiliar with the past circumstances.

Trustee Farrell inquired if the drainage improvements would still be completed. Stormwater Consultant Kannigan replied many of the drainage improvements had already been completed. Trustee Hacker inquired if Stormwater Consultant Kannigan will still be dredging the pond and making the necessary repairs to the pond. Stormwater Consultant Kannigan replied yes; the scope of work will be amended to reflect the drainage improvements. President Zirk noted that the drainage improvements are a regional issue regardless if the road improvements are completed or not. Stormwater Consultant Kannigan commented on the value of the stormwater regional improvements that had already been completed. He noted that to date the Village wide stormwater improvements dollar amount value is estimated at \$300,000. However, the cost to the Village was far less than the value of the improvements, and to his knowledge residents that once experienced flooding and drainage concerns no longer do so.

President Zirk suggested Staff draft a letter to the Old Town residents informing them that due to the fact the Village does not have funding available for a more expensive project, the project scope cannot be changed to include curb and gutters. However, the project scope will be adjusted to include completing the drainage system improvement and in response to feedback from Turner Street residents Turner Street will be repaved and its ditches and swales restored. Willey, Matteson and Union Streets will be patched as necessary after the stormwater improvements are installed. In addition, Mr. Doherty has indicated he would be agreeable to the imposition of a SSA tax that would increase the property tax of the Old Town residents to pay for the curb and gutter construction at a cost of \$350,000 to \$400,000 plus interest over a twenty year term. Staff will draft the letter and mail it to the Old Town residents by the end of the work week.

President Zirk asked if there were any members of the audience who wished to address the Board Members. Mr. and Mrs. Pontious approached the podium. Mrs. Pontious reported that they were in attendance to follow-up on their recent concern with the berm adjacent to their property and the I-90 Tollway.

She noted that they had recently spoken with a Tollway representative who informed them at they will be planting shrubs along the Tollway section adjacent to her property. However, the shrubs will be located on the other side of the berm.

Administrator Keller reported that this matter had been discussed at today's Staff meeting. Thanks to Phoenix & Associates efforts in securing twenty trees at a reasonable cost and the commitment from Phoenix to plant the trees the total cost of the project is estimated to be \$4,000.00. Staff recommends treating this situation similar to the 50/50 Tree Program. The Village will pay for half the cost of the trees if the residents agree to pay the other half of the cost. Mrs. Pontious was in favor of moving forward with the 50/50 Tree Program offer and has agreed to water and nurture the trees.

President Zirk asked if anyone else in attendance wished to address the Board. There were no comments offered from anyone in the audience.

Public Hearing

Budget for Fiscal Year 2016

President Zirk stated that he would entertain a motion to open the FY-2016 Budget Public Hearing. **A Motion was made by Trustee Hacker and seconded by Trustee Farrell to open the public hearing at 7:27 p.m.** Roll call: Vote: 4-ayes: by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Administrator Keller discussed the proposed FY 2016 Budget. He noted that the Staff is conservatively projecting revenues to remain flat with a slight decrease mostly due to the anticipated decline in the building activity and the telecommunication taxes compared to the FY 2015 budget. The general fund includes the transfer of road improvements funds to complete the Mason Road and Old Town projects.

The proposed enterprise fund budget anticipates a net deficit of \$346,619. Primarily due to the repainting of the Raymond Street water tower and the increase in the cost of operating the barium removal system that was mandated by the IEPA.

The Board Members offered no comments on the proposed budget as the budget had been reviewed in previous Village Board meetings. **A Motion was made by Trustee Farrell and seconded by Trustee Zambetti to close the FY 2016 Public Hearing.** Roll call: Vote: 4-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Consent Agenda

- A. A Motion to approve the Minutes from the April 7, 2015 Village Board Meeting**
- B. A Motion to approve Minutes from the April 15, 2015 Committee of the Whole Meeting**

- C. **A Motion to approve Bills & Salaries dated April 21, 2015 as follows: General Fund \$127,889.68, Performance Bonds and Escrows \$471.75, Water Fund \$25,077.05, and Payroll \$70,162.71**
- D. **A Motion to approve Resolution 18-2015, a Resolution approving a Certificate Regarding O&M as required under the provision of the State of Illinois Revolving Loan Fund Regulations**
- E. **A Motion to approve Resolution 19-2015 , a Resolution exercising an option to renew for one-year, an Intergovernmental Agreement with the County of Kane For Animal Control Services**

President Zirk as if there were any items any of the Board Members wished to remove from the consent agenda for separate consideration. There was no response from 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: Trustee Corbett, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion to approve Ordinance 08-2015, an Ordinance amending the FY 2015 Annual Budget for the Fiscal Year Ending April 30, 2015

Administrator Keller discussed the proposed Ordinance amending the FY 2015 Annual Budget. He noted that the FY 2015 amended budget reflects the changes in revenues and expenditure that have occurred over the previous 11 months.

He noted that the Village's General Fund is anticipated to end the fiscal year with a surplus of \$50,000. Administrator Keller went on to say that the budgeted revenues were adjusted to reflect higher revenues from video gaming, cable franchise fees, and gas utility taxes and lower telecommunication taxes than originally projected. In addition, a large increase was due to the Village receiving funds from the SSA #19 refunding and proceeds from the sale of detention credit.

Administrator Keller stated that both Public Works and Police Department should be commended for containing overtime costs over the past year.

President Zirk asked if any of the Board Members had any questions on Ordinance 08-2015. There were no questions provided by the Board Members. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Ordinance 08-2015, an Ordinance amending the FY 2015 Annual Budget for the Fiscal Year Ending April 30, 2015.** Roll call: Vote: 5-ayes: Trustees Zambetti, Farrell, Hacker, Corbett and President Zirk. 0-nays, 0-abstained. Motion carried.

A Motion to approve Ordinance 09-2015, an Ordinance adopting the FY 2016 Annual Budget for Fiscal Year Ending April 30, 2016

President Zirk inquired if any of the Trustees had any questions on Ordinance 09-2015. The Board Members offered no comments. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Ordinance 09-2015, an Ordinance adopting the FY 2016 Annual Budget for the Fiscal Year Ending April 2016.** Roll call: Vote: 4-ayes: Trustees Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

A Motion to approve Ordinance 10-2015, and Ordinance amending the Village Code Title 1 Chapter 6 "Village Officers and Personnel"

President Zirk noted that Trustee Corbett had a question with respect to this Ordinance. He inquired if Trustee Corbett received the answers he needed. Trustee Corbett replied he had spoken with Administrator Keller and was comfortable with the language in the Ordinance. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Ordinance 10-2015, an Ordinance amending the Village Code Title 1 Chapter 6 "Village Officer and Personnel".** Roll call: Vote: 4-ayes: Trustees Hacker, Corbett, Zambetti, and Farrell. 0-nays, 0-abstained. Motion carried.

A Motion to approve Resolution 16-2015, a Resolution authorizing the approval of the CY-2015 Recreational Programming Agreement with the Tri-Cities Travel Baseball Team

Administrator Keller reported that approval of this Resolution would allow the Tri-Cities Travel Baseball Team to use the new baseball diamond at Town Center Park for their practices on Monday, Wednesday and Friday afternoon from April 1 through October 15, 2015. Trustee Zambetti asked if all of Gilberts was included in Tri-Cities little league's boundaries. Ms. Karen Schane the Tri-Cities Travel Baseball Coach replied yes. A few years ago the boundaries were amended to include all of Gilberts. Trustee Hacker inquired if all interested Gilberts children would be able to play on the team. Coach Schane replied that this team is a travel team so try-outs are required. Trustee Hacker inquired what percentage of the players are Gilberts residents. Coach Schane reported that 70% of the participants are Gilberts' residents.

There being no further discussion on the Resolution, **a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Resolution 16-2015, a Resolution authorizing the approval of the CY 2015 Recreation of a Programming Agreement with the Tri-Cities Travel Baseball Team.** Roll call: Vote: 4-ayes: Trustees Corbett, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

A Motion to approve Resolution 17-2015, a Resolution authorizing the approval of the CY 2015 Recreation Programming Agreement with the Gilberts Grizzlies

Administrator Keller reported that approval of this agreement would continue the Village's arrangement for the football field to be used by the Gilberts Grizzlies for calendar year 2015.

The Board Members inquired on the new Gilberts Grizzlies marketing name GPH Grizzlies. A Grizzlies representative Bob Borgardt stated that the dba is being used as a tool to identify the team as a feeder program to Hampshire High School. The initials stand for Gilberts, Pingree Grove, and Hampshire.

Administrator Keller noted that the goal post has not been installed at the Gilberts Town Center Park's new football/soccer field. He questioned if that would be an issue for the Grizzlies practice games. Mr. Borgardt replied he did not see a problem with practicing without the goal post. However, he would have to check with the Grizzlies' Board Members. Trustee Hacker inquired on the percentage of participants that were Gilberts' residents. Mr. Borgardt replied registration is currently underway at this time 65% of the children that have registered reside in Gilberts.

There being no further discussion on the Resolution, **a Motion was made by Trustee Zambetti and seconded by Trustee Hacker to approve Resolution 17-2015 authorizing the approval of the CY 2015 Recreation Programming Agreement with the Gilberts Grizzlies.** Roll call: Vote: 4-ayes: Trustees Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

A Motion to approve Resolution 21-2015, a Resolution authorizing an application for Kane County Riverboat Funds and Execution of all necessary documents

Administrator Keller reported that approval of this Resolution authorizes Staff to submit a Kane County Riverboat grant application requesting \$40,000 for Town Center Park improvements. President Zirk acknowledged Trustee Farrell for suggesting the Village apply for the grant to fund the additional park improvements.

There being no further discussion on the Resolution, **a Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Resolution 21-2015, a Resolution authorizing an application for Kane County Riverboat Funds and Execution of all necessary documents.** Roll call: Vote: 4-ayes: Trustees Farrell, Hacker, Corbett and Zambetti. 0-nays, 0-abstained. Motion carried.

Items for Discussion

Gas Station Concept Plan-Prairie Business Park

Administrator Keller reported that the Board Members briefly discussed the gas station concept plan at the last meeting.

Administrator Keller has passed along the Board Members' concerns to Mr. Glogovsky owner of the Glogovsky Oil Company which is proposing to build a gas station with a convenience store and car wash to be located along Higgins Road on the frontage of the Prairie Business Park. In order to accommodate their proposed plan they are asking the Village Board consider vacating Larkspur Drive right of way to allow for a 3 acre site, which would then qualify as a "truck stop" under state regulations.

Administrator Keller reported that Mr. Glogovsky along with Chris Kalischefski a representative from the Corporate Design + Development Group, LLC were in attendance to discuss their proposed concept plan.

Mr. Glogovsky apologized for being unable to attend the last meeting.

Architect Kalischefski provided the Board Members with an overview of their concept plan. He reported that his firm had completed a study and found that 44% of the motorists driving through the Village limits on Higgins Road purchase their motor fuel in other communities. This activity decreases the potential of sales tax revenue for the Village. Architect Kalischefski commented on the benefits their proposed development would provide to the community. In addition, the Village will experience an increase in their share of the video gaming revenue.

Architect Kalischefski commented on the design of the gas station and car wash. He noted that Mr. Glogovsky pays attention to detail and his gas stations and washes are upscale and aesthetically pleasing to the eye.

A lengthy discussion ensued with respect to a single user on a three acre commercial/retail space. Trustee Hacker questioned if this was the best use for the three acre commercial/retail site. Trustee Corbett also expressed concern with placing a second gas station in the middle of town. He noted Mr. Glogovsky owns and operates other gas stations and they are located on the out skirts of the towns.

Mr. Glogovsky suggested the Board Members visit his gas station located in Lake in the Hills. The Board Members could then personally see the professional design and upgraded standards.

Trustee Corbett commented on the difficulty he would have accessing the gas station from his subdivision.

Trustee Farrell commented on the fact that the developer needs to understand the history and Board expectations with respect to the development of the commercial/retail site. She noted that the proposed concept plan for the gas station and car wash is not the type of commercial use the Village was promised during the Interstate Partners approval process.

There was some discussion with respect to the oversized parking spaces which allow for semi-truck parking. The Board Members expressed concern with semi-trucks parking in the lot overnight. Mr. Glogovsky did not believe semi-trucks would be parking overnight. Due to the fact there was no restaurant or showers available.

Trustee Zambetti noted that their building product is aesthetically attractive. However, he thought residents might be upset if the Village allowed a truck stop with a car wash on Rt. 72.

President Zirk commented on the fact he would not want to create an unfair disadvantage for the Mobile Mart. He questioned if the proposed gas station would just be pirating business from the Mobil Mart. However, he does believe in business competition.

President Zirk noted that he desires to attract businesses that improve the residents' quality of life. For example banks and dry cleaners don't generate sales tax revenue. However, they would increase the residents' quality of life.

Mr. Glogovsky commented on the various commodities his gas station would offer. A lengthy discussion ensued with respect to the decrease in equal assessed property values, the increase in sale tax revenues and the increase in video gaming revenues.

Mr. Glogovsky encouraged everyone to visit the Lake in the Hills Grove Market. This discussion will be carried over to the May 12th, Committee of the Whole Meeting. Mr. Glogovsky thanked the Board Members for their time.

Staff Reports

Administrator Keller reported the Plan Commission is scheduled to conduct two public hearings on Wednesday, April 23rd. The first public hearing is for the rezoning of the property commonly known as 214 Galligan Road, and the second is for the rezoning of Old Town.

Administrator Keller reported that Staff will draft a letter to the Old Town residents updating them on the status of the Old Town roadway improvement project.

Administrator Keller reported that Staff had met with the Tollway Engineers to discuss the upcoming Rt. 72 road/bridge reconstruction project. Staff had requested the Tollway consider delaying the start of the project by one week to avoid an interruption to the Community Days festival. There was some discussion with respect to the Rt. 72 road/bridge reconstruction project.

Assistant Administrator Beith reported the Police Department will once again be offering the Police Academy Classes. The Police Academy classes are scheduled to begin on July 15th.

Finance Director Blocker reported that blue tags will be going out this week.

Board of Trustees Reports

Trustee Farrell requested an updated vacant buildings list.

President's Report

President Zirk reported that a new Police Pension Board Members will be appointed at the next Board Meeting.

Executive Session

The Board Members reported they had no items to discuss that would warrant an executive session.

Adjournment

There being no further public business to discuss, a Motion was made by Trustee Zambetti and seconded by Trustee Corbett to adjourn from the public meeting at 9:06 p.m. Roll call: Vote: 4-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows