

**Village of Gilberts
87 Galligan Road
Gilberts, IL
Committee of the Whole
Meeting Minutes
September 13, 2016**

Call to Order / Pledge of Allegiance

President Zirk called the meeting to order at 7:01 p.m. He proceeded to lead those present in the Pledge of Allegiance.

Roll Call / Establish Quorum

Members present were Trustees Corbett, Farrell, Kojzarek, Zambetti, and President Zirk. Others present were Administrator Sakas, Finance Director Blocker and Chief Building Inspector Swedberg. Absent were Trustees Hacker and LeClercq.

Presentation

Lauterbach & Amen, LLP-Comprehensive Annual Financial Report FY-2016

Jamie Wilkey from Lauterbach & Amen, LLP gave a brief overview of the audited financial statements. The independent auditor's report is located on the first two pages. The management discussions and analysis is located on the next 12 pages. She proceeded to point out the income statement located on page 9 and added that there had been an increase in local revenue sources, such as sales tax and building permits. She ended the overview by stating that the tenure trend related to the Village can be found in the last section, page 79.

President Zirk stated that he is impressed that there were no new comments listed on the management letter. Ms. Wilkey agreed. She stated that they perform roughly 160 audits a year, and they maybe have 2-3 clients who don't have any new comments which would require fixing. President Zirk complimented Finance Director Blocker. He added that he's been involved in communities where they'll have a line item which may take multiple years before it's resolved, and the fact that once a line item is posted it is gone following year is impressive.

President Zirk asked if Ms. Wilkey could expand on the pension program and the implementation of GASB68 which relates to the police pension fund and IMRF. Ms. Wilkey stated that in the audit they have always disclosed the pension liability, the assets which have been set aside for that liability and in theory the net pension liability. Those have always been disclosed in the notes of the financial statements as well as in the required supplementary information section of the audit. She continued to explain what has changed over this past year. She added that prior to GASB68 the only time you would have a liability recorded on the face of the financial statement would be if the Village did not put in the contributions the actuary told the Village to put in.

In clarification, President Zirk stated that the Village is funding its yearly payment obligation. He added that it is recorded differently this year than in years past. Ms. Wilkey agreed. President Zirk went on to state that pension funds fund to their fullest over time.

For example, if a new employee were to be hired today, tomorrow he would not be fully funded. Ms. Wilkey explained further that the funding is similar to making mortgage payments. Even though homeowners are making their monthly required mortgage payment, they will still have a portion of their mortgage which isn't paid off.

Under current state statute, the Village has until 2040 to have the pensions 90% funded with police and IMRF. If employee growth occurs late in the cycle, it will make it difficult for municipalities to have pensions funded 90%. Ms. Wilkey stated that is the reason why there is constant pension reform.

Public Comment

Roxanne Bennett from the Fox River Valley Library district gave an informational power point presentation regarding the referendum question which will be on the November ballot. Administrator Sakas stated that the presentation wasn't meant to persuade the residents, it was for informational purposes only.

The permanent library location they are looking to build would be located near the current temporary location. It would be located off Recreational Drive, but on the east side of Randall Road. Due to the increase in population over the past 20 years, the percentage of items available per number of users has decreased. Ms. Bennett added that the program attendance has increased.

The new Westside library would replace the Randall Oaks facility and would house an early childhood area, computer classrooms, public meeting rooms, study rooms as well as a teen area.

Improvements would be made to the current Eastside library. Administration would be moved to the Westside location, so those current offices would be remodeled for public use.

The library held several open houses, mailed surveys and created a citizen task force which gave their recommendations. Some of which included doubling the size of the children's area, adding a computer training lab, study rooms, public space, meeting spaces, upgrading the safety features (sprinklers) and adding bookstore style shelves. The shelving idea came from a previous survey.

The original proposed building had some modifications which include a lower roof and being smaller in size. Ms. Bennett stated that an addition can be made to the Westside building as the population was to grow. She added that the Eastside location does not have room for growth. The question on the November ballot will ask to increase the tax by 21 cents to 42 cents. She concluded by distributing a flyer and stating that there is a section on their website with referendum facts.

Trustee Farrell stated that she liked how the library worked hard to adjust their numbers after the second survey went out. The library decreased the asking amount on the ballot by 40%.

Ms. Bennett stated that the library district has held onto the impact fees collected from the Village, and they would be used on this project. She added that there was an error on a past election ballot where a section of the Village had residents voting for Huntley library board positions as opposed to the Fox River Valley library board positions. Ms. Bennett did already contact the county to rectify the issue.

Resident Jeremy Haefling, board member of the Condo Association, approached the Board asking for clarification on the 50/50 Tree Replacement Program. He was under the impression that single family homeowners were given precedence to the program. President Zirk explained how this year's funds had been exhausted. However, he added that the Board will decide how much money will be allocated in next year's budget. He explained how an HOA could potentially wipe out the program's funds, so individual homeowners are generally given precedence over associations. He added that it did not matter whether the homeowner lived in a multi family unit or a single family home. He added that this past year homeowners were limited to being reimbursed for only one tree, instead of multiple trees due to a limitation of funds.

Items for Discussion

Minutes from the September 6, 2016 Village Board Meeting

The minutes will be placed on the next consent agenda.

Northern Kane County Chamber Community Service Award Nominations

Staff will send out an email listing all three candidates. Board Members will be given a deadline of Friday when voting for the candidates. They will need to put them in order of precedence with the first nominee receiving 3 points, the second nominee receiving 2 points and the third nominee receiving 1 point. The candidate will be chosen by whoever receives the highest composite score.

Rolf Campbell Parks Plan Proposal

Administrator Sakas stated that the proposal was included in their Board packet. Al Maiden from Rolf Campbell submitted a three phase proposal. Staff was looking for direction on Phase 1. The estimated cost would be between \$12,500 and \$14,500 and would analyze the Village's current parks. President Zirk questioned if this was the best time to complete Phase 1 or if the Village should wait since the Board was considering collecting the money and not necessarily building immediately. He wondered if the needs of the Village would change over the years. He added that he did not have a problem with spending the money to ensure that the Village didn't make a \$6 million mistake.

Administrator Sakas stated that the product from Phase 1 would help in determining the needs for the conservancy parks. Phase 1 would take approximately 2 months to complete.

Mr. Maiden stated that he has been doing this for 40 years. He stated that some communities have taken cash over time and some have made improvements right away. He added that making the improvements right away is better marketing for the developer and the Village.

Trustee Zambetti stated that he feels the Board is in need of some sort of direction in determining the best use for the parks in the conservancy. He questioned what exactly the Village would get at the end of Phase 1, whether it would be maps, etc. He felt as if the Board already knew what kind of parks were in the Village and didn't quite feel that after Phase 1 was complete the Village would have ideas as to what to develop in the park areas. He stated his uncertainty of whether the Village needed the particular help that Phase 1 would provide and felt that he already has answers to Phase 1.

Mr. Maiden informed the Board that surveys would not be mailed out.

Village maintained parks and HOA maintained parks were discussed. Trustee Zambetti stated that the Village already knows that they don't want to maintain the new parks. Trustee Farrell added that the HOA maintains Town Square Park, and the Village still uses the park for community events. There have not been any complaints about how it's being maintained.

Trustee Corbett stated that he felt that the Village didn't know exactly what they have park wise. He stated his concern of adding additional baseball fields and whether they would be used or not.

President Zirk added that additional park opportunities will be available when the area off McCornack Road is developed.

It was decided that the Village would not need input from the organizations which use Village parks.

Trustee Kojzarek stated that she believes Rolf Campbell should familiarize themselves with Village parks. She feels there is value in having someone else come in to give perspective, but maybe not to the extent as proposed in Phase 1.

This topic will be placed on the next agenda.

Conservancy Water Discussion

Administrator Sakas informed the Board that there is a problem with the current wells 3 and 4 being close enough to one another that they are essentially functioning as one well since they draw water from the same aquifer. The Village was looking to shut down one of the wells. Locations for two additional wells are being looked into, with possibilities being at the Barancik lift station and Memorial Park. Staff is looking for a policy decision from the Board.

Troy Mertz, Gilberts Development LLC, stated that he's been investigating the water issue for approximately a year. He stated that Baxter and Woodman had presented him with a plan which would've cost \$9 million dollars to build a water plant in the Conservancy. The original budgeted amount for the water expansion was \$4 million. SSA 19 and SSA 20 were to fund the improvements. He had a study completed by his engineers which indicated there was a possibility of running wells 3 and 4 together. He stated that the Board has been very accommodative to him in the past, and he is appreciative of that. He went on to add that there is a limited amount of money which can be put into a project to make it work efficiently. He added that he is aware that he had informed the Board in the past that he was willing to build 2 wells. He was willing to build 2 wells until it came to his attention that the reason he had to build 2 wells was because the Village was putting a cap on one of their existing wells. He stated that he is looking for clarification as to why; when two wells are functioning properly one would be shut down at a cost of \$1.8 million to add a new well. He went on to say that he and his engineers have a difference of opinion as to how the need could be addressed. He understands the Village has a position where they say they would like 2 wells, and he is asking for some sort of cooperation so Mr. Mertz can stay in his \$4-5 million budget. The current cost would be roughly \$6.5 million. If one well could be eliminated it could reduce the price to \$4.7 million. He stated that he was committed to two wells not only because he thought it was a need, but also because he thought it was in the \$4-5 million price range. He added that in his opinion the needs for the Village can be met with one new well and an expansion to the water plant.

President Zirk stated that the current position is that Mr. Mertz says he has a plan which will work, and Village staff and engineers are saying that plan doesn't work.

Trustee Zambetti stated that he was willing to work with Mr. Mertz. However, he added that the Village has paid professionals to complete a water study, and their end result was different from Mr. Mertz's. He suggested that Mr. Mertz meet with Village Engineers.

Trustee Corbett stated that he cares about the worst case scenario when it comes to daily water usage.

In 2007 it was estimated to cost \$4 million to complete the water expansion. In today's dollars it would cost \$9 million for a new plant with 2 wells.

Mr. Mertz stated that the day when 1.2 million gallons of water was used, the next day only 200,000 gallons of water were used as opposed to the average 400,000 gallons per day. He reiterated that he was having a hard time understanding why he had to build 2 wells when 1 well is being capped.

Administrator Sakas read an email from Trustee Hacker, who was not able to attend the meeting. Trustee Hacker stated in his email, that during two Board meetings Mr. Mertz said he was willing to build two wells and expand the water treatment plant. However, now that Mr. Mertz had apparently changed his position on this issue, Trustee Hacker expressed his frustration in having to go over this issue again. Trustee Hacker suggested that if Mr. Mertz was not willing to commit to building two wells and expand the treatment plant, the Board may want to go back to the original plan of 775 homes.

Trustee Farrell stated that the Village can't compromise the integrity of the water and that the Board was following the advice from Village engineers.

Chief Building Inspector Swedberg added that he believed Well 3 would be shut down, and they had offered the equipment to Mr. Mertz for use in his construction of the wells.

President Zirk stated that if Mr. Mertz could convince the IEPA and the Village Engineers that his proposed plan with respect to building one well is appropriate and meets the IEPA regulations the Board Members would consider his proposal.

Trustee Kojzarek added that the Village engineers have the Village's best interest in mind.

Staff Reports

August 2016 Treasurer's Report

The treasurer's report will be placed on the next consent agenda.

CalAtlantic Group/Ryland Townhomes Phase 2A Parking Update

Administrator Sakas explained how in 2005 the Village approved the Town Center development with a provision requiring 1 off-street parking space for each 4 units. The Unit 2A plan includes 140 units which would require 35 off-street parking spaces. Administrator Sakas stated that the current plan has a shortfall of 25 parking spaces.

John Carroll from CalAtlantic stated that the plans were approved by Village engineers 11 years ago. He added that there currently are 572 off street parking spaces including garage space, driveway space and designated parking spaces. He added that he is willing to find a solution.

Resident Carl Alagna stated that his original intent was not to ask for 25 parking spaces. His building (230) faces Tyrrell, so they do not have on-street parking in front of their building. His concern is that once building 231 is approved, his guests will lose the parking spaces which they currently use. He suggested making modifications to building 231.

Mr. Carroll stated that making a building smaller was not an option. He stated that he could look into adding a couple of parking spaces. However, this would add additional responsibility onto the HOA (plowing, etc) and alter the look to the plans which residents were under the impression they were buying into.

Trustee Corbett stated that from personal experience he agrees that parking is an issue.

President Zirk suggested that the Village allow the developer to continue pouring foundations and releasing the permits for the north area, to which the Board and Staff were in agreement. However, the Village will not accept the subdivision improvements until the parking problem has been resolved.

Mr. Carroll stated that he will work with Staff on finding a solution and concluded by informing the Board that he will be leaving CalAtlantic at the end of the month.

RFP-Gilberts Town Center Pavilion Construction

Staff will send out the RFP for the bidding process.

Board of Trustee Reports

Administrator Sakas stated that the BSA software had been installed, with there being a training next week. Water bills were mailed Tuesday evening. They went out late because of a technical glitch. Assistant Administrator Beith was at the Kane County Zoning Board meeting to represent the Village in opposing the proposed cell tower. The RFP for the mowing has been delayed. The 2017 calendar deadline is September 22. Stump removal is currently going on in the Village. Two trees in the back of the Village Hall had been removed. He invited any Board Member interested in attending the Chamber dinner on October 1 contact staff.

Trustee Zambetti questioned the current need of a group picture. He stated that typically one is done after an election and with an election coming up the Board would have to take pictures again in the spring. He was going to email Clerk Meadows regarding this topic.

Trustee Farrell stated that the Village is in need of a group photo of the Board members since they currently do not have one. She went on to say that she recommends the RFP for the grass cutting be as specific as possible.

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President's Report

None

Adjournment

A motion was made by Trustee Corbett and seconded by Trustee Farrell to adjourn from the meeting at 10:22 pm. Roll Call: Voice Vote: all ayes: Trustees Corbett, Farrell, Kojzarek, and Zambetti. 0-nays. 0-abstained. Motion carried.

Respectfully Submitted,
Karen Danca