

**Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board
Meeting Minutes
October 17, 2017**

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

Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Allen, Zambetti, Farrell, Hacker and President Zirk. 1-absent: Trustee Kojzarek. Others present: Administrator Sakas, Assistant Administrator Beith, Finance Director Erickson and Chief Building Inspector Swedberg. 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 at this time. Those in attendance offered no comments.

Consent Agenda

- A. A Motion to approve Minutes from the October 10, 2017 Special Village Board Meeting**
- B. A Motion to approve the 2017 September Treasurer's Report**
- C. A Motion to approve Bills and Payroll dated October 17, 2017 as follows: General Fund \$100,264.47, Water System \$50,597.02, Performance Bonds \$5,103.00 and Postage for UB late Bills \$115.46**

President Zirk asked if there was any item listed on the Consent Agenda the Board Members wished to remove for separate consideration. The Board Members offered no comments. **A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the Consent Agenda items A-C as presented.** Roll call: Vote: 5-ayes: Trustees Corbett, Allen, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion to approve Ordinance 19-2017, an Ordinance authorizing the Disposal of Surplus Property Owned by the Village of Gilberts

Administrator Sakas provided the Board Members with a brief update regarding the disposal of the Memorial Park Skate Park. Mr. Sakas reported that at the August 8, 2017 Village Board Meeting the condition of the skate park was discussed in length at that time the Board Members directed Staff to close the facility and make preparations for its disposal.

Mr. Sakas commented on the fact that during the process of Staff planning for the disposal of the skate park the Village of Elburn expressed interest in acquiring the skate park features and rehabbing the features.

Mr. Sakas continued on to report that if Public Works were to disassemble and dispose of the metal salvage there would be a soft cost associated with the work. He estimated the labor cost along with the transportation cost would be \$1,500 to \$2,000.00 and the salvage value to be about \$300.00.

Mr. Sakas reported that by allowing the Village of Elburn to purchase the skate park features at a nominal fee of \$10.00, or a larger negotiated amount the Village of Elburn in return would dismantle the features and transport the metal to a location of their choice.

Mr. Sakas commented on the fact that if the Board Members are in favor of selling the skate park features to the Village of Elburn, Staff will draft the appropriate bill of sale and release the Village of any liability.

Mr. Sakas recommended after the new well location had been determined the Board Members consider having a discussion on future Memorial Park improvements. He noted that the YMCA has visited the skate park site on two occasions and has determined that the asphalt surface was not large enough to accommodate their tennis or basketball programs.

There being no further discussion on the motion, a Motion was made by Trustee Zambetti and seconded by Trustee Allen to approve Ordinance 19-2017, an Ordinance authorizing the Disposal of Surplus Property Owned by the Village of Gilberts. Roll call: Vote: 5-ayes: Trustees Allen, Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

Items for Discussion

SSA 24 Funds Distribution

President Zirk commented on the fact that in 2014 Gilberts LLC proposed restructuring the SSA #19 bond debt which Neumann Homes had defaulted. The Village at that time entered into an assignment agreement with Gilberts LLC which secures the Village's rights for the reimbursement of \$1.2 million dollars which would be paid per housing unit over time.

Administrator Sakas reported to date the Village has been paid \$265,484.94 from SSA #24 bond proceeds. Staff estimates additional proceeds in the amount of \$1,102,888.82 in a lump sum upon the financing of SSA #25. He went on to discuss that Staff had drafted several options on ways to allocate the funds. Mr. Sakas reported that Staff recommends the Board Members consider committing a minimum of \$100,000.00 to the Village's operating reserves to bring the balance to approximately \$1,110,400.00 or 3.2 months of expenses. He continued to provide the Board Members with other options which included allocating a portion of the bond proceeds to the Road Fund, retiring some or all of the Village debt and committing a portion of the bond proceeds to the enterprise fund. President Zirk

noted that he has always been an advocate to passing a balanced budget. However, some of the previous Boards allowed for deficit spending.

Trustee Zambetti strongly recommended funding the road program. He continued on to discuss the current conditions of the Timber Trails Subdivision streets. In his opinion the streets will fail prior to the Village having the adequate resources available in the Road Program Fund.

Trustee Hacker discussed the possibility of paying off the Village debt. Staff will research if there is any prepayment penalties associated with any of the Village loans.

Administrator Sakas noted that the Village has an excellent credit rating and interest rates at this time are very low.

There was some discussion about the Staff's amortization methodology. Mr. Sakas noted that the Village Staff and Auditors comply with all GASB governmental accounting procedures.

A lengthy discussion ensued with respect to the allocation of the bond proceeds. This matter will be discussed during the budget process.

Staff Reports

Administrator Sakas reported the Union Pacific and IDOT project which repaired the railroad crossing has been completed ahead of schedule.

Administrator Sakas reported that the Tyrrell Family Farmhouse located on Tyrrell Road had been demolished.

Administrator Sakas reported that the November 7th and November 14th Board agendas will include many Board action items to allow for the cancellation of the November 21st meeting due to the fact many people have travel plans.

Administrator Sakas commented on a potential petition from Pulte Homes for Resubdivision and rezoning a portion of Gilberts Town Center. He noted that the Village has yet to receive the petitions and has no official comments.

Assistant Administrator Beith reported that he along with Water Superintendant Castillo attended a SCADA meeting last week.

Assistant Administrator Beith reminded those in attendance that the annual bonfire is scheduled for this upcoming Saturday beginning at 3:30 p.m. at Memorial Park.

Finance Director Erickson reported that late water bill notices will be mailed out next Tuesday and blue tags will be hung on Wednesday.

Finance Director Erickson reported that the TIF Joint Review Board is scheduled to meet on Wednesday, November 8th at 3:00 p.m. here at the Village Hall.

Trustees' Reports

The Trustees offered no reports at this time.

President's Report

President Zirk offered no comments or reports at this time.

Executive Session

President Zirk asked the Board Members and Staff if they had any reason to enter into an executive session. Neither the Board Members nor Staff offered any comments.

Adjournment

There being no further public business to discuss, a Motion was made by Trustee Corbett and seconded by Trustee Farrell to adjourn from the meeting at 7:45 p.m. Roll call: Vote: 6-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows