

**Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136  
Village Board  
Meeting Minutes  
January 2, 2018**

**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 Kojzarek, Corbett, Allen, Farrell, Hacker and President Zirk. Others present: Administrator Sakas, Attorney Tappendorf and Finance Director Erickson. For members of the audience please see the attached copy of the sign-in sheet.

Trustee Zambetti arrived at 7:01 p.m.

**Presentation**

**Northern Chamber of Commerce-2017 Community Service Award**

President Zirk noted that the award recipient, DJ Rudy K had not arrived as of yet. He requested this agenda item be placed on hold until his arrival. The Board Members along with Mellissa Hernandez, President of the Northern Chamber of Commerce concurred with President Zirk's recommendation.

**Public Comment**

President Zirk asked if anyone in the audience had any questions or comments they wished to share with the Village Board Members. Resident Dan Pace approached the dais. Mr. Pace stated that in his estimation he finds it difficult to believe that the Conservancy Developer would have the audacity to ask the Board Members to consider issuing any additional permits other than the 123 permits that were permitted prior to the completion of the two additional wells and the expansion to the water treatment plant.

Mr. Pace noted that in past meetings the Board Members and Village Engineers were strongly against issuing any additional building permits that exceeded the 123 permits which were originally allowed until the water infrastructure improvements were completed. Mr. Pace commented on the fact that by allowing any additional building permits prior to the infrastructure improvements places a demand on the water capacity and jeopardizes the existing residents' water supply. Mr. Pace hopes the Board Members will have the integrity to deny the developer's request and take in to consideration the wellbeing of the existing residents. Mr. Pace thanked the Board Members for their time.

### **Presentation (Continued)**

Ms. Hernandez commented on the Northern Chamber of Commerce vision of the Community Service award. She noted that the intent of the award was to honor and recognizes individuals that make a difference in our communities.

At this time President Zirk presented Rudy Kay with the 2017 Community Service Award. President Zirk commented on the fact the Mr. Kay enhances many of the Village's Special Events and host many charity events through-out the year. President Zirk on behalf of the Village thanked Mr. Kay for his community service. Mr. Kay thanked the Board Members and the residents for their support and the recognition.

Ms. Hernandez noted that next year will be the sixth year and the Chamber Members will reevaluate the event. However, in her opinion the event brings communities together and recognizes those who selfishly donate their time to improve the community at large. Ms. Hernandez went on to discuss the event. She noted that the event is not a fund raiser for the Northern Chamber the proceeds pay for the accommodations and for the recipients' plaques. Ms. Hernandez thanked the Board Members for their time and support. In addition, she recognized Mr. Kay for his community service efforts.

### **Consent Agenda**

- A. A Motion to approve Minutes from the December 12, 2017 Special Village Board Meeting**
- B. A Motion to ratify Bills and Payroll dated December 19, 2017 as follows: General Fund \$50,916.34, Water System \$15,333.05, Performance Bonds \$1,373.00 and Postage for Late Bills \$152.26**
- C. A Motion to approve Bills & Payroll dated January 2, 2018 as follows: General Fund \$92,569.13, Water System \$68,286.26, Performance Bonds \$1,700.97 and January Health Insurance \$26,659.14**

President Zirk asked if there was any item listed on the consent agenda any of the Board Members wished to have removed for separate consideration. The Board Members offered no comments. **A Motion was made by Trustee Farrell and seconded by Trustee Allen to approve the consent agenda items A-C as presented.** Roll call: Vote: 6-ayes: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

### **Items for Approval**

**A Motion to approve Ordinance 01-2018, an Ordinance amending the Village Code to Establish an Administrative Procedure to Determine Eligibility for Benefits under the Illinois Public Safety Employee Benefits Act**

Finance Director Erickson discussed the proposed code amendment. She stated that the intent of the code amendment is to establish an administrative procedure that provides a fair and efficient method of determining eligibility of benefits under PSEBA. In addition, Staff had forwarded the code amendment to the Village Attorneys for their and input. Ancel Glink stated that State Statute provides for additional guidance with respect to PSEBA health benefits.

President Zirk asked if the Board Members had any question on the motion. The Board Members offered no questions or comments. **A Motion was made by Trustee Allen and seconded by Trustee Zambetti to approve Ordinance 01-2018, an Ordinance amending the Village Code to Establish an Administrative Procedure to Determine Eligibility Benefits under the Illinois Public Safety Employee Benefits Act.** Roll call: Vote: 6-ayes: Trustees Corbett, Allen, Zambetti, Farrell, Hacker and Kojzarek. 0-nays, 0-abstained. Motion carried.

**A Motion to approve Resolution 01-2018, a Resolution authorizing and approving the release of a limited number of Building Permits for Phase 2A-1 of the Conservancy Development**

President Zirk commented on a discussion which took place at the last Board Meeting between Developer Mertz, Attorney Tappendorf and the Board Members regarding the possible release of additional building permits for the phase 2A-1 in the Conservancy. President Zirk commented on the fact that in order for the bond holders to consider entering into the risk of a bond sale the underwriters would need assurances that the development was a viable and creditable development and would continue to move forward. President Zirk noted without the bond sale the development would default and the Village's infrastructure improvements would not be constructed. In addition, there would be a significant impact to the Village's budget and to the Village's ability to recapture the 1.5 million due. President Zirk reported that he along with Attorney Tappendorf discussed ways in which the Village could assist in facilitating the assurances the underwriters required for the bond sale.

President Zirk continued on to discuss the details of the proposed resolution. He stated that the resolution provides for the issuance of additional building permits for Phase 2A-1 beyond the 123 permits authorized by the Amendment Annexation Agreement with conditions. The conditions are that the Village will release up to 51 building permits providing that the bonds are sold by April 1, 2018. If the bonds at that time are not issued the Village shall immediately rescind any and all permits that had not been yet issued and approved.

Trustee Hacker discussed the P.E. required for the additional 51 housing units. He noted that the P.E. is calculated on 3.2 persons per household which could be supported by the Village's current capacity.

Developer Mertz spoke about the developments lack of inventory. He noted that he is very familiar with the Chicago land's bond market and was confident that the additional building permits would assist in facilitating the bond sale. Developer Mertz thanked the Board Member for their continued support and expressing confidence in the development.

Trustee Hacker asked Developer Mertz upon the sale of the bonds when he anticipates the construction to the two wells to begin. Developer Mertz reported that the IEPA permits for the wells have been submitted to the IEPA and they have provided the Engineers with some minor comments. With respect to the water treatment plant expansion Engineer Lyn and the Village Engineers are very close to completing the design plans and submitting the permit applications to the IEPA. Developer Mertz anticipates once the permitting process is completed the construction would begin in the next 12 months.

Trustee Hacker asked Attorney Tappendorf to clarify the difference between the issuance of building permits and the release of building permits. Attorney Tappendorf reported that if Resolution 01-2018 was approved the Village has the authority to issue up to an additional 51 building permits. However, in order to release any of the 51 permits the plans must be approved and the appropriate fees paid.

Trustee Corbett wanted to ensure by releasing the additional 51 permits the Village's water capacity will not carry any hardship to the current residents. Administrator Sakas ensured Trustee Corbett that the current Village's capacity is sufficient to support the release of the additional 51 building permits.

There being no further discussion on the motion, a Motion was made by Trustee Hacker and seconded by Trustee Corbett to approve Resolution 01-2018, a Resolution authorizing and approving the release of a limited number of Building Permits for Phase 2A-1 of the Conservancy Development. Roll call: Vote: 6-ayes: Trustees Allen, Zambetti, Farrell, Hacker, Kojzarek, and Corbett. 0-nays, 0-abstained. Motion carried.

#### **Items for Discussion**

There were no items listed under "Items for Discussion".

#### **Staff Reports**

Administrator Sakas reported that Assistant Administrator Beith has accepted a position at the Village of Prairie Grove as the Village Administrator.

Administrator Sakas reported that the fiber lighting and server relocation is moving forward.

Administrator Sakas reported that Staff has begun drafting the budget line items. There was discussion about possibly restructuring some of the job descriptions.

Finance Director Erickson reported that she is working on the year-end tax documents. In addition, she reported that there are three homes that still have their water shut-off. Finance Director Erickson noted that two of the homes appear to be vacant and the other home appears to have no activity. Trustee Zambetti asked if the Village still offers residents in need a payment option plan. Staff replied yes.

#### **Trustees' Reports**

Trustee Farrell reported that the Village's entrance sign located East on Route 72 is not functioning properly. Administrator Sakas stated that he will have Staff investigate this matter. Administrator Sakas suggested during the budget discussions the Board Members may want to consider a line item to fund the maintenance and repairs of the Village entrance signs.

Trustee Hacker thanked the Public Works Department for coming out to snow plow on Christmas Eve.

**President's Report**

President Zirk discussed the dedication of the Conservancy North Water Tower property. He was unclear if the proper legal property transfer would be a deed, easement or dedication of public land. Staff will investigate this matter further and report back.

**Executive Session**

President Zirk asked if the Board Members or Staff had any matters they wished to discuss in executive session. Neither the Board Member 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 Hacker to adjourn from the public meeting at 7:49 p.m. Roll call: Vote: 6 ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows