

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board of Trustees
Meeting Minutes
January 8, 2013

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

Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. 1-absent: Trustee Clark. Others present: Administrator Keller, Finance Director Blocker, Chief Williams and Village Clerk Meadows.

Searing In Ceremony

Chief Williams introduced the two new part-time officers. Village Clerk Meadows administered the Oath of Office to newly hired Officers Heather Rowlett and Robert Wittenauer. The Board Members along with staff welcomed the officers.

Employee Introduction

Utility Superintendant, John Castillo introduced the newly hired Public Works Laborer, Josh Kourol. The Board Members along with staff welcomed Mr. Kourol.

Public Hearing

Tax Increment Financing Redevelopment Plan & Project for the Proposed Higgins Road Industrial Park Conservation Area

A motion was made by Trustee Hacker and seconded by Trustee Farrell to open the Public Hearing.

Roll call: Vote: 5-ayes: Trustee Corbett, Mierisch, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

Administrator Keller reported that the Joint Review Board had voted to recommend approval of the proposed creation of the Higgins Road Industrial Park Conservation Area TIF District. Board approval of the creation of the TIF District only requires a simple majority affirmative vote.

Upon completion of the industrial park an estimated 430 jobs with a payroll of 24 million dollars will have been created.

Resident Mr. Tim Konstanty addressed the Board. He questioned the project's appearance from the site-line of Town Center residential area. The Board stated although they are uncertain of the exact retail stores that would lease the development's store front spaces it would resemble the Northwest Corporate Center off of Randall Road in Elgin.

President Zirk reported that the developer has not requested any deviations from the current design standards, zoning, or noise ordinances. Staff reviewed the concept plan for Mr. Konstanty's benefit. Administrator Keller provided Mr. Konstanty with his contact information so that he may contact him if he had any further questions. Trustee Corbett reiterated that there were currently no final approved plans for the development.

Trustee Mierisch questioned if the addition of the financing cost line item had any monetary impact on the Village. Mr. Weber replied no. The TIF increments would be the only funds used for the proposed projects' eligible improvement expenses.

A discussion ensued with respect to the developer's request for a promissory note from the Village. Mr. Weber stated that the promissory note would not present a financial obligation or risk to the Village. The note is a mechanism for the developer to receive financing from a lending establishment.

There was a lengthy discussion with respect to the development agreement. Administrator Keller reported that he had just received Interstate Partners' draft agreement and had not had an opportunity to review the document. Trustee Mierisch wants to ensure staff has ample time to review the development agreement.

Mr. Weber noted that if the Interstate Partner's development was not to progress the TIF Plan would remain in effect for seven years. After the seven years if there was no development activity the TIF would be dissolved.

Administrator Keller reported that staff is comfortable with the TIF Plan & Project.

There being no further discussion, **a motion was made by Trustee Hacker and seconded by Trustee Zambetti to close the public hearing.** Roll call: Vote: 5-ayes: Trustees Mierisch, Zambetti, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

Public Comment

President Zirk asked if anyone in the audience had any question or concerns to discuss with the Board Members. There were no comments from the audience.

Consent Agenda

A Motion to approve Minutes from the December 18, 2012 Village Board Meeting.

A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the December 18, 2012 Village Board Meeting Minutes as amended. Roll call: Vote: 5-ayes: Trustees Zambetti, Farrell, Hacker, Corbett and Mierisch. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion to amend Resolution 33-2011, a Resolution awarding the bid for the 2011 Road Program to Peter Baker & Son Company in the amount of \$2,123,633.50

Administrator Keller reported approval of this resolution would amend the contract for the completion of the road resurfacing project that was approved by the Board on August 16, 2011. The project subsequently required field revisions including reshaped ditches, replaced driveways and additional landscaping resulting in an additional cost of \$17,411.27. Baxter & Woodman had certified the unit prices and approved the work as satisfactorily completed.

Trustee Mierisch recalled a past discussion in which Baxter & Woodman acknowledged field errors and committed to pay for \$14,000 of the cost for the additional work.

A lengthy discussion ensued with respect to the extra work. The Board Members acknowledge that some of the extra work was work that exceeds the scope of the project. In past discussion the Board had agreed to pay for some of the additional improvements.

Trustee Mierisch expressed concern with the Village paying the additional amount prior to receiving a \$14,000 credit from Baxter & Woodman. Finance Director Blocker suggested the Village pay only \$20,000 of the \$34,000 Baxter & Woodman engineering invoice. The Board Members were comfortable with that approach.

A motion was made by Trustee Zambetti and seconded by Trustee Corbett to amend Resolution 33-2011, a Resolution awarding the bid for the 2011 Road Program to Peter Baker & Son Company in the amount of 2,141,044.77. Roll call: Vote: 5-ayes: Trustees Farrell, Hacker, Corbett, Mierisch, and Zambetti. 0-nays, 0-abstained. Motion carried.

A Motion to approve Bills & Salaries dated January 8, 2013

A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the Bills and Salaries as follows: General Fund \$214,111.18, Developer Donations \$1,000.00, Permit Pass Thrus \$6,595.00, Performance Bonds and Escrows \$2,107.83, Water Fund \$27,942.33 and Payroll \$54,001.27.

Roll call: Vote: 5-ayes: Trustees Hacker, Corbett, Mierisch, Zambetti and Farrell. 0-nays, 0-abstained.
Motion carried.

Staff Reports

Administrator Keller discussed the road program bond debt schedule and payment sources. He commented on the Village's pledge of MFT funds and Non-Home Rule Sales Tax revenue to pay down the debt. Administrator Keller reported that at this time the Village projects a 5-3 month cushion through 2022.

Administrator Keller provided the Board Members with a legislative update. He does not foresee the legislators taking any action on pension reform until February.

Assistant to the Village Administrator Beith reported that he is waiting for the provider roaster from i3.

Finance Director Blocker reported that there are six residents that did not respond to the request for access to replace their water meters. Their water bills per Ordinance will be estimated at twice the past usage. Trustee Zambetti inquired if staff was satisfied with the work performed by the water meter replacement company. Finance Director Blocker replied yes.

Village Clerk Meadows informed the Board the annual Easter Egg Hunt once again will be co-hosted by the Village, Eagles Club and the YMCA. The date of the event is Saturday, March 23rd with the first hunt beginning at 10:30 a.m.

Board of Trustees Reports

There were no reports provided by the Trustees.

Presidents Report

President Zirk reported that he had been approach by a resident who is interested in purchasing open space from the Village to increase his lot size. There was some discussion with respect to the impact of allowing the purchase of Village owned open space. Staff will research the area in question to determine if the property is owned by the Village and if it is protected wetlands.

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Adjournment

There being no further business to discuss, a Motion was made by Trustee Hacker and seconded by Trustee Zambetti to adjourn from the public meeting at 8:11 p.m. Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

Village of Gilberts

87 Galligan Road

Gilberts, Illinois

Village Board

Meeting Sign-in-Sheet

January 8, 2013

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