



**VILLAGE OF GILBERTS**  
**VILLAGE BOARD MEETING MINUTES**  
**TUESDAY, September 5, 2023**  
**Village Hall: 87 Galligan Road, Gilberts, IL 60136**

Trustee Allen submitted a request to participate in the meeting remotely. President Zambetti asked the other members of the board if they would allow Trustee Allen's request.

*A motion to allow Trustee Allen to participate in the Board Meeting remotely was made by Trustee Chapman and seconded by Trustee Vanni. Voice vote of present Trustees carried the motion, - Aye: (5) Trustees Chapman, Vanni, Coats, Redfield, and Marino, / Nay: 0 /Absent: 0 /Abstained: 0.*

**1. CALL TO ORDER / PLEDGE OF ALLEGIANCE**

President Zambetti called the meeting to order at 7:00 p.m. He proceeded to lead those present in the Pledge of Allegiance.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Administrator Brian Bourdeau called roll. Roll call of Board members present: Trustees, Chapman, Vanni, Allen, Coats, Redfield, and Marino were present, as was President Zambetti. Also present was Finance Director Taunya Fischer and Management Analyst Riley Lynch.

**3. PUBLIC COMMENT**

Mr. Michael Doherty from 27 Wiley Street thanked the Board and staff for their work on Wiley Street's reconstruction.

**4. CONSENT AGENDA**

- A. A Motion to approve Minutes from the August 15, 2023 Regular Village Board Meeting
- B. A Motion to approve Minutes from the August 15, 2023 Special Joint Meeting
- C. A Motion to approve Bills & Payroll dated September 5, 2023

President Zambetti asked if any Board member wished to remove an item from the Consent Agenda. No removals were requested.

*A Motion to Approve Consent Agenda items 4.A-C as presented was made by Trustee Redfield and seconded by Trustee Coats. Roll call votes - Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield, and Marino, / Nay: 0 /Absent: (0) /Abstained: 0*

## 5. ITEMS FOR APPROVAL

### A. A Resolution Authorizing a Partial Reduction in the Performance Security for Neighborhood 2B-2 of the Conservancy (Resolution 23-2023)

Administrator Bourdeau gave an overview of this item. Trustee Marino asked whether the Village has granted reductions in the past. Administrator Bourdeau explained that the Village has granted the reduction previously.

*A Motion to Approve items 5.A as presented was made by Trustee Vanni and seconded by Trustee Chapman. Roll call votes - Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield, and Marino, / Nay: 0 /Absent: (0) /Abstained: 0*

## 6. ITEMS FOR DISCUSSION

### A. Presentation Regarding the Potential Refunding of SSA 15 Bonds

Administrator Bourdeau introduced Mr. Robert Vail from Bernardi Securities who gave a presentation to the board about refinancing bonds for SSA 15 in Gilberts Town Center. Mr. Vail explained that refinancing would just reduce the interest rate on bond payments. This does not extend the term that the bonds need to be paid by.

Administrator Bourdeau asked if the Board would like to pursue refinancing these bonds. The Board confirmed they would. Administrator Bourdeau noted that the parameters of the refinancing will be put together and be brought back before the board in October.

## 7. STAFF REPORTS

Analyst Lynch reported that he had received pricing from Copenhaver Construction for the change order that the Board had discussed in August. The change order would replace one combination tennis/pickleball court with four standalone pickleball courts. He reported that the change would cost \$44,406 in addition to the original project cost. He noted that even with the change order, the mid-October deadline for completion of the project is not planned to change at this time. He asked the Board whether or not they wanted to proceed with this change given the costs. The Board agreed that the project should continue with the change order. Analyst Lynch detailed that he would let Copenhaver know and the change order would come before the Board for official approval at the next meeting.

Administrator Bourdeau reported multiple items:

- There are multiple events occurring this week and weekend:
  - St. Peters Evangelical Lutheran Church is hosting a 9/11 Remembrance Ceremony on September 9<sup>th</sup>.
  - A fundraiser for a resident with Cancer will take place over the weekend up in the Conservancy.

- Project Hope Animal Rescue is hosting a fundraising event called Pawzaplooza this weekend that will have Galligan Road between Pub 72 and Cruisin' closed down from 11am-6pm. No alcohol consumption is allowed outside of the restaurants for this event.
- The Knights of Columbus will be doing their Tootsie-Roll drive at Route 72 and Galligan road this weekend also.
- Staff received a special event and class C liquor license application from Cruisin' for their 20<sup>th</sup> anniversary celebration. The event is proposed for September 30<sup>th</sup>.
- The equipment for the fitness court has been installed. Public works will be preparing an asphalt path from the adjacent sidewalk to the fitness court. President Zambetti and the Board expressed an interest in having a soft opening to allow people to use the amenity before it is officially open.
- Staff received correspondence from the proposed rental community developer, Redwood, that they wish to withdraw their development application.

## 8. TRUSTEE REPORTS

Trustee Vanni detailed a visit he and Administrator Bourdeau had to the area below the I-90 overpass at the end of Raymond Drive. He explained that a pedestrian pathway extending from Raymond Drive to Industrial Drive under the tollway appears possible. After discussion from Trustee Marino, Trustee Allen, President Zambetti, and Administrator Bourdeau, the Board asked staff to investigate this idea more.

Trustee Redfield invited everyone to attend the fundraising event the coming weekend at the Conservancy.

Trustee Marino asked the status of Public Work's tree trimming plan. Administrator Bourdeau replied that Public Works has been receiving quotes for tree trimming service, and staff plan to bring pricing and proposed contractors before the board soon.

## 9. PRESIDENT'S REPORT

## 10. EXECUTIVE SESSION – None

## 11. ADJOURNMENT

*There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Allen and seconded by Trustee Vanni at 8:01 p.m. Voice vote carried unanimously, - Aye: (6) Trustees Chapman, Vanni, Allen, Coats, Redfield, and Marino, / Nay: 0 /Absent: (0) /Abstained: 0*

Respectfully submitted,

*Riley Lynch*

Riley Lynch

Management Analyst