

**Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136  
Village Board Meeting  
Meeting Minutes  
May 15, 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**

Interim Clerk D'Amato called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker, and President Zirk. Others present: Administrator Sakas, Finance Director Erickson, Village Attorney Tappendorf, and Officer Todd Block. For members of the audience, please see the attached copy of the sign-in sheet.

**Public Comment**

Dan Pace – Commented on board approval for bond sale and from what appears to be financial concessions to the developer. Felt that himself and other residents are excited about growth and development without ensuring a developer's financial success that doesn't include any risk to the village or non-speculative benefits. Was concerned that a projected timeline has not been met, and the board is now extending a deadline. Felt that if the bonds are not sold in the timeframe they should be taken off the market. Felt it was time for the board to take a stand.

**Consent Agenda**

- A. A Motion to approve Minutes from the May 1, 2018 Village Board Meeting
- B. A Motion to approve Minutes from the May 8, 2018 Village Board Committee of the Whole
- C. A Motion to approve the April 2018 Treasurer's Report
- D. A Motion to present and file the Police Pension Fund Annual Statement for FY 2018
- E. A Motion to approve purchase of the Police In-Car Video System as Budgeted
- F. A Motion to approve Bills & Payroll dated May 15, 2018

President Zirk asked if any of the Board Members wished to remove any item listed on the Consent Agenda for separate consideration. The Board Members offered no comments.

**A Motion was made by Trustee Zambetti and seconded by Trustee Kojzarek to Approve the Consent Agenda Items A-F as presented.** Roll call Vote: Kojzarek, Allen, Zambetti, Farrell, Hacker voted Aye. 0-nays, 0-abstained. Motion carried.

## Items for Approval

- A. Administrator Sakas reviewed the memo he sent out to the board regarding the additional building models and elevations previously discussed at the Village Board Meeting on June 1, 2018 as well as the feedback forwarded to Pulte outlining the 14 points that were addressed at the meeting. Not hearing any feedback from Pulte Administrator Sakas returned the Resolution to the board for their review and approval. Trustee Hacker asked Troy Mertz for comment regarding Pulte's non-response. He indicated that they had responded to 2 of the 14 items regarding 3 car garages and sun-room bump out as they would make those changes, and he is still working with Pulte on any additional drawings and addressing those concerns. Trustee Hacker shared his concern with the annexation agreement previously approved and that the completion deadline of June 2018 for the Waste Water Treatment Plant and wells without their completion in sight. Mr. Mertz indicated that he is working within the framework of the village, the well permits were submitted to the IEPA on October 11, 2017 with no response from IEPA yet, and there have been 3 different engineering consultants since the agreement was made. Trustee Farrell requested that any revised plans contain shutters.

**A Motion was made by Trustee Farrell and seconded by Trustee Allen to Table Resolution 09-2018, a Resolution Adopting Additional Building Models and Elevations for the Single Family Homes in the Conservancy Planned Development Until at Such Time as Revised Plans are Received by the Village Board** Roll call Vote: Allen, Zambetti, Farrell, Hacker, Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

- B. Administrator Sakas reviewed the current village code 10-9-2 regarding off premise signs. Ordinance presented will allow for off-premise signs to be located 660 feet within I-90 which is within Illinois State Statutes, property will be zoned either commercial or industrial, signs cannot exceed 80 square feet with a maximum height of 10 feet which will mirror the current zoning for on-premise signs, signs cannot be illuminated from outside but can be backlit, must be 2500 feet away from each other. Shared concerns from residents as well as business owners from Public Hearing held May 9, 2018.

**A Motion was made by Trustee Kojzarek and seconded by Trustee Zambetti to pass Ordinance 08-2018 as read.** Roll call vote: Trustees Allen, Zambetti, Farrell, Hacker, Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

**A Motion was made by Trustee Hacker and seconded by Trustee Kojzarek to amend the agenda to move up the Executive Session on the agenda.** Roll call vote: Trustees Farrell, Hacker, Kojzarek, Allen, Zambetti voted Aye. 0-nays, 0-abstained. Motion carried.

**A Motion was made by Trustee Allen and seconded by Trustee Farrell to move to Executive Session for the discussion and interview of an employee and the discussion and appointment of an officer as permitted by 5 ILCS 120/2 (c) (1).** Roll call vote: Trustees Farrell, Hacker, Kojzarek, Allen, Zambetti voted Aye. 0-nays, 0-abstained. Motion carried.

**Motion was made by Trustee Farrell and seconded by Trustee Kojzarek to return to regular session.** Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Allen voted Aye. 0-nays, 0-abstain. Motion carried. Administrator Sakas and Attorney Tappendorf were also present.

- C. Trustee Hacker had concerns regarding the deadlines that were not met in regards to the building of the water treatment plant and new wells with the previous release of building permits. Troy Mertz addressed the drawings that were submitted, the business plan with Pulte, the 75 acres available for parkland, the structure of the SSA bonds, the issue of the endangered turtles found on the property, the due diligence items passed on to Administrator Sakas, the proposed corridor on Galligan road for shopping phase in neighborhood 4 and 5 that he is working on with the village and county.

**Motion was made by Trustee Zambetti with a second by Trustee Kojzarek to adopt Resolution 10-2018 further amending and replacing in its entirety Resolution 07-2018 authorizing and approving the release of a limited number of building permits for Phase 2A1 of the Conservancy Development.** Roll call vote: Trustees Zambetti, Farrell, Kojzarek, and Allen voted Aye. Trustee Hacker voted Nay. 4-Ayes, 1-Nay, 0-abstain. Motion carried.

#### **Items for Discussion**

There were no items to discuss at this time.

#### **Other Business**

**Motion was made by Trustee Hacker with a second by Trustee Farrell authorizing execution of an employee leasing agreement with Gov Temps USA LLC.** Roll call vote: Trustees Hacker, Kojzarek, Allen, Zambetti, Farrell voted Aye. 0-nays, 0-abstain. Motion carried.

#### **Staff reports**

Ribbon cutting at Center for Chiropractic Medicine on May 16<sup>th</sup>. Administrator Sakas encouraged any trustees available to attend.

Mayors breakfast hosted by Kane County Chamber of Commerce on May 23<sup>rd</sup> will be attended by Administrator Sakas and invited any trustees available to attend with him.

Trustee Allen and Administrator Sakas will attend the State of the County luncheon on May 18<sup>th</sup> in St. Charles.

Ad for new Finance Director will be published on May 16<sup>th</sup>.

#### **Trustees' Reports**

The Trustees offered no reports. Current Finance Director Laura Erickson thanked everyone for the opportunity to serve the community during her tenure.

### **President's Report**

President Zirk wanted to thank Chief Rossi for the work on obtaining the grant for the cameras, thanked Trustee Farrell for her assistance in the initial interview process for the replacement clerk, and acknowledged progress being made in Town Centre.

### **Adjournment**

There being no further public business to discuss, **a Motion was made by Trustee Zambetti and seconded by Trustee Allen to adjourn from the public meeting at 9:06 p.m.** Roll call: Vote: 6-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Terri D'Amato  
Interim Village Clerk