



**MINUTES FOR VILLAGE OF GILBERTS
BOARD OF TRUSTEES MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Monday, June 26, 2018**

1. 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.

2. ROLL CALL / ESTABLISH QUORUM

Village Clerk Courtney Nicholas called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Farrell, Hacker, and President Zirk. Others present: Interim Village Administrator Anne Marie Gaura, Village Attorney Julie Tappendorf, Interim Finance Director Charles Howard, Chief Building Inspector and Public Works Coordinator John Swedberg, Utilities Superintendent John Castillo, and Senior Project Management Engineer from Robinson Engineering Steve Zehner. For members of the audience, please see the attached copy of the sign-in sheet. Trustee Zambetti arrived at 7:05 p.m.

3. PUBLIC COMMENT

Robert King, representing St. Peter Lutheran Church, asked for a follow up on his request for assistance for water and sewer hook-up for their church regarding their expansion. President Zirk apologized that, during recent personnel changes, this item might have not been fully researched. However, President Zirk referred to Public Work Coordinator Swedberg for a summary of what has been done for others in the past. Public Works Coordinator Swedberg explained that, in our Village Code, it does state that churches and non-for-profits may be relieved from permit fees. However, fees that directly cost the Village, must be charged and those fees have been paid by those mentioned entities in the past. President Zirk suggested that the Board extend the same payment plan terms that has been offered to similar entities in the past and that staff would put together more research for Mr. King.

Megan Fischer proposed an ordinance to make the Village's parks smoke-free. She advised that she was visiting the Splash Pad recently and had a disagreement with an individual who refused to stop smoking his cigarette near Mrs. Fischer's children. Mrs. Fischer provided materials such as a copy of the Buffalo Grove ordinance related to non-smoking areas, a listing of park districts in the state of Illinois with non-smoking ordinances, and research articles on the risk of second-hand smoking for children. President Zirk asked Mrs. Fischer to leave the information with Village Clerk Nicholas and

advised that the staff would compile some background information and then present an option to the Board to be voted upon.

4. APPOINTMENTS

- A. President Zirk's appointment of Anne Marie Gaura as Interim Village Administrator. (Swearing In)

A Motion was made by Trustee Kojzarek and seconded by Trustee Corbett to concur with President Zirk's appointment of Anne Marie Gaura as Interim Village Administrator. Roll call vote: Trustees Corbett, Zambetti, Farrell, Hacker, voted Aye. 0-nays, 0-abstained. Motion carried.

- B. President Zirk's appointment of Taunya Fischer as Village Finance Director effective July 2nd, 2018. (No swearing In)

A Motion was made by Trustee Farrell and seconded by Trustee Zambetti to concur with President Zirk's appointment of Taunya Fischer as Village Finance Director. Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

5. CONSENT AGENDA

- A. A Motion to approve Minutes from the June 5th, 2018 Village Board Meeting
- B. A Motion to approve Minutes from the June 12th, 2018 Committee of the Whole Meeting
- C. A Motion to approve the May 2018 Treasurer's Report
- D. A Motion to approve Bills & Payroll dated June 15th, 2018
- E. A Motion to approve Bills & Payroll dated June 22nd, 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 Farrell and seconded by Trustee Zambetti to Approve the Consent Agenda Items A-E as presented. Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

6. ITEMS FOR APPROVAL

- A. Repair or replace the Wastewater Treatment Plant blower motor #1 - Utilities Superintendent Castillo asked the board if they would approve either the repair or the replacement of the Eurus motor blower #1. The repair would cost \$6,558 and the replacement would cost \$9,748. Utilities Superintendent Castillo recommended to replace the blower as it is about 17 years old. After brief discussion between the board and President Zirk, it was decided that replacing the blower rather than repairing it would be more efficient.

A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve the replacement of the Wastewater Treatment Plant blower motor #1. Roll call vote: Trustees Farrell, Hacker, Kojzarek, Corbett, Zambetti voted Aye. 0-nays, 0-abstained. Motion carried.

- B. Waive competitive bidding and approve expenditures not to exceed \$15,000 for repair and replacement of the roof at 84 Tower Hill Road by C3 Construction –

A Motion was made by Trustee Zambetti and seconded by Trustee Kojzarek to waive competitive bidding and approve expenditures not to exceed \$15,000 for repair and replacement of the roof at 84 Tower Hill Road by C3 Construction. Roll call vote: Trustees Hacker, Kojzarek, Corbett, Zambetti, Farrell voted Aye. 0-nays, 0-abstained. Motion carried.

- C. Approve Resolution 12-2018 further amending and replacing in its entirety Resolution 10-2018 authorizing and approving the release of a limited number of building permits for Phase 2A1 of the Conservancy Development – Public Works Coordinator Swedberg advised that there are six new models that are currently being reviewed. Attorney Tappendorf advised that there has been a change in the builder commitments that have impacted the marketing of the bonds. She also advised that if there is a builder that has a promise of a certain number of building permits, to keep moving and if those permits are halted then that could affect the underwriter's ability to get a bond purchaser to sign on. Trustee Hacker asked Developer Troy Mertz if he foresees a second builder joining and, if not, does he think that he will be able to sell the bonds. Troy Mertz responded that he has received contact from two other builders who may be interested. Troy Mertz stated that he is confident that they will be able to get the bonds sold, water system constructed, and then begin to develop other neighborhoods. Trustee Kojzarek expressed her apprehension of allowing another 30 days as we have extended the deadline several times for Troy Mertz. Trustee Kojzarek proposed the question of allowing Troy Mertz only several permits at a time instead of the entire 51 permits. Troy Mertz stated that he does not want to limit the sales associates on how many homes they can sell in the month if the permits are limited.

A Motion was made by Trustee Zambetti and seconded by Trustee Farrell to approve Resolution 11-2018 further amending and replacing in its entirety Resolution 10-2018 authorizing and approving the release of a limited number of building permits for Phase 2A1 of the Conservancy Development. Roll call vote: Trustees Hacker, Kojzarek, Corbett, Zambetti, Farrell voted Aye. 0-nays, 0-abstained. Motion carried.

- D. Waive competitive bidding and approve expenditures for repair and/or replacement of components of well pump #3 by Water Well Solutions - Project Manager Steve Zehner provided an overview of the proposal provided by Water Well Solutions regarding the repair and/or replacement of well pump #3. Project Manager Zehner recommended proceeding with the proposal from Water Well Solutions as it would expedite the process of having the well back in proper service.

A motion was made by Trustee Hacker and seconded by Trustee Farrell to waive competitive bidding and approve expenditures for repair and/or replacement of components of well pump #3 by Water Well Solutions not to exceed the dollar amount of \$153,249.00. Roll call vote: Trustees Kojzarek, Corbett, Zambetti, Farrell, Hacker voted Aye. 0-nays, 0-abstained. Motion carried.

7. ITEMS FOR DISCUSSION

There were no items to discuss at this time.

8. OTHER BUSINESS

There were no items to discuss at this time.

9. STAFF REPORTS

- A. Interim Village Administrator Gaura reported that she and Management Intern Eric Guzman met with Kane County's Director of Development regarding IntraSoccer's amendment to their Planned Unit Development. The purpose of the meeting was to understand the County's position regarding the request and to explain the Village's concerns. Those concerns related to noise, lighting, police calls and storm water issues. Photos showing standing water at IntraSoccer were provided to the County that will be shared with the Water Resources Department. The amendment request will be reviewed at the next Kane County Development Committee Meeting scheduled for July 17 at 9:30 am.
- B. Public Works Coordinator Swedberg offered an update on unit 2A in Town Center. He advised that he went out to inspect what still needed to be corrected and those items were; about 32 trees planted or replaced, several more trees need to be trimmed back, a crosswalk needs to be back-filled, double arrow sign is buried in trees and needs to be moved 20 feet to the north, and two center lines in the pavement need to be fixed. A landscape architect will be getting involved to also advise on what needs to be done.
- C. Public Works Coordinator Swedberg also stated that we received a building permit a few days ago requested by the owners of 250N288 Tyrell Road, which is a five-acre farmette, for an expansion of the barn to accommodate horses. Swedberg stated that he believes that there is a discrepancy between the zoning code and the village code as it relates to the keeping of livestock such as horses. In the zoning code, it states that in an agricultural zone such as this lot, it is acceptable to keep farm animals. In the village code, it states that no person shall keep any livestock, including cows, horses, pigs, goats or other domesticated animals kept for use on a farm, on any property within the village. Any livestock running loose within the village shall be deemed a public nuisance and shall be promptly impounded. President Zirk and Attorney Tappendorf recommended that staff should draft a resolution to clarify this code.

10. STAFF REPORTS

The trustees had no report.

11. PRESIDENT'S REPORTS

President Zirk had no report.

12. EXECUTIVE SESSION*

A Motion was made by Trustee Hacker and seconded by Trustee Farrell to move to Executive Session for the discussion, compensation, and employment of specific personnel with no business after as permitted by 5 ILCS 120/2 (c) (1). Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

Meeting closed to the public at 8:20PM.

Meeting opened to the public at 8:28PM.

Village Clerk Courtney Nicholas called the roll call and the following Board members were present: Village President Zirk, Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstain. Motion carried. Administrator Gaura and Attorney Tappendorf were also present.

13. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Corbett and seconded by Trustee Kojzarek to adjourn from the public meeting at 8:28 p.m.** Voice vote carried unanimously.

Respectfully submitted,

Courtney Nicholas

Courtney Nicholas
Village Clerk