



**MINUTES FOR VILLAGE OF GILBERTS
BOARD OF TRUSTEES MEETING
Village Hall: 87 Galligan Road, Gilberts, IL 60136
Meeting Minutes
Tuesday, September 11, 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, Allen, Farrell, Zambetti, Hacker, and President Zirk. Others present: Village Administrator Brian Bourdeau, Village Attorney Julie Tappendorf, Finance Director Taunya Fischer, and Utilities Superintendent John Castillo. Trustee Corbett was absent.

3. PUBLIC COMMENT

The Home Owners Association President of Town Center Townhomes 2A, John Targowski, approached the Board and stated that they had another walk-through with the landscaping company on September 6th. He stated that this company advised him that the concrete curbing around visitor parking is not required by the Village. President Zirk advised Mr. Targowski that the Village has sent them a letter stating that it absolutely is a requirement of the Village and that the Village will go after their bond if that work isn't completed by the required date. Resident Jackie Rod asked President Zirk if he could share what the required date is and Administrator Bourdeau answered that the Village has asked them to have everything done by November 30th this year.

4. PROCLAMATION

President Zirk proclaimed that Constitution Week be observed in the Village of Gilberts the week of September 17th, 2018. Pat Holcomb from the Daughters of the American Revolution (DAR) spoke on how DAR was instrumental in establishing Constitution Week 60 years ago and they continue to educate others about the Constitution.

5. CONSENT AGENDA

- A. A Motion to approve Minutes from the August 14, 2018 Committee of the Whole Meeting.
- B. A Motion to approve Minutes from the August 21, 2018 Village Board Meeting.
- C. A Motion to approve Bills & Payroll dated September 11, 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 Farrell to Approve the Consent Agenda Items A-C as presented. Roll call vote: Trustees Allen, Farrell, Hacker, Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

6. ITEMS FOR APPROVAL

- A. Resolution 21-2018, a Resolution Authorizing “At Risk” Preliminary Grading Work in Neighborhood 3 of the Conservancy Development – President Zirk stated that Troy Mertz has requested permission to begin preliminary grading work in the Neighborhood 3 area of the Conservancy Development. Village Attorney Tappendorf stated that this resolution would not allow any of the other work to be done on this site but only allow Mr. Mertz to proceed with the mass grading and it would protect the Village if the plat doesn’t move forward.

A Motion was made by Trustee Farrell and seconded by Trustee Zambetti to approve Resolution 21-2018, a Resolution Authorizing “At Risk” Preliminary Grading Work in Neighborhood 3 of the Conservancy Development. Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek voted Aye. Trustee Allen voted Nay. 0-abstained. Motion carried.

7. ITEMS FOR DISCUSSION

- A. Wells 5 & 6 and Water Treatment Plant Expansion Timeline – Jeremy Lin from Lintech Engineering provided an overview of the estimate project timeline and well drawings. Mr. Lin stated that they now have the EPA construction permits for both wells. Mr. Lin showed an exhibit for the wells and another plan of the current water treatment plant that showed where the expansions will be. Mr. Lin stated that they are currently seeking proposals from two well drillers. Trustee Hacker addressed Mr. Lin, in regards to Well 6 that he is now indicating will take three months to complete when before, the Board was told it could only take one month. Mr. Lin responded by stating that the start of the project will be longer because they have to select the well contractors and then the well drilling process will be a two month process. Trustee Hacker then asked Mr. Lin why there is a 60 day gap between Well 5 and 6. Mr. Lin said that it was because of the well development and testing stage which takes about 60 days. Trustee Hacker also asked Mr. Lin why this timeline is now 10 months longer than originally projected. Mr. Lin stated Well 6 could be brought on line next spring which would speed up the timeline and that they will take advantage of any opportunity to shrink the schedule. President Zirk asked why the drilling on the second well couldn’t be pushed to January. Mr. Lin stated that he doesn’t see why the well drillers would stop in between well drillings but he felt that this is a comfortable schedule to work with.
- B. TIF 2 Amendment to the Depository Agreement for the Debt Service Reserve Fund – Village Attorney Tappendorf stated that Interstate Partners has requested that D.A. Davidson (the “Underwriter”) securitize the TIF note that was issued in 2014 to enable them to obtain cash today rather than waiting for the future TIF increment to be paid over time. As part of the securitization structure, the note would be sold to a trust and certificates of participation would be issued and sold by the Underwriter. In order to obtain the best pricing on the COPs the Underwriter would like to limit the payment dates to once a year and create a debt service

reserve fund for the COPs. Due to tax and securities law issues, we have advised them that the payment dates and security on the COPs must be aligned with that of the TIF Note. While no involvement of the Village is required for the issuance of the COPs Village Attorney Tappendorf would like to amend the ordinance pursuant to which the TIF Note was issued to create a debt service reserve fund to secure the TIF Note and to change the payment date of the Note. The debt service reserve fund would be funded from proceeds of the sale of the COPs. No Village funds are required. This would require the Village to adopt a short amendment to the ordinance and execute a Depository Agreement for the Debt Service Reserve Fund with Amalgamated Bank. Village Attorney Tappendorf stated that the Bond Council would put together this ordinance.

8. OTHER BUSINESS

There were no items to discuss at this time.

9. STAFF REPORTS

A. Village Administrator Bourdeau advised the Board that a representative from CalAtlantic reached out to staff to request a meeting with Administrator Bourdeau and Public Works Coordinator Swedberg about the current punch-list. He stated that they are still waiting on a specific date for the meeting. Administrator stated that he has been in communications with D.R. Horton and they are still working on putting together their formal request to the Village outlining what exactly they are looking to amend on the annexation agreement. Administrator Bourdeau announced that the Citizen's Police Academy will be cancelled this year due to insufficient participants. Administrator Bourdeau stated that Public Works was out this week working on the Waitcus Park roof and the doors at Village Hall should be installed around September 28th. Administrator Bourdeau said that we are still waiting on Meyer Signs to get the supplies in for the Village entrance signs. Administrator Bourdeau stated that our local state representative's office has reached out regarding DCEO funds that may be available to the Village and staff will be putting together a small list of capital projects to submit. ComEd will be performing tree-trimming in early October in the Village, primarily along Big Timber Road. Trustee Hacker advised Administrator Bourdeau that back in April, the Board had discussed the possibility of taking a look every six months to see if there were any surplus funds that could be used to recognize employees. Administrator Bourdeau stated that this will be discussed further at a Board meeting in October.

10. TRUSTEE REPORTS

A. Trustee Zambetti stated that a resident had approached him about getting an approval to have a heated drive way apron and wanted to know the status of his request with Staff. Administrator Bourdeau stated that Public Works Coordinator Swedberg is waiting on a formal request that indicates exactly what the resident's plans are. Trustee Zambetti asked Staff what the status of the Industrial Park Road Improvement Program was and Administrator Bourdeau stated that construction will be starting next week.

11. PRESIDENT'S REPORTS

President Zirk had nothing to report at this time.

12. EXECUTIVE SESSION*

An executive session did not take place.

13. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Farrell to adjourn from the public meeting at 7:41 p.m.** Voice vote carried unanimously.

Respectfully submitted,

Courtney Nicholas

Courtney Nicholas
Village Clerk