

**Village of Gilberts  
87 Galligan Road  
Gilberts, IL. 60136  
Committee of the Whole  
Meeting Minutes  
March 10, 2015**

**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**

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Chief Building Inspector Swedberg, Finance Director Blocker, Assistant Administrator Beith and Village Clerk Meadows. For members of the audience please see the attached copy of the sign-in sheet.

**Items for Discussion**

**Minutes from the March 3, 2015 Village Board Meeting**

President Zirk asked the Board Members if they had any questions or comments on the March 3<sup>rd</sup> Village Board Meeting Minutes. There were no comments offered by any of the Board Members. The minutes will be placed on the next consent agenda.

**Ordinance 06-2015, an Ordinance providing for issuance of not to exceed \$19,000,000 Village of Gilberts, Kane County, Illinois Special Service Area Number Nine Special Tax Refunding Bonds, Series 2015 (Big Timber Project), and providing for the levy of a direct annual tax on taxable property in such special service area for the payment of principal and interest on such bonds**

Administrator Keller discussed Ordinance 06-2015. He reported that previously the Village had retained Bernardi Securities to explore refunding SSA #9 bonds to take advantage of the lower interest rates, which could lower homeowner's property tax bills by \$50 per year, or \$390-\$825 over the life of the bonds. He noted that the Ordinance and supporting documents are shell agreements which will be completed by bond counsel upon issuance of the bonds. Administrator Keller proceeded to introduce Mr. Bob Vail from Bernardi Securities to provide the Board Members with updates on the latest bonding terms and answer any questions the Board Members may have.

Mr. Vail reported that he had good news and bad news. He reported that the bad news is interest rates have risen slightly since the last time he spoke with the Board Members. However, the good news is the reserve account had been over funded. The account has a surplus of \$300,000 which can be directly applied to the bond principal reducing the refunding bond amount.

Mr. Vail discussed the handout he had provided the Board Members. The handout depicts the current bond amortization and the hypothetical refunding bond amortization along with the cost savings. President Zirk questioned section 4.4 of the Trust Indenture. He questioned if the Special Service Area's Systems Agreement recapture had been paid back in full. Finance Director Blocker replied to the best of her knowledge the recapture had been repaid. President Zirk directed Staff to check to be sure there is no outstanding recapture debt. Due to the fact the current Trust Indenture does not have a provision with respect to redemption for a change in density. Staff will check to ensure the recapture has been repaid in full.

President Zirk commented on the Trust Indenture Section 9.1 "Defaults and Remedies". He expressed concern that if the Village were to default on the bonds by bankruptcy or other means the agreement does not provide for a cure period in which the Village could ratify the situation. Mr. Vail stated that he will closely review section 9.1.

President Zirk expressed concern with section 9.2 of the Trust Indenture. He noted that this section also does not provide a cure provision. Administrator Keller will discuss these concerns with bond counsel and bring the revised document back for Board review in April.

Trustee Hacker asked Mr. Vail what were the key factors for the interest rate increase. Mr. Vail replied there were many factors that came into play. Some of the factors that drive interest rate are the Jobs Report. The recent Jobs Report noted that unemployment had dropped which drove speculators to believe the Fed might raise the interest rates in June. In addition, the European's economic conditions are being monitored closely and play a role in the U. S. financial markets. Trustee Hacker along with the Board Members thanked Mr. Vail for this time.

**Resolution 13-2015, a Resolution authorizing the approval of the CY-2015 Recreational Programming Agreement with the Golden Corridor Family YMCA**

Administrator Keller reported that approval of this Resolution would continue the Village's partnership with the Golden Corridor YMCA. This will be the 9<sup>th</sup> year the YMCA has been providing the community with recreational programs. The partnership has been beneficial for both the YMCA and the residents of the Village.

Jennifer Alberts, YMCA representative provided the Board Members with an overview of their program and membership census. She reported that the 2014 Day Camp program had on average 130 participants weekly. The after school child care served 138 participants weekly. Ms. Alberts went on to comment on their recreational sports programs. She reported that most of the sporting programs are at capacity.

Ms. Alberts reported that she along with the Village will be hosting a recreational focus group to research what other programs residents of all ages would be interested in participating in. She concluded by thanking the Board Members for their time.

**Resolution 14-2015, a Resolution authorizing the approval of the CY-2015 Recreational Programming Agreement with the Gilberts Pirates 10U Travel Baseball Team**

Administrator Keller reported that approval of this Resolution will reserve the Memorial Park baseball field for the Pirates 10 U Travel Baseball Team practice and game for the dates noted on the schedule. Coach Joe Maskivish reported that he had met with Clerk Meadows, the YMCA, and Chief Building Inspector Swedberg and his team's field schedule had been approved by both the YMCA and Village.

Coach Maskivish asked the Board Members if they would consider allowing him to construct a shed on the Memorial Park grounds. He noted that his team's parents maintain the field during their baseball season. This requires some heavy equipment and it would be easier for them to leave the equipment at the park during their season. The Board Members expressed concerns with respect to liability, theft, and vandalism. Coach Maskivish acknowledged he understood the risk. However, having the convenience of a shed outweighs the risk.

The Board Members expressed no real objections. They directed Coach Maskivish to discuss this request with Staff. Coach Maskivish thanked the Board Members for their time.

Ms. Jennifer Alberts had one last question for the Board Members. She asked if the Board Members would allow the YMCA to place advertising banners on Memorial Park's ball field fence. Chief Building Inspector Swedberg suggested constructing a message board in which they could also advertise other organizations. The Board Members liked Chief Building Inspector Swedberg's suggestion. Staff will work with the YMCA on this matter.

### **Building Permit Fee Schedule Review**

President Zirk questioned the policy of collecting a bond prior to issuing a building permit. Chief Building Inspector Swedberg defended the bond collection policy. He believed by holding a bond until the building project is completed ensures inspection compliance.

A lengthy discussion ensued with the cost of a water heater permit. Chief Building Inspector Swedberg reported that with the passage of the new Plumbing Code he is no longer permitted to inspect water heater installations. The inspection needs to be completed by a licensed plumber. B&F has been the contractor to do those inspections, and there is cost associated with their services. The permit fee covers those costs.

After a lengthy debate ensued, the Board Members directed Staff to only charge the B&F water heater inspection fee along with retaining the bond. In addition the Board Members asked Staff to review all of the building permit fees and compare them to comparable communities' building permit fees.

### **FY-2016 Budget Overview**

Administrator Keller provided the Board Members with an overview of the FY-2016 Budget. He reported that the individual line items remain status quo. Staff is projecting modest increase in revenues roughly a 1% increase. In addition Staff is anticipating a decrease in the telecommunication tax revenues due to the fact that many residents no longer have landlines.

Administrator Keller discussed the projected building permit revenue assumption which represents 12 new home construction permits.

Administrator Keller commented on what he found to be remarkable was the amount of revenue generated from video gaming. He continued to discuss other revenue streams in which all were predicted to remain flat or have a modest increase.

There was some discussion on the MFT funds. Finance Director Blocker reported that it has been the Board Members policy to only allocate MFT funds to match the actual amount of eligible cost spent in the Fiscal Year.

Administrator Keller commented briefly on the garbage, tree replacement and sidewalk replacement budget line items. Administrator Keller noted that he had budgeted \$5,000.00 for the 125<sup>th</sup> birthday celebration and wages for a GIS Intern in place of a MPA Intern.

He reported that BWCSI would be charged with supervising the GIS Intern. Administrator Keller provided the Board Members with an overview of the other departments' budgets.

President Zirk expressed concern with budgeting \$5,000 for the 125<sup>th</sup> Village birthday party. He thought \$5,000 was excessive and could fund other projects.

President Zirk recommended hiring part-time seasonal public works employees to mow and maintain the parks. This would allow the full-time employees to focus on other task. Administrator Keller agreed.

Administrator Keller reported that Staff will be providing the Board Members with an overview of the Enterprise Fund budget at the next Board meeting.

#### **Staff Reports**

Administrator Keller reported on the recent Senate Appropriation Hearing on the LGDF revenues and the Property Tax freeze. He noted that the Mayors who testified did a good job articulating what the loss of 50% of the LGDF revenues meant to their communities. Some expressed concerns with possible bankruptcy. There was some discussion on the government unfunded mandates.

Administrator Keller reported that the Judge had accepted the Copenhaver consent decree. Baxter & Woodman along with Chief Building Inspector Swedberg will provide oversight on the restoration work on Copenhaver property to ensure the property is restored to the original grade and virgin soil.

Administrator Keller reported that Mr. Schcolnik had paid the \$750.00 fine for the recent violation with respect to an alcohol related incident.

Administrator Keller reported that Chief Rossi had drafted an informational Emergency Preparedness Guide that will be placed on the Village website.

Chief Building Inspector Swedberg reported that the Village has a significant salt supply.

Chief Building Inspector Swedberg reported that Public Works has repaired and painted the park picnic tables.

Chief Building Inspector Swedberg reported that the Village has recommended the Conservancy Development install LED Street lights due to the fact that the LED lights are more cost effective. Mr. Mertz has agreed to install the LED Street lights even though they cost \$250.00 more per pole.

Chief Building Inspector Swedberg reported that on Sunday the brim pump experienced a problem and released an excess amount of salt into the potable water supply. However, the pump has been repaired and is functioning properly.

Assistant Administrator Beith commented on the fiber optic project. He reported that Developer Mertz will be issuing a press release to run in Crain's Business Chicago Business magazine. There was some discussion on the Village's educational message regarding the referendum question. Administrator Keller noted that the Board Members as individuals can exercise their first amendment rights when speaking about the referendum question. However, he strongly encourages the Board Members to use their personal email accounts when discussing this matter.

#### **Board of Trustee Reports**

Trustee Corbett commented on the condition of Timber Trails Blvd. Chief Inspector Swedberg will check into this matter. President Zirk inquired on when Public Works will be crack sealing. Chief Building Inspector Swedberg reported that they are scheduled to have the equipment in August. President Zirk questioned why Public Works didn't prefer cold weather patching. Chief Building Inspector Swedberg will check on the availability of the equipment.

#### **President's Report**

President Zirk inquired on the status of the entrance signs. Chief Building Inspector Swedberg reported the signs should be completed within the next two weeks.

#### **Executive Session**

Administrator Keller asked the Board to consider entering into executive session to discuss the Police contract negotiations with no business to follow. **A Motion was made by Trustee Zambetti and seconded by Trustee Corbett to enter into executive session as permitted by 5 ILCS 120/2 (c) 2 to discuss collective negotiating matters with no business to follow.** Roll call: Vote: 5-ayes: Trustees Corbett, Mierisch, Zambetti, Farrell and Hacker. 0-nays, 0-abstained. Motion carried.

The Board Members along with Administrator Keller, Finance Director Blocker, Assistant Administrator Beith and Village Clerk Meadows went into executive session at 9:18 p.m. and returned to the public meeting at 9:32 p.m.

#### **Reconvene/Roll call**

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Corbett, Mierisch, Zambetti, Farrell, Hacker and President Zirk. Others present: Administrator Keller, Finance Director Blocker, Assistant Administrator Beith, and Village Clerk Meadows.

Committee of the Whole  
Meeting Minutes  
March 10, 2015  
Page 7

**Adjournment**

There being no other public business to discuss, **a Motion was made by Trustee Corbett and seconded by Trustee Zambetti to adjourn from the public meeting at 9:36 p.m. Roll call: Vote: 5 ayes by unanimous voice vote.** 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows