

## APPROVED MINUTES

**Village of Gilberts  
87 Galligan Road  
Gilberts, IL 60136  
Village Board  
Meeting Minutes  
February 2, 2016**

### **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**

Clerk Meadows called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, LeClercq, Zambetti, Farrell and President Zirk. 1- Absent: Trustee Hacker. Others present: Administrator Keller, Attorney Tappendorf, Assistant Administrator Beith and Finance Director Blocker. For members of the audience please see the attached sign-in sheet.

### **Presentation**

#### **Northern Kane County Chamber of Commerce**

President of the Northern Kane County Chamber of Commerce, Ms. Melissa Hernandez along with Chamber Member Ms. Becky Gillam addressed the Board. They went onto thank the Board Members for supporting the 3<sup>rd</sup> Annual Community Service Award.

President Hernandez noted that the Village of Gilberts had nominated Ms. Britto manager of the Mobil Mart for all her efforts in supporting local charities. President Hernandez went on to comment on the increased participation last year's event received. Many local and state officials attended last year's event. Senator McConnaughay was in attendance and even wrote an article on her Facebook page acknowledging the charitable efforts all the recipients offered throughout the year.

Ms. Gillam respectfully asked for the Board Member to begin thinking about the volunteers they come in contact with throughout the year and make mental notes of the volunteers' efforts that stand above the crowd.

Both President Hernandez and Ms. Gillam thanked the Board Members for their time.

### **Public Comment**

President Zirk asked if anyone in the audience wished to address the Board Members at this time to please come forward and state their name for the record. There was no response from the audience.

**Consent Agenda**

- A. A Motion to approve Minutes from the January 19, 2016 Village Board Meeting**
- B. A Motion to approve Bills and Salaries Dated February 2, 2016 as follows: General Fund \$47,940.48, Performance Bonds and Escrows \$32,428.02, Water Fund \$33,510.63 and Payroll \$75,633.21**
- C. A Motion to approve Ordinance 02-2016, an Ordinance amending Chapter 2 of Title 3 of the Village Code regarding Liquor Control**

President Zirk asked if there was any item the Board Members wished to remove from the consent agenda for separate consideration. The Board Members offered no comments. **A Motion was made by Trustee Zambetti and seconded by Trustee LeClercq to approve the consent agenda items A-C as presented.** Roll call: Vote: 5-ayes: Trustees Kojzarek, Corbett, LeClercq, Zambetti, and Farrell. 0-nays, 0-abstained. Motion carried.

**Items for Approval**

There were no items listed under "Items for Approval".

**Items for Discussion**

**Water Treatment Plant Expansion**

Administrator Keller explained as noted in his memo the annexation agreement for the Conservancy development called for Neumann Homes to construct a new water treatment plant and wells to supply water capacity to the Conservancy and the Village's future growth areas. Administrator Keller reported that Mr. Jeremy Lin of Lintech Engineering, representing Gilberts Development LLC who is the successor of the development is in attendance to discuss the concept plan with respect to expanding the Village's water treatment plant. In addition Baxter & Woodman engineers are in attendance to discuss their role in overseeing the project, and the Village's Water Superintendant is in attendance to comment on operations of the new water treatment plant.

President Zirk commented on the fact that the original annexation agreement was approved eight years ago and since that time the new developer Troy Mertz has brought forward new ideas. Mr. Mertz is in the audience to discuss some of his proposed changes.

Mr. Mertz thanked the Board Members for allowing him to discuss the proposed changes. He reported that Ryan Homes has already sold 42 homes and he looks forward to enhancing the community. Mr. Mertz proceeded to introduce his engineer Mr. Jeremy Lin of Lintech Engineering.

Engineer Lin commented on the proposed expansion of the current water treatment plant. He noted after receiving questions from both Administrator Keller and President Zirk on why the original annexation agreement required a new water plant be built instead of expanding the current water treatment plant, their question prompted an investigation on why the current plant could not be expanded. After review Engineer Lin concluded that there were no reasons why the current plant could not be expanded. Engineer Lin reported by expanding the existing plant reduces the developer's construction costs, as well as reduces staffing levels, maintenance and replacement costs.

President Zirk noted that per the annexation agreement the developer is required to provide adequate water supply for the build-out of the Conservancy and future industrial and commercial growth of the Village.

Trustee Corbett questioned what the water source of the proposed wells was. Engineer Harmon reported that the water source is a deep bedrock aquifer. Trustee Corbett asked if there would be any down time during the plant expansion construction. Engineer Harmon reported that the expansion construction is challenging. However he doesn't foresee any issue with continuous water flow.

Engineer Harman discussed briefly the logistics of relocating some of the current equipment located in the current water treatment plant.

Administrator Keller reported that the Village will be contracting with an independent third-party consultant to evaluate if either one or two offsite wells will be required.

There was some discussion on other municipalities' water treatment plant operations. Engineer Harmon stated some municipalities have satellite facilities and others have centralized water treatment plants. President Zirk noted that many communities similar to South Elgin have satellite water treatment facilities due to the lack of available land.

There was some discussion on ensuring the water system had redundancy.

Administrator Keller noted that the construction of the expansion of the water treatment plant will be on an accelerated time line. Due to the fact that Mr. Mertz will not be able to introduce any other housing products other the products located in Pod 4 until the plant is expanded and capacity increased. Engineer Harmon reported that on average the IEPA could issue the design/build permit in three to four weeks.

President Zirk strongly expressed his frustration with Baxter & Woodman's engineering team. He is losing confidence in the fact that Baxter & Woodman's engineering team is making recommendations which are not in the best interest of the Village. He noted that if Village Administrator Keller and himself had not continued to push for answers on why the current plant could not be expanded this option would not have been explored. Engineer Harmon commented on the original thoughts behind recommending a satellite facility be constructed. He discussed their original concerns with installing water pipes under Interstate-90. However, after careful review expanding the current water treatment plant made the most sense.

Trustee Zambetti also expressed his frustration with Baxter & Woodman's engineering team. He questioned how they could have not realized there was already sufficient infrastructure located under Interstate 90 to support the expansion of the current water treatment plant.

President Zirk commented on the fact that he was not concerned with saving the developer money. He was concerned with saving cost to the Village with respect to staffing levels, maintenance and capital replacement.

Baxter & Woodman's engineer Mark Dachsteiner apologized for any failure by omission made by him or previous engineering teams.

Staff along with Engineer Lin will move forward with the design/build process.

#### **FY-2017 Budget**

Administrator Keller provided the Board Members with an overview of the proposed FY-2017 budget. He noted that Staff is in the process of balancing the proposed budget currently there is a shortfall of \$28,000.00.

Finance Director Blocker reported that she had reviewed the Police Pension Fund actuarial report and noted that the officers pay increases were adjusted incorrectly. She since had spoken with the auditors and they agreed to adjust the rate of return to 5%. By adjusting the assumption on the rate of return saves the Village \$27,000.

Administrator Keller highlighted a few of the proposed expenditures. He noted that the proposed budget recommends the purchase of one squad car, one chopper mower. In addition, the proposed budget recommends an additional 19,917 in wages for training of a new finance director as Finance Director Blocker will be retiring.

Administrator Keller discussed the Capital Improvement Plan. He commented on a request from Staff to purchase new accounting software as MSI is being phased out and will no longer provide software support. Staff has been working with other communities investigating various software vendors.

Administrator Keller discussed the need to make repairs to the Hennessey Bridge. President Zirk questions if MFT funds could be used to make the needed repairs. Finance Director Blocker will research if MFT Funds would be eligible for the repair work.

There was some discussion with respect to the reserve funds.

Trustee Farrell inquired if the Public Works facility currently owns a generator. Administrator Keller replied no; at this time the Public Works building doesn't have a generator.

Trustee Farrell commented on the need to repair Freeman Road and Industrial Drive. Administrator Keller reported that he has been discussing the condition of Freeman Road with Developer Mertz. President Zirk recommends if the Village was to repair Industrial Drive Staff should consider realigning the road along with the entrance to Windmill Meadows.

Administrator Keller asked the Board Members to review the proposed budget and email him or Finance Director Blocker with any questions or comments they have.

#### **Staff Reports**

Administrator Keller requested the Board Members consider entering into Executive Session to discuss current filed litigation with no business to follow.

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

The Board Members offered no reports

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

President Zirk had nothing to report at this time.

#### **Executive Session**

A Motion was made by Trustee Corbett and seconded by Trustee Zambetti to recess in to executive session with no business to follow as permitted by ILCS 120/2 (C ) (11) to discuss current filed litigation. Roll call: Vote: 5-ayes: Trustee Kojzarek, Corbett, LeClercq, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

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The Board Members along with Administrator Keller, Attorney Tappendorf, Assistant Administrator Beith, Finance Director Blocker and Village Clerk Meadows entered into executive session at 8:35 p.m. and returned to the public meeting at 9:10 p.m.

**Reconvene/Roll Call**

Village Clerk Meadows called the roll. Roll call: Members present: Trustee Kojzarek, Corbett, LeClercq, Zambetti, Farrell and President Zirk. Others present: Administrator Keller, Attorney Tappendorf, Assistant Administrator Beith, Finance Director Blocker and Clerk Meadows.

**Adjournment**

There being no further public business to discuss, a Motion was made by Trustee Corbett and seconded by Trustee Zambetti to adjourn from the public meeting at 9:12 p.m. Roll call: Vote: 6-ayes: Trustee Kojzarek, Corbett, LeClercq, Zambetti and Farrell. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows