

Village of Gilberts
87 Galligan Road
Gilberts, Illinois 60136
Village Board
Meeting Minutes
July 19, 2011

APPROVED MINUTES

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. Members present: Trustees Corbett, Clark, Mierisch, Farrell, Hacker and President Zirk. 1-absent: Trustee Zambetti. Others present: Village Administrator Keller, Assistant to the Village Administrator Beith, Police Chief Williams and Village Clerk Meadows. For members of the audience please see the attached list.

Recognition

Citizen Police Academy Graduates

Chief Williams thanked all the graduates for participating in the program. He acknowledged the fact that he owes the graduates a shooting session. Chief Williams will reserve the range and inform the graduates of the date.

He asked the graduates to send him an email informing him of ways that the program could be improved. Also the things they liked best about the program.

President Zirk proceeded to present a course completion certificate to the following graduates: David Alice, Suzanne Corbett, Patricia Mierisch, Blas Segura, Bobbye Filippello, Joseph Filippello, Ross Scorma and Kelli Hurley.

Police Service Awards

Chief Williams recognized Officer Levand and Officer Hills for their five-years of service. He went on to say that five years of service is a significant milestone. Chief Williams presented Officer Hill (Officer Levand was not in attendance) with a service award certificate that read as follows: "On behalf of the Village of Gilberts Board of Trustees, the Gilberts Police Department and the residents of this Village, we are please to take this opportunity to congratulate you on achieving the first, in what we hope will be many milestones in your career as a Gilberts Police Officer.

We recognize this day as not only your five-year anniversary, but also as an opportunity to commend you on your commitment to the Police Department and the Village of Gilberts.

Retaining professional, highly qualified officers is and will continue to be the priority goal needed to ensure that the residents of the Village of Gilberts receive the best possible law enforcement efforts. Your commitment to the safety and protection of the Village is sincerely appreciated. We congratulate you on achieving your five-year anniversary and look forward to your continued service.

Public Hearing

Public Hearing pursuant to the Bond Issue Notification Act to consider the sale of General Obligation Bonds (Alternate Revenue Source) in an amount not to exceed \$3,500,000 to finance road improvement projects in the Village

Administrator Keller reported that the Public Hearing will be postponed until August 2, 2011. President Zirk inquired why. Administrator Keller reported that the notice was not published.

Public Comment and Discussion

President Zirk asked if anyone in the audience wished to address the Board. There was no comment from the audience.

Consent Agenda

- A. A motion to approve minutes from the July 5, 2011 Village Board Meeting
- B. A motion to approve Bills and Salaries dated July 19, 2011 as follows: General Fund \$167,455.98.00, Permit Pass Thrus \$4,280.00, Performance Bonds and Escrows \$4,460.00, Water Fund \$22,972.95 and Payroll \$67,803.45.
- C. A motion to approve the June 2011 Treasurer's Report

President Zirk asked if any Board Member wished to remove any item from the Consent Agenda. Trustee Mierisch stated that she had a question regarding the July 5th Village Board Meeting Minutes.

A motion was made by Trustee Clark and seconded by Trustee Corbett to approve Consent Agenda items 6B and 6C. Roll call: Vote: 5-ayes: Trustees Clark, Mierisch, Farrell, Hacker and Corbett. 0-nays, 0-abstained. Motion carried.

A motion to approve minutes from the July 5, 2011 Village Board Meeting

Trustee Mierisch apologized she was unable to attend the last meeting. She needed some clarification on a portion of the July 5th Board Meeting Minutes which references the construction cost of the turf and aggregate shoulder being approximately the same.

She noted that a previous memo from the engineers reported that the estimated cost of turf shoulders was 34,000.00 dollars more than aggregate shoulders. Administrator Keller replied that the engineers recently provided more detail. The additional cost of the turf shoulders is incurred over time with the long term maintenance. In addition, Administrator Keller stated comparatively when you are discussing a 2.5 million dollar project 34,000.00 dollars is not a significant amount of money.

A motion was made by Trustee Mierisch and seconded by Trustee Clark to approve the July 5th Village Board Meeting Minutes as presented. Roll call: Vote: 5-ayes: Trustees Mierisch, Farrell, Hacker, Corbett and Clark. 0-nays, 0-abstained. Motion carried.

Items for Approval

A motion to approve Ordinance 22-2011, an Ordinance granting a Special Use Permit for the operation of a recycling center within the I-1 General Industrial Zoning District located at 161 Center Street.

Administrator Keller reported that Elgin Recycling's Attorney has asked to reschedule this matter until August 16th.

President Zirk had no problem with rescheduling this matter. However, he asked staff to bring matters which require a lengthy discussion to a work session.

Trustee Corbett inquired if the Plan Commission had any concerns with allowing the acceptance of batteries. Administrator Keller stated they were reluctant at first. However, they were influenced by the knowledge that the EPA regulates battery recycling. Administrator Keller reported that the majority of the Plan Commissioners felt this matter was a Board decision.

Trustee Clark expressed concern with the elevation of the property. In his opinion the property would not be able to support a 50,000 square foot structure and provide ample drainage or buffer to the Tyler Creek tributary.

Trustee Farrell would like the petitioner to provide a construction timeline.

Trustee Clark commented on his concern that the property would take on the characteristics of a junk yard.

Trustee Farrell commented on conditions 9 and 10. She thought the Village should be consistent with requiring bins to be covered. Administrator Keller questioned the intent of the requirement. He asked the Board if they preferred the bins to be covered to contain loose debris or for aesthetic purposes.

Trustee Mierisch questioned condition 19. She wondered why the Village would allow the petitioner 72 hours to report any county, state, federal or other regulatory agency violation. Administrator Keller responded that if the violation happened on a Friday staff would not be available until Monday.

Trustee Mierisch inquired if the current site had Village water and wastewater service. Administrator Keller responded no. They had well and septic. Trustee Mierisch asked when they begin constructing the new building will they be required to connect to the Village's water and wastewater systems. Administrator Keller reported that they would have to comply with all Building, Subdivision and Village Codes. However, in the past the Board's policy has been not to force businesses to connect onto the Village's water and wastewater systems.

Trustee Mierisch informed the Board there is a property boundary dispute between the property owner and his neighbor. Administrator Keller stated that this is a civil matter and in the past recommended it be addressed by the two property owners.

Trustee Hacker inquired if the petitioner's current location is paved. Administrator Keller responded yes.

Trustee Hacker would like to see a plan for the future building.

Trustee Hacker asked if the Village has an employee qualified to inspect the recycling center using EPA Standards. Administrator Keller responded no. Trustee Hacker recommended occasionally bringing in a qualified inspector to inspect the site.

Trustee Hacker commented on allowing the acceptance of batteries. He was concerned with ground water contamination.

Trustee Clark discussed the impact additional traffic would have on the already deteriorating roads.

Trustee Mierisch asked if the Board Member had seen the current dust control plan. The plan only list five action items. Administrator Keller replied as part of the Special Use Permit the Board could evaluate the dust control plan and require additional conditions.

Trustee Hacker inquired if the entire property is fenced. Administrator Keller replied no. There is a silt fence on the perimeter of the wetlands and a fence on the north side. Trustee Hacker was concern that children potentially would gain access to the area. Administrator Keller responded they would have to cross through the wetlands.

Trustee Mierisch suggested wetland buffers instead of the silt fence. Trustee Hacker thought that was a good idea. President Zirk commented on the fact that a property several miles away could pose a hazard to a wetland. It is all contingent upon the drainage path.

President Zirk discussed the need for responsible recycling centers. However, what he did not want on site was the recycling of construction demolition debris. In his opinion the site would take on the appearance of a gravel pit if allowed to recycle construction demolition debris.

President Zirk discussed condition 8. He recommended hiring a qualified consultant to periodically inspect the site and having Elgin Recycling pay for the inspections.

There was some discussion with respect to the use of the asphalt grindings. Administrator Keller noted that this would reduce the noise. He reported that the majority of the noise at the current location is due to the dropping dumpsters onto the hard surface. The asphalt grindings would absorb some of the shock and avoid creating the crashing sounds.

Trustee Mierisch reported that Mr. Polk is pleased with the possibility of Elgin Recycling relocating a portion of their operations.

The Board discussed the hours of operations. Administrator Keller stated in the draft Ordinance there is no restrictions on the hours of operations.

A lengthy discussion ensued as to what classifies a transfer station. President Zirk reported that the categorization of a transfer station is a center that accepts municipal waste. In addition, transfer stations are obligated to pay the municipality a host fee. Trustee Hacker was fond of the idea of a new revenue stream. However, he would not want the property to spin out of control and become a junk yard.

Administrator Keller will research the definition and requirements for transfer stations.

A motion to approve Ordinance 23-2011, an Ordinance amending the Village Code Chapter 4-5 "Plants and Weeds"

Administrator Keller reported that Ordinance 23-2011 an Ordinance amending the Village Code Chapter 4-5 "Plants and Weeds" has been revised per a recommendation from Engineer Blecke to include language addressing rain gardens.

There was some discussion with respect to fines and liens. Administrator Keller reported that the fine and lien section of the code was not being amended.

The Board Members directed staff to amend the language in the section titled "Natural Sites" and the dates contained in the section titled "Improved Sites". The revised Ordinance will be placed on the next agenda.

A motion to approve Resolution 32-2011, a Resolution authorizing the release of the subdivision surety bond for Gilberts Town Center Unit 1B Resubdivision.

President Zirk read a punch list drafted by Trustee Zambetti. Trustee Zambetti wants to ensure the following punch list items have been repaired or installed:

1. Lamp posts repairs
2. All street signs have been installed properly
3. All street lights are working
4. All trees have been inspected
5. All sidewalks are installed and in good condition
6. All if any bike trails have been installed and are in good condition

Administrator Keller will direct staff to inspect all the punch list items prior to releasing the bond.

A motion was made by Trustee Mierisch and seconded by Trustee Farrell to approve Resolution 32-2011, a Resolution authorizing the release of the subdivision surety bond for Gilberts Town Center Unit 1B after all the above conditions have been inspected and approved. Roll call: Vote: 5-ayes: Trustees Farrell, Hacker, Corbett, Clark and Mierisch. 0-nays, 0-abstained. Motion carried.

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Staff reports

Administrator Keller reported that IDOT had approved the 2011 Road Program. The notice to bidders will be published on July 21, 2011. The bid opening will be held on August 3 at 10:00 a.m. at the Village Hall. On August 16, 2011 the Board will be considering approving the bond sale and awarding the bid.

Village Clerk Meadows reported that the Village Board's photo session has been rescheduled to August 16 at 5:30 p.m.

President's Report

President Zirk reported that the Police Department will be sponsoring a Special Olympic benefit "Ride with the Flame" on Sunday, July 24th. The event will be held at Crusin's restaurant. The event will include a 100 mile scenic Police escorted motorcycle ride, entertainment and lunch.

Adjournment

A motion was made by Trustee Clark and seconded by Trustee Farrell to adjourn from the public meeting at 8:46 p.m. Roll call: Vote: 5 ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

SIGN IN SHEET
(Please Print)

VBM

7/19/2011

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