

## APPROVED MINUTES

Village of Gilberts  
87 Galligan Road  
Gilberts, Illinois 60136  
Committee of the Whole  
Meeting Minutes  
August 9, 2011

### **Call to Order/ Pledge of Allegiance**

President Zirk called the meeting to order at 7:02 p.m. President Zirk 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, Clark, Mierisch, Hacker and President Zirk. Others present: Administrator Keller, Assistant to the Village Administrator Beith and Village Clerk Meadows. For members of the audience please see the attached list.

### **Items for Discussion**

#### **Minutes for the August 2, 2011 Village Board Meeting**

President Zirk asked if there were any questions on the August 2<sup>nd</sup> Village Board Meeting Minutes. The Board Members had no comments. The minutes will be placed on the next consent agenda.

#### **July 2011 Treasurer's Report**

President Zirk asked if there were any questions on the July 2011 Treasurer's Report. The Board Members expressed no concerns with Treasurer's Report. The report will be placed on the next consent agenda.

Trustee Zambetti arrived at 7:04 p.m.

#### **Road Resurfacing Project-Construction Update**

Administrator Keller reported that of the six bids received, Peter Baker & Son Company submitted the lowest bid of \$2,123,633.50 to resurface the roads in Windmill Meadows, Indian Trails, Dunhill Estates and Gilberts Glen. He went on to report that Baxter and Woodman had reviewed the proposal, confirming Peter Baker & Son as the lowest, responsible and responsive bidder, which was \$461,176.25 (17.8%) lower than the engineer's estimate.

President Zirk asked the Board Members if they were comfortable placing this matter on the next consent agenda.

Trustee Mierisch inquired if the bid comparisons were apples to apples. Not chosen just based on price. Administrator Keller replied yes. The comparisons are apples to apples. All bids need to fulfill the spec requirements. The only variables would be in the unit pricing.

Trustee Clark asked if there was a construction timeline. Administrator Keller replied no. The Village would first hold a pre-con meeting to work through the details. Administrator Keller reported that the school district and the fire department will be invited to participate in the construction schedule discussions.

Administrator Keller discussed the recent turf or gravel shoulders survey. He reported that they had been mailed to the residents on Tuesday and the Village had already received some responses.

Administrator Keller commented on the Dunhill petition submitted today. He reported that Assistant to the Village Administrator Beith had reviewed the petition and confirmed that there is 53% of the Dunhill Residents in favor of turf shoulders. The Dunhill residents in attendance asked if their subdivision would still have to complete the Village survey. The Board replied no. They would accept their petition and approve the turf shoulders. Trustee Zambetti commented on the fact if the Dunhill Estates' surveys were returned to the Village and had a different outcome the Board's position would need to be re-examined. Administrator Keller stated if that happened to be the case he would contact the residents in attendance.

#### **Road Resurfacing Project-Financing Update**

Administrator Keller reported that Bernardi Securities provided two financing scenarios that cover the project budget. Both scenarios assume the Village would issue a bond with a ten year term and a net interest rate of approximately 3.23% based on the Village's A+ rating.

Administrator Keller provided the Board Members with an overview of both bond options. He informed the Board that staff recommends option #2. Although both options have pros and cons. Option #1 leaves the Village's MFT balance intact, but assumes the larger debt burden. Staff projected that the three revenue sources will be sufficient to cover the debt payments for this amount without affecting the General Fund or other Village sources. This scenario would have a slightly greater cost over the long-term, but would leave an additional \$50,000 for a future MFT-eligible road project.

Option #2 reduces the Village's MFT reserve in the short term, though the Village would still have a MFT reserve of \$324,394.45, which is more than one year's debt payment.

The interest paid over ten years would be reduced by \$95,132.56 and the underwriter's cost by approximately \$5,150 because of the smaller bond issue.

The Board Member discussed at length the two bond options. The Board Members concurred with staff's recommendation to execute bond option #2.

Administrator Keller reported that the bond ordinance would be placed on the next Board agenda.

#### **Gilberts Glen / Binnie Road Drainage Projects Update**

George Kannigan and Casey Hutson of Phoenix & Associates provided the Board Members with an update on the Binnie Road and Gilberts Glen drainage projects. Mr. Kannigan reported that the majority of the Binnie Road work had been completed and no flooding has since been experienced.

Mr. Kannigan reported that most of the Gilberts Glen easements had been obtained and the drainage work should begin the week of August 15<sup>th</sup>. There was some discussion about the acquisition of the easements.

Mr. Kannigan discussed three additional drainage projects. His proposal included drainage improvements for Gilberts Glen East, Indian Trails, and Windmill Meadows. The Board Members approved of Mr. Kannigan's drainage improvement proposal. This matter will be placed on the next agenda for consideration.

#### **Ordinance 24-2011, an Ordinance amending the Village Code Title 6, Chapter 3, adding new Sections 8 and 9 "Authority of the Chief of Police" and Section 10 "Regulatory Signage"**

Administrator Keller discussed if approved, this Ordinance would clarify the Police Chief's authority to enact and enforce temporary traffic and parking regulations. The Board concurred with staff's recommendation. This matter will be placed on the next consent agenda.

#### **TIF Commercial Signage Project**

Administrator Keller commented on the fact that the FY 2012 budget set aside \$33,400 to install two monument ground signs along Higgins Road to support commercial activity along the corridor. After receiving proposals from two firms, Staff recommends the Board's approval of a proposal submitted by Blue Dot Sign Company for an amount not to exceed \$31,320.

Trustee Mierisch inquired about the color of the masonry depicted in the exhibits. She reported that on May 17<sup>th</sup> the Board passed an Ordinance amending the Sign Code to require monument signs be constructed of masonry in a color that matched the building. Administrator Keller was looking for direction. He was unclear if the Board wanted all of the signage along Higgins Road to look the same. President Zirk commented on his desire to have all of the monument signage the same style but in a color or type of brick that matched the building. The Board Members concurred.

Staff will work with the property owners and Blue Dot Sign to find a color of masonry that will match and compliment the buildings. This matter will be placed on the first September agenda.

#### **Small Cities Grant Park Signage Project**

Administrator Keller reported that last year the Village received a \$10,000 Small Cities Grant from Kane County to install community signage with changeable message boards. Staff has received two proposals and recommends approval of a proposal by Blue Dot Sign Company for an amount not to exceed \$16,635. The Board Members concurred with Staff's recommendation. This matter will be placed on the next consent agenda.

#### **Staff Reports**

Administrator Keller requested prior to adjourning the public meeting the Board consider entering into an executive session to discuss collective bargaining and personnel.

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

Trustee Hacker commented on the fact that some of the Village properties are over grown with weeds. Administrator Keller was aware of that fact. He reported the Public Works Department is currently severely under staffed.

Trustee Hacker discussed the unsightly appearance of an industrial property located on Arrowhead. He informed that Board that there are many trailers with no cabs parked on the street. The street has an appearance of a warehouse or storage yard. Staff will investigate this matter.

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

President Zirk expressed his disapproval with the way in which Baxter & Woodman recently abruptly changed their opinion on the cost and effectiveness of gravel shoulders. He recalled at the open house the engineers stated irrefutably gravel shoulders are better and less expensive.

Committee of the Whole  
Meeting Minutes  
August 9, 2011  
Page 5

Then at the following board meeting they completely changed their opinion and reported that there was very little cost difference or a longevity factor.

Trustee Clark stated that in his past experience dealing with types of matters it is the engineer's preference.

Trustee Mierisch expressed concern with the fact that the Board is making decisions based on the recommendations provided by the consultants. She wants to ensure they are providing them with the facts not information they believe is what the Board wants to hear.

#### **Executive Session**

**A motion was made by Trustee Clark and seconded by Trustee Zambetti to close a portion of the meeting to the public, effective immediately with no business to follow as permitted by 5 ILCS 120/2 (c) (2) collective negotiating and as permitted by 5 ILCS 120/2 © (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village.**

The Board Members along with Administrator Keller, Assistant to the Village Administrator Beith and Village Clerk Meadows went into executive session at 8:43 p.m. and returned to the public meeting at 9:40 p.m.

The Board Members reconvened the public meeting at 9:41 p.m. Roll call: Members present: Trustees Corbett, Clark, Mierisch, Hacker and President Zirk.

#### **Adjournment**

There being no further business to discuss, **a motion was made by Trustee Clark and seconded by Trustee Zambetti to adjourn from the public meeting at 9:42 p.m. Roll call: 4-ayes by unanimous voice vote.**

Respectfully submitted,

Debra Meadows

