

**Village of Gilberts
Committee of the Whole
87 Galligan Road
Gilberts, IL 60136
Meeting Minutes
March 8, 2011**

Call to Order/Pledge of Allegiance

President Zirk called the meeting to order at 7:02 p.m. He proceeded to lead those present in the Pledge of Allegiance.

Roll Call/ Establish Quorum

President Zirk asked Clerk Meadows to call the roll. Roll call: Members present: Trustees Clark, Zambetti, Farrell 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 Consideration

Minutes from the March 1, 2011 Village Board Meeting

President Zirk asked if there were any comments on the minutes. There being no comments this item will be placed on the next consent agenda.

February 2011 Treasurer's Report

President Zirk asked if there were any comments on the February 2011 Treasurer's Report. There were no comments this item will be placed on the next consent agenda.

Ordinance 06-2011, an Ordinance Authorizing the Disposal of Personal Property Owned by the Village of Gilberts

Administrator Keller commented on how the Village had been implementing the Best Management Practice by stripping replacement parts from squad cars that are out of service. He reported that G-2 had been completely cannibalized and staff is requesting authorization to sell the remaining frame for scrap or recycling.

Administrator Keller reported that Chief Williams had drafted a spreadsheet showing the age and mileage of the remaining fleet.

There were no comments. This matter will be placed on the next consent agenda.

Resolution 13-2011, a Resolution approving an agreement with Safety Management Inc.

Administrator Keller reported that since last spring the Village Engineers from Baxter & Woodman had been working with the IEPA and the AEGs to renegotiate the next wastewater treatment plant expansion permit obligations.

Trustee Erbeck arrived at 7:06 p.m.

He continued to report that the IEPA staff was receptive to the Village's approach to phase the improvements in over time. However the AEGs recently expressed opposition, including one request that imposed even more requirements. The IEPA is unwilling to move forward without the blessing of the Advisory Environmental Groups.

Staff recently was made aware of Safety Management Inc., which is a firm that specializes in working through the state agencies' approval process. He proceeded to introduce Mr. Gregg Swenson. Mr. Swenson discussed his proposal to navigate the IEPA's approval process and secure the needed permit amendment.

The Board concurred to place this matter on the next consent agenda.

Resolution 14-2011, a Resolution approving the Pavement Management Report

Trustee Clark disapproved of the pavement management plan. He commented that the plan was fluff and just noted guidelines. Trustee Clark would like to see the Board adopt a real road program plan.

There was some discussion on the pending referendum and the effect the outcome will have on the resurfacing program options.

President Zirk did not see the harm in adopting the pavement management report and waiting to see the outcome of the referendum.

This matter will be placed on the next agenda.

Resolution 15-2011, a Resolution authorizing payment of the Hill-Newby Recapture

Administrator Keller commented on the discussion at last week's meeting regarding the Hill-Newby Recapture Agreement. He reported that the agreement proposed paying the recapture fees as an element of a TIF-funded project to encourage connection to the water mains, improving the potential of the properties while reducing the out-of-pocket costs to owners.

Administrator Keller recommended waiting on acting on it until after the conclusion of the referendum process.

President Zirk asked Mr. Hill if he had seen the agreement and if he was in favor of what was being proposed. Mr. Hill acknowledged that he had seen the agreement and he was in favor of the proposal.

Trustee Clark asked if the agreement proposed the Village pay off the recapture fees and not pass the cost on to anyone else. President Zirk responded that the Village may or may not pass the cost on.

Trustee Clark asked what was the incentive. Administrator Keller replied that part of the reason the original TIF District was created was to relieve some of the cost associated with connecting to the water system. In addition by acting on this matter now it relieves part of the interest cost by not allowing it to accelerate at a rate of 7% a year.

Trustee Erbeck asked why the Board would want to consider using taxpayer dollars to pay back something that is not being used today and has no plan to be used tomorrow. Trustee Erbeck stated that he did not initially have a problem with the agreement. However, he has had time to think about and talk to people and now has some concerns.

Trustee Erbeck commented on the fact that the water is there and the opportunity for people to tap-on are available. In addition, there are incentives in place. Trustee Erbeck is questioning what benefits there is to the Village and the residents for writing a \$162,000 check. President Zirk discussed the benefits to the current or future property owners. He noted that the funding was coming from money generated by the development of a TIF District and can only be used to benefit the TIF District.

A lengthy discussion ensued with respect to stimulating redevelopment and commercial growth along Route 72 by improving the infrastructure. President Zirk noted that Mr. Hill is just asking for the same opportunity the Village would offer a new business.

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The Board Members along with Administrator Keller discussed in length the original Plote project that would have generated enough TIF dollars to fund the extension of the water and sewer to the Industrial area. They went on to discuss why the TIF District was created. President Zirk recalled that he was not in favor of creating the TIF District three years ago.

Trustee Clark commented on the need to bring the sewer to all the Industrial properties. Mr. Hill discussed his reasons for tapping onto the Villages water system. He noted that the water service was more important to the success of his business than tapping onto the Village's sewer system.

There was some discussion with respect to the creation of an SSA which had been discussed with the industrial property owners in the past. However, the property owners were opposed. Trustee Erbeck commented on the fact that if water and sewer was expanded to the industrial properties their land values would increase. President Zirk did not believe this was the opportune time to mandate industrial property owners tap-on to the Village's water and sewer systems.

A discussion ensued on multi-unit building's tap-on fees. Trustee Erbeck reported the fees are not charged per unit they are calculated on the square footage of the building.

There being no further discussion this matter will be placed on the next agenda.

Staff Reports

Administrator Keller reported on the 2011 Blizzard cost. The total dollar amount including staff overtime is \$17,602.93.

Trustee Farrell inquired about the status of the Village Wide Clean-up. Clerk Meadows reported that one of the Boy Scout Leaders has expressed interest in participating in the event. Clerk Meadows will contact them.

Trustee Zambetti suggested that in the future the Community Days Committee might want to consider holding the festival on the same dates as the Muddie Buddie Event.

Village Clerk Meadows provided the Board with an update on the Community Days Event. Administrator Keller asked the Board for direction on how involved they want to be in the planning process. The Board Members would like staff periodically to provide them with updates. In addition, to reduce staff exposure the Board will approve any contracts and any expenses that will use Village funds.

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Clerk Meadows reported that last year the Committee made \$361.39 which included paying for Police and Public Works wages.

There was some discussion about parking and the possibility of providing shuttle service.

Trustee Erbeck suggested charging a fee for beer bracelets. The proceeds could be used to offset some of the festivals expenses.

There being no further business to discuss, **a motion was made by Trustee Clark and seconded by Trustee Erbeck to adjourn from the public meeting at 8:44 p.m.** Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows

