

VILLAGE OF GILBERTS

VILLAGE BOARD WORK SESSION

March 27, 2007

7:30 p.m.

CALLED TO ORDER:

Village President Wajda called the meeting to order at 7:30 p.m.

ROLL CALL:

Members present: Trustees Boytor, Lindoerfer, Mierisch, Mueller, Zambetti and Trustee Mengarelli. Absent: President Wajda. Others present: Village Administrator Ray Keller, Finance Director Marlene Blocker, Police Chief Mike Joswick and Village Clerk Darlene Mueller. (Members of the public see attached list).

(In President Wajda's absence, Trustee Zambetti was appointed President Pro Tem at the last Board Meeting on March 20, 2007.)

A motion was made by Trustee Mueller and seconded by Trustee Mengarelli to table Agenda item #1 to Agenda item #3. Roll call: Vote: 6-ayes (Trustees Boytor, Lindoerfer, Mierisch, Mueller, Zambetti and Mengarelli), 0-nays, 0-abstained. Motion carried

RESPONSE FROM NEUMANN HOMES ON HELICAL PIERS

Trustee Mengarelli recused himself from the Board due to financial interest with Neumann Homes and sat with the audience.

Mr. Doug Nataluk, Neumann Homes, responded to Neumann's letter to the Board dated March 21, 2007. The intent of their letter was to clarify as well as resolve any outstanding issues that the Village Board or Staff may have with the helical pier system. Additional information was provided on "Helical Pile Quality Assurance", Helical Pile Installation" and Helical Torque Anchors Specifications". Mr. Nataluk addressed No. 3 in his memo relative to the piers being grouted. Mr. Nataluk informed the Board that after a conversation with Village Engineer Brian Bromley that helical piers were used in residential as well as in commercial when he was advised had reversed his position on grouting the piers and that the Board will be receiving a memo from Baxter and Woodman. Mr. Pat Donlea, United Structural, representing Neumann Homes went into details on the specifications. Trustee Mueller suggested that the Board receive the Village engineer's comments relative to grouting before the Board can change their position.

Mr. Donlea addressed Deputy Building Commissioner Swedberg's concern on the soils that do not have the density or capacity required for bearing, which, in turn, not make an acceptable earth ground path for electrode and the best method would be the connection points welded. Discussion followed using a clamp as long as it did not deteriorate in the concrete. Trustee Boytor, with the concurrence of the Board, recommended that an aluminum clamp be used. Mr. Donlea further discussed technical specifications relative to helical piers.

Mr. Nataluk also agreed that Neumann Homes would provide in writing full disclosure of the helical pier system to the homeowner and the Homeowners Association.

Mr. Nataluk mentioned either Baxter and Woodman or B & F Services will be doing the inspections and that Neumann Homes has offered a ten (10) year structural warrantee on their homes and the helical piers are warranted for fifteen (15) years.

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J.S. RIEMER AGREEMENT FOR ROUTE 72 AND TYRRELL ROAD

Administrator Keller explained due to outstanding issues relative to Route 72 and Tyrrell Road, the Village and Mr. Riemer have been working toward an agreement on the dedication of rights-of-way and easements to the Village, Kane County and IDOT for said intersections. Other issues consist of code violations which have been addressed with Mr. Riemer. Discussion followed on asphalt grindings which Mr. Riemer has stated were to be used for future roads. Discussion followed on screening of equipment on Riemer property. Administrator Keller is aware of this matter.

FISCAL YEAR 2007 – 2008 BUDGET

Administrator Keller using a projector, presented the second revised draft budget which outlined the Board's request of each department absorbing their own expenses. Capital and restricted funds were not part of the General Fund. The Board went through revenue portion of the budget and discussed shortages in sales tax revenue due to a major sales tax revenue generator's sales reflecting a lower figure than last year. Also in questions were building fees for 2007-2008. Questions and answers followed on the various line items on departments.

Lengthy discussion followed on the deficit in the Water Fund and what is causing it. Using the flow chart created by Trustee Boytor, calibration of meters, and information from Illinois American Water, discussions with Baxter and Woodman, the problem still could not be defined. After further discussion, it was the consensus of the Board that Administrator Keller meet with Staff to discuss this matter using Trustee Boytor's flow chart and all other related documents. Administrator Keller would then bring his findings to the Board at the next work session meeting.

Trustee Lindoerfer left the meeting at 8:38 p.m.

Administrator Keller reviewed the Capital Projects list with the Board and discussion followed on purchasing versus renting certain equipment. After a discussion, it was the consensus of the Board to forward their priority list to Administrator Keller.

OTHER VILLAGE BUSINESS

Trustee Mengarelli reported at the B/Z/P/D Committee meeting, it was the consensus of the Committee that a Resolution be adopted to deny Mad Outdoor Sign's requested variance. This decision was made from a memo from Attorney McDonald outlining her findings and case law.

Trustee Mengarelli reported at the B/Z/P/D Committee meeting, that a zoning ordinance be created to regulate "Charity receptacles" that are installed without Village permission.

A discussion followed on the logo and having a logo that related to the Village's history. Any suggestions should be forwarded to Administrator Keller.

Trustee Mierisch informed the Board that CERT is continuing to move along and a flyer will be posted by the fence entrance at the Easter Egg Hunt to obtain more interest from residents. They have approximately four or five residents who are interested in the CERT's program.

Administrator Keller informed the Board that he had a productive meeting with Neumann Homes and there was a water issue at the new school which should not affect anyone.

A motion was made by Trustee Mueller and seconded by Trustee Mengarelli that a portion of the meeting be closed to the public, effective immediately with business to follow and as permitted by 5 ILCS 120/2 (c) (2) to discuss Collective Bargaining. Roll call: Vote: 5-ayes (Trustees Boytor, Mierisch, Mueller, Zambetti and Mengarelli) 0-nays, 0-abstained, 0-absent. Motion carried. The Board recessed and went into Executive Session at 9:40 p.m. and returned to the public meeting at 9:47 p.m.

A motion was made by Trustee Mengarelli and seconded by Trustee Mueller to reconvene to the public meeting. Roll call: Vote 5-ayes (Trustees, Mierisch, Lindoerfer, Mueller, Zambetti and Mengarelli), 0-nays, 0-abstained, 0-absent. Motion carried.

President Pro Tem Zambetti asked for a roll call from Clerk Mueller. Clerk Mueller called the roll with every Board member present at the public meeting except Trustee Lindoerfer.

After a brief conversation, the Board instructed Administrator Keller to adjust the salary as discussed.

ADJOURNMENT:

There being no further business, **a motion was made by Trustee Mierisch and seconded by Trustee Zambetti to adjourn the Work Session meeting.** Roll call: Vote: 5-ayes (Trustees Lindoerfer, Mierisch, Mueller, Zambetti and Mengarelli), 0-nays, 0-abstained. Motion carried. Adjournment time: 9:48 p.m.

Respectfully submitted,

Darlene Mueller, Village Clerk

3/28/07