

VILLAGE OF GILBERTS

VILLAGE BOARD WORK SESSION MEETING

July 8, 2008
7:30 A.M.

CALLED TO ORDER:

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

ROLL CALL/ESTABLISH QUORUM:

Members present: President Wajda, Trustees Mierisch, Mueller, Zambetti, and Mengarelli, Absent: Trustees Erbeck and Garcia. Village Administrator Ray Keller, Administrative Intern Kyle Cratty, Finance Director Marlene Blocker, Police Chief Mike Joswick and Village Clerk Darlene Mueller. President Wajda declared a quorum present. (Members of the Public see attached list.)

A motion was made by Trustee Mueller and seconded by Trustee Mengarelli to allow Trustee Erbeck to attend the Village Board Work Session by telecommunications. Discussion followed on not having policy set in place and the importance of attending board meetings. The Board felt the telecommunication should be utilized when emergency meeting are called. After further discussion, President Wajda asked the Clerk to call the roll. Roll call: Vote: 0-ayes, 4-nays (Trustees Zambetti, Mierisch, Mengarelli and Mueller), 0-abstained. **Motion failed.** President Wajda further discussed his concern about this matter.

REDEVELOPMENT IN THE INDUSTRIAL PARKS

Administrator Keller explained the copies in the Board's packets were discussed at the last Economic Development Committee meeting relative to road construction, water extension and sanitary sewer extension in the Industrial Park.

The road extension would include West End Drive, Center Drive, East End Drive, Sola Drive and Industrial Drive, including storm sewer/drainage improvements. The cost would be \$3.8 million plus \$500,000.00 for streetscape/entrance improvement; \$4.3 million bond at 7% for 20 years debt service totally \$405,890.00 annually. Seventy-one parcels using a road SSA would cost \$5,717.00 annually for each parcel. Funding would be through a SSA (Special Service Area) to pay for the road bond debt service and the TIF taking over the loan payments in five or seven years.

The water extension would include water mains along portions of Industrial Drive, East End Drive and West End Drive and Sola Drive. The cost would be \$2,017 million including engineering and excluding private hook-on costs. Utilizing the EPA loan at 3% for 20 years would constitute a \$135,594 annual debt service. Dividing the amount between 40 parcels in a Water SSA (Special Service Area) would cost \$3,390 annually for each parcel. Upfront cost of \$10,410 would include \$2,565 for Mobile recapture; cost for water service installation and for abandoning a well; and Village capital connection (tap-on) fee. Funding would establish a SSA for 40 parcels. The SSA would pay loan payments for IEPA for 20 years and Newby-Hill recapture and capital connections fee to be paid over 5 years. The TIF would take over water loan payments approximately in the year 2015.

The sewer extension would serve properties along West End Drive, Center Drive, and East End Drive. The cost would be \$623,000 including engineering but excluding private hook-on costs. Utilizing the IEPA loan at 3% for 20 years would cost \$1,821 annually for 23 parcels. There would also be a \$9,087 upfront cost to connect to the sewer system. The up-front cost would include sanitary service installation which includes \$660.00 estimated to abandon septic and Village capital connection (tap-on) fee. Funding would include an SSA for 23 parcels. The SSA would pay for the loan payments to IEPA for 20 years and the capital connection fee for 5 years through the SSA. The TIF would takes over water loan payments approximately in the year 2015.

Administrator Keller discussed the draft payment concept for the Road-Water-Sewer-Projects for the Industrial Park and a draft TIF vs. Debt Payment (see attached).

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Lengthy discussion followed among the Board members on creating a TIF District before receiving a commitment from the business owners. As explained previously once the TIF District is formed, the Village can no action until the TIF generates increments. Discussion followed if a TIF district can be put off at this point in time. Administrator Keller explained that the SSA's need to be implemented for the full 23 years to insure a funding mechanism. Once the TIF increments start building up, the IEPA loan being paid by the SSA can start paying for the water loan payment which then reduces the SSAs.

Discussion followed on the number of businesses that would be affected by the SSA. Administrator Keller explained that the business will choose what SSAs' they want. A declaration of consent from each owner was suggested. Administrator Keller will consult with Attorney Tappendorf on the validity of this form.

Discussion followed on the different size parcels and each business paying their fair share. Discussion followed on use a F.A.R. (floor ratio area) and trip generation rate. The Board was comfortable with this method.

The Board directed Staff to send a letter to the business owners with very detailed costs to allow them to make an informed opinion.

Discussion followed on the Village's financial obligation to help the business owners. An engineering study was instituted to begin the process of sewer and water by the Village. By the Village establishing a TIF district is another avenue to help pay for the infrastructure.

The subject of a portion of Route 72 to the railroad tracks was discussed which needs to be funded.

Trustee Mengarelli expressed his concern about having the business owners consent first before the TIF is established and felt it would be hard for him to support the TIF District.

Trustee Zambetti understood the concerns of certain businesses not wanting to participate; however, he expressed the need for the Board to be driven to do what is best for the Village and the importance of having water and sewer.

President Wajda directed Staff to put all the numbers together with accurate figures to send to the business owners.

OTHER VILLAGE BUSINESS

Trustee Mengarelli discussed the plan for Tyler Creek Concept Plan. He expressed his concern on 10 units per acre producing a high multi-family count; land verses a cash donation; and access ability not interconnecting throughout the Village. Administrator Keller explained the plan was in the concept stage and detailed drawings have not been submitted at this time.

Trustee Mueller stated he received a call from a farmer requesting to farm land in the Village. Staff will look into this request.

A motion was made by Trustee Mueller and seconded by Trustee Mengarelli to close a portion of the meeting to be closed to the public, effective immediately with no business to follow as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against, affecting the Village which has been filed and is pending and as permitted by 5 ILCS 120/2/(c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village. Roll call. Vote: 4-ayes (Trustees Zambetti, Mueller, Mierisch, and Mengarelli), 0-nays, 0-abstained. Motion carried. The Board recessed and went into Executive Session at 9:15 p.m. and returned to the public meeting at 9:29 p.m.

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A motion was made by Trustee Mueller and seconded by Trustee Mierisch to reconvene to the public meeting. Roll call: Vote 4-ayes (Trustees Mierisch, Mueller, Mengarelli and Zambetti), 0-nays, 0-abstained, 0-absent. Motion carried.

President Wajda asked for a roll call from Clerk Mueller. Clerk Mueller called the roll with every Board member present at the public meeting.

There being no further business, **a motion was made by Trustee Mengarelli and seconded by Trustee Mueller to adjourn the meeting.** Roll call. Vote: 4-ayes (Trustees Zambetti, Mueller, Mierisch, and Mengarelli), 0-nays, 0-abstained. Motion carried Adjournment time: 9:29 p.m.

Respectfully submitted,

Darlene Mueller
Village Clerk