



**MINUTES FOR VILLAGE OF GILBERTS  
BOARD OF TRUSTEES MEETING  
Village Hall: 87 Galligan Road, Gilberts, IL 60136  
Meeting Minutes  
Tuesday, March 5, 2019**

**1. 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.

**2. ROLL CALL / ESTABLISH QUORUM**

Village Clerk Courtney Nicholas called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker, and President Zirk. Others present: Village Administrator Brian Bourdeau, Village Attorney Julie Tappendorf, and Finance Director Taunya Fischer.

**3. PUBLIC COMMENT**

There were no public comments at this time.

**4. CONSENT AGENDA**

- A. A Motion to approve Minutes from the February 19, 2019 Village Board Meeting
- B. A Motion to approve Bills & Payroll dated March 5, 2019
- C. A Motion to approve Resolution 03-2019, a Resolution approving the CY 2019 Recreational Programming Agreement with the Golden Corridor Family YMCA
- D. A Motion to approve Resolution 04-2019, a Resolution approving the CY 2019 Recreational Programming Agreement with Bison Baseball and Tri-Cities Baseball

President Zirk asked if any of the board members had any consent agenda items they wished to remove for separate consideration. After hearing none, asked for a motion to approve.

**A Motion was made by Trustee Zambetti and seconded by Trustee Allen to Approve Consent Agenda Items 4A-D as presented.** Roll call vote: Trustees Corbett, Allen, Zambetti, Farrell, Hacker, and Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

**5. ITEMS FOR APPROVAL**

- A. Public Hearing on a Proposed Second Amendment to the Annexation and Development Agreement for the Conservancy Development –

**A Motion was made by Trustee Corbett and seconded by Trustee Kojzarek to open the Public Hearing for the Proposed Second Amendment to the Annexation and Development Agreement for the Conservancy Development at 7:02 p.m.** Roll call vote: Trustees Corbett, Allen, Zambetti, Farrell, Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

Village Attorney Tappendorf provided an overview of the proposed amendment. This second amendment would add a subsection to the annexation agreement for the Conservancy Development that would provide flexibility in the schedule for the public improvements while still providing control to the Village Board in approving any schedule modifications. If this proposed amendment were to be approved, any time the developer sought to make a change to any of the dates, it would require Board action by resolution in order to be approved.

President Zirk stated that the changes that may be requested would still require Board approval but approving this amendment would expedite the processes and eliminate the costs of publishing public notices in the paper each time. President Zirk asked if there were any public comments at this time.

Gilberts resident, Dan Pace, approached the Board and handed out a copy of a report that included all of the Gilberts Development LLC escrow transactions that had been provided to Mr. Pace in response to a FOIA request that was submitted to the Village. Mr. Pace stated a two-year deadline came and went on January 31<sup>st</sup> on the Freeman Road improvements. Mr. Pace stated that he was glad to hear that the Board might not take action until the Gilberts LLC account was made current and that, as of yesterday, the account is now current with a balance of \$5,000.00. Referencing the report of escrow transactions, Mr. Pace stated that, as of 7/17/2013, of the 2,056 days has been open it has been in the negative 1,039 days. Mr. Pace then stated that his question is what is the exact scope of work for the Freeman Road project.

**A Motion was made by Trustee Hacker and seconded by Trustee Farrell to close the Public Hearing for the Proposed Second Amendment to the Annexation and Development Agreement for the Conservancy Development at 7:09 p.m.** Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett, Allen voted Aye. 0-nays, 0-abstained. Motion carried.

B. Ordinance 02-2019, an Ordinance Approving a Second Amendment to the Annexation and Development Agreement for the Conservancy Development –

**A Motion was made by Trustee Corbett and seconded by Trustee Zambetti to approve Ordinance 02-2019, an Ordinance Approving a Second Amendment to the Annexation and Development Agreement for the Conservancy Development.** Roll call vote: Trustees Farrell, Hacker, Kojzarek, Corbett, Allen, Zambetti voted Aye. 0-nays, 0-abstained. Motion carried.

## 6. ITEMS FOR DISCUSSION

There were no items for discussion at this time.

## 7. STAFF REPORTS

### Administrator Bourdeau

- The first draft of the budget will be presented at the next Board meeting.

- The latest update for the well drilling is that they are at 1,215 feet and are now in the water-producing layer.
- The owner of the area with the Gilberts Town Center Duplexes is still working with a prospective builder to tailor the product to minimize any variations that they would need on their product proposal. As soon as they get their final feedback on that, Staff will go ahead and schedule a Plan Commission Meeting
- Trustee Hacker asked if Administrator Bourdeau was able to get a hold of the labor organizations to see if they had any concerns with the Village funding a one-time appreciation payment to full time employees. Administrator Bourdeau stated that he had and that there were no concerns. Trustee Hacker then asked where the Village was in the current budget and Administrator Bourdeau stated that there should be sufficient funds available in the personnel and benefit accounts of the Village to cover any cost should the Board elect to make that policy decision. President Zirk directed Staff to put this item on the next workshop agenda for discussion to see if there would be a majority of the Board that would concur with Trustee Hacker’s proposal.
- President Zirk asked Administrator Bourdeau if he could get something from Manhard Engineering on the status of Freeman Road.

## 8. TRUSTEES REPORTS

### Trustee Corbett

- Advised that he will not be present at the next meeting.

## 9. PRESIDENTS’ REPORT

President Zirk announced that Gilberts was ranked the 2<sup>nd</sup> safest community in the state. He stated that this is a reflection on the police department and residents that work together to make Gilberts such a safe community.

## 10. EXECUTIVE SESSION\*

An executive session did not take place.

## 11. ADJOURNMENT

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Farrell to adjourn from the public meeting at 7:20 p.m.** Voice vote carried unanimously.

Respectfully submitted,

*Courtney Nicholas*

Courtney Nicholas  
Village Clerk