



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
TUESDAY, August 1, 2023
Village Hall: 87 Galligan Road, Gilberts, IL 60136

Trustee Allen submitted a request to participate in the meeting remotely. President Zambetti asked the other members of the board if they would allow this.

A motion to allow Trustee Allen to participate in the Board Meeting remotely was made by Trustee Redfield and seconded by Trustee Chapman. Voice vote of present Trustees carried the motion, - Aye: (4) Trustees Chapman, Vanni, Redfield, and Marino, / Nay: 0 /Absent: (1) Coats /Abstained: 0.

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

President Zambetti 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 Administrator Brian Bourdeau called roll. Roll call of Board members present: Trustees, Chapman, Vanni, Allen, Redfield, and Marino were present, as was President Zambetti. Also present was Management Analyst Riley Lynch. Trustee Coats was absent.

3. PRESENTATION BY STATE REPRESENTATIVE NESS

State Representative Suzanne Ness announced that the Illinois General Assembly has allocated \$200,000 to the Village of Gilberts to use towards infrastructure. She said that a member of her office will be in touch with Village staff soon about receiving those funds.

President Zambetti and the Board thanked Representative Ness for her efforts and her involvement in the community.

4. PUBLIC COMMENT – None.

5. CONSENT AGENDA

- A. A Motion to approve Minutes from the July 18, 2023 Regular Village Board Meeting
- B. A Motion to approve Bills & Payroll dated August 1, 2023
- C. A Motion to approve the June 2023 Treasurer's report

President Zambetti asked if any Board member wished to remove an item from the Consent Agenda. No removals were requested.

A Motion to Approve Consent Agenda items 5.A-C as presented was made by Trustee Chapman and seconded by Trustee Redfield. Roll call votes - Aye: (5) Trustees Chapman, Vanni, Allen, Redfield, and Marino, / Nay: 0 /Absent: (1) Coats /Abstained: 0

6. ITEMS FOR APPROVAL

A. An Ordinance Amending the Budget for The Fiscal Year Ending December 31, 2023 (Ord 14-2023)

A Motion to approve item 6.A as presented was made by Trustee Chapman and seconded by Trustee Vanni. Roll call votes - Aye: (5) Trustees Chapman, Vanni, Allen, Redfield, and Marino, / Nay: 0 /Absent: (1) Coats /Abstained: 0

B. A Motion to approve an Agreement with Dahm Enterprises for Sludge Hauling Services in an Amount Not to Exceed \$60,000 (Resolution 21-2023)

Trustee Marino asked what this is in reference to. President Zambetti and Administrator Bourdeau explained that this is for removal of sludge from the waste water treatment plant due to regular treatment operations.

Trustee Vanni asked what the \$60,000 covers. Administrator Bourdeau detailed that it covers the entire removal process including pumping out sludge from the waste water plant, transportation, and then application of the sludge to farm fields.

Trustee Marino asked what this cost last year. Trustee Allen responded saying \$55,000 and Administrator Bourdeau agreed.

Trustee Vanni noted that in many cases farmers would pay for the waste to then apply for their fields.

Trustee Marino expressed an interest in local farms getting the waste over nonlocal farms. Administrator Bourdeau noted that Dahm is in charge of removal and determining where it goes.

A Motion to approve item 6.B as presented was made by Trustee Vanni and seconded by Trustee Chapman. Roll call votes - Aye: (5) Trustees Chapman, Vanni, Allen, Redfield, and Marino, / Nay: 0 /Absent: (1) Coats /Abstained: 0

7. ITEMS FOR DISCUSSION – None

8. STAFF REPORTS

Analyst Lynch detailed that the Village's Fishing Derby will take place Saturday August 12th.

He also detailed a proposed change coming to the Conservancy Public Park Project. The change is to swap out one of the tennis/pickleball courts for 4 standalone pickleball courts. He asked for the Board's feedback on the change, and the Board agreed with the proposed change.

Administrator Bourdeau reported a number of items:

- The upcoming August 15th Board Meeting will be a joint meeting with the Plan Commission to discuss the draft Comprehensive Plan. A draft of the Plan will be sent out before the meeting for the Board and Plan Commission to review.
- Staff have received complaints about unkept utility equipment, boxes, and lines throughout the Village. He noted that staff have been in contact with various utility companies, and he encouraged anyone who has experienced recent trouble with unkept utilities to inform staff.
- Staff is working with neighboring communities on updating a few of the Village's boundary agreements.
- The outdoor fitness court is scheduled to be completed by the end of September.
- The Village's advisor on debt service Speer Financial approached the Village and detailed an opportunity to refinance the SSA 15 bonds that covers Town Center. Speer Financial is tentatively scheduled to give a presentation of this at a September Board Meeting.
- The state added another reason that would allow an elected official to request to participate remotely in a public meeting – unexpected childcare obligations.
- He then gave an overview of the financial report from Community Days.

9. TRUSTEE REPORTS

Trustee Vanni expressed concerns with overgrowth and unkept vegetation around town. Particularly along paths in the Prairie Business Industrial Park. President Zambetti described that he has contacted the industrial park association about the same concerns. Trustee Vanni asked what capacity the Village has to enforce an association's maintenance responsibilities. Trustee Marino echoed Trustee Vanni's question. Administrator Bourdeau explained that there are typically provisions in a development agreement for the Village to step in and take over maintenance, but it varies across different development agreements. He also detailed that staff will look into options.

Trustee Marino expressed concerns about parkway trees that need to be trimmed. President Zambetti and Administrator Bourdeau detailed that staff is already preparing a solution to this concern by engaging a tree maintenance contractor. Administrator Bourdeau noted that more information about this will be discussed in the next few weeks.

Trustee Allen reminded the board that the Northern Kane County Chamber of Commerce is hosting a casino night fundraiser on August 10th.

Trustee Redfield detailed that there will be a bags tournament fundraiser on September 9th to raise funds for local cancer survivors. He noted that more details will be shared in the next few weeks.

10. PRESIDENT'S REPORT

President Zambetti reported that a resident had reached out with concerns about being unable to expend their driveway due to lot coverage restrictions in Dunhill Estates. He noted that this issue has been coming up more and more. He then asked the board if anyone was interested in amending the lot

coverage restrictions for the neighborhood or if the board is more comfortable with individuals going through the variance process. After brief discussion, the Board agreed that if the majority of a subdivision petitioned for a text amendment, then they would review it, however the variance process is what residents should use to seek zoning relief for the time being. Administrator Bourdeau noted that variances are designed to remedy an unduly burdensome hardship not caused by the applicant, rather than getting around regulations they don't like.

11. EXECUTIVE SESSION - None

12. ADJOURNMENT

There being no further public business to discuss, a motion to adjourn from the public meeting was made by Trustee Allen and seconded by Trustee Chapman at 8:11 p.m. Voice vote carried unanimously, - Aye: (5) Trustees Chapman, Vanni, Allen, Redfield, and Marino, / Nay: 0 /Absent: (1) Coats /Abstained: 0

Respectfully submitted,

Riley Lynch

Riley Lynch
Management Analyst