



VILLAGE OF GILBERTS
VILLAGE BOARD MEETING MINUTES
Tuesday, November 19, 2024
Village Hall: 87 Galligan Road, Gilberts, IL 60136

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE:

President Zambetti called the meeting to order at 7:00 PM. He proceeded to lead those present in the Pledge of Allegiance.

2. ROLL CALL / ESTABLISH QUORUM:

Village Clerk Lynda Lange called roll. Roll call of Board members present: Trustees, Chapman, Vanni, Allen and Redfield were present, as was President Zambetti. Also present was Village Administrator Brian Bourdeau, Management Analyst Riley Lynch, Finance Director Taunya Fischer, and Village Clerk Lynda Lange. Also present was Julie Tappendorf, Village Attorney. Trustees Coats & Marino were absent.

3. PUBLIC COMMENT:

There was no public comment.

4. PROCLAMATION AND RECOGNITION:

A. Recognition of Gilberts Resident Max Winemiller: Max Winemiller volunteered his time to perform grounds clean up in the community. President Zambetti presented a Certificate of Recognition for his efforts.

B. Proclamation Recognizing the 2024 Jr. Whip-pur Season: One of the team coaches provided an overview of the hard work and dedication of his team during the 2024 Season. The Whip-Purs were awarded a certificate of recognition for the successful season.

5. PUBLIC HEARING ON THE PROPOSED 2024 TAX LEVY:

6. CONSENT AGENDA:

A. A Motion to approve minutes from the November 5, 2024 Board Meeting.

B. A Motion to approve Bills & Payroll dated November 19, 2024.

C. A Motion to approve the October 2024 Treasurer's Report.

D. A Motion to approve Ordinance 19-2024, an Ordinance Approving the 2024 Tax Levy.

E. A Motion to approve Ordinance 20-2024, an Ordinance Providing for Issuance of Not to Exceed \$ 7,500,000 Village of Gilberts, Kane County, Illinois, Special Service Area Number Nine Special Tax Refunding Bonds, Series 2024 (Big Timber Project) and Providing for the Levy of a Direct Annual Tax on Taxable Property in Such Special Service Area for the Payment of Principal of and Interest on such bonds.

- F. A Motion to approve Resolution 40-2024, A Resolution Approving an Agreement for Administrative Services Between the Village of Gilberts and Municap, Inc.
- G. A Motion to approve the Calendar Year 2025 Meeting Schedule.

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. 4.(A-G), as presented, was made by Trustee Chapman, seconded by Trustee Allen. Roll call votes – Aye: (4) Trustees Chapman, Vanni, Allen & Redfield. Nay: (0) / Absent: (2) Trustees Coats & Marino / Abstain: (0).

7. ITEMS FOR APPROVAL:

- A. An Ordinance Approving a Variance from the Gilberts Unified Development Ordinance for 41 Prairie Parkway (DSI Turf) (*Ordinance 21-2024*).

A Motion to Approve Ordinance 21-2024, (a Variance Request (DSI Turf for 41 Prairie Pkwy) was made by Trustee Allen, seconded by Trustee Vanni. Roll call votes – Aye: (4) Trustees Chapman, Vanni, Allen & Redfield. Nay: (0) / Absent: (2) Trustees Coats & Marino / Abstain: (0).

- B. An Ordinance Approving a Variance from the Gilberts Unified Development Ordinance for 717 Kerry Court (*Ordinance 22-2024*).

A Motion to Approve Ordinance 22-2024, (a Variance Request for 717 Kerry Ct.) was made by Trustee Chapman, seconded by Trustee Redfield. Roll call votes – Aye: (4) Trustees Chapman, Vanni, Allen & Redfield. Nay: (0) / Absent: (2) Trustees Coats & Marino / Abstain: (0).

- C. An Ordinance Approving a Special Use Permit and a Plat of Consolidation for Lots 23 and 24 of the Riemer Centre Industrial Park (*Ordinance 23-2024*).

A Motion to Approve Ordinance 23-2024, (a Variance Approving a Special Use Permit and a Plat of Consolidation for Lots 23 & 24 of the Riemer Centre Industrial Park) was made by Trustee Allen seconded by Trustee Chapman. Roll call votes – Aye: (4) Trustees Chapman, Vanni, Allen & Redfield. Nay: (0) / Absent: (2) Trustees Coats & Marino / Abstain: (0).

8. ITEMS FOR DISCUSSION:

- A. **Discussion of a Request to Amend SSA 25 to Modify Supplemental Advance Terms to Authorize the Inclusion of Potential Cost Overruns for Eligible SSA Improvements.**

Tom Burney, a representative of Moda Homes was present with Troy Mertz of Moda Homes to discuss and present information on their request to Amend the SSA 25 to add supplemental terms for authorization to allow for inclusion of cost overruns as eligible expenses.

The Board agrees to proceed with supplemental terms as reviewed and provided by the Village of Gilberts attorney.

B. Discussion of the Proposed CY 2025 Budget.

Village Administrator, Brian Bourdeau provided an overview on the previously presented budget numbers and plans as reviewed and discussed by Administration, Public Works and Police Departments. Park Benches were discussed and requested to add to the 2025 Budget. A final draft will be presented to the Board at the December 3, 2024 meeting for approval. There was also discussion on reactivating the position of Assistant Village Administrator whose responsibilities would include overseeing a Community Development Division including but not limited too Building and Permits, Zoning & Code Enforcement and supervision of relevant staff.

9. STAFF REPORTS:

- **Village Clerk Lynda Lange:** Reminder that the final day for submission of election packets was on November 18, 2024. After the required 5-day objection period (November 25, 2024), the candidate/ballot information will be forwarded to the Kane County Clerk's office.
- **Management Analyst Riley Lynch:** Advised the Board that Bespoke will be at the December 3, 2024 board meeting for approval. Bespoke attended the November 13, 2024 Plan Commission Meeting to give a presentation. Riley advised the board that the 2025 Draft Calendar has been completed and will be sent to all Board members to review and comment.
- **Village Administrator Brian Bordeau:** Advised the board that an update to the Building Code will be needed and will be a project that will take several months to complete. It was noted that a Holiday luncheon has been scheduled on Monday December 23, 2024 at Jimmy's Charhouse.
- **Finance Director Taunya Fischer:** Informed the Board that the annual Audit will be coming soon.

10. TRUSTEE REPORTS:

- **Trustee Vanni:** Provided an update on the project plan for the Tyrell Project, noting that there is an engineer working on the project and he is expecting an update will be available approximately mid-December at which time a preliminary project plan would be available.
- **Trustee Redfield:** Asked if there have been any updates on the Binnie/Freeman intersection from the County. He would also like to find out on any plan to connect paths on the West side of Tyrell.

11. PRESIDENT'S REPORT:

President Zambetti informed the Board that he was in attendance at the Kane County Zoning Board meeting where the Solar Farm at the corner of Big Timber was passed. This will now appear on the agenda at the Kane County Board for approval on December 10, 2024 where it is expected to pass.

Motion by Trustee Vanni and seconded by Trustee Allen to close the Open Meeting and move to Executive Session pursuant to Section 2(C1E) of the Open Meetings Act to discuss employee compensation & evaluation of a Village employee. Roll call vote: Trustees, Chapman, Vanni, Allen & Redfield. Voted Aye (4) / Nay: 0 / Absent: (2) Trustees Coats & Marino / Abstained: 0 / Time: 8:12p.m.

12. EXECUTIVE SESSION:

Motion by Trustee Vanni and seconded by Trustee Allen to move to Executive Session pursuant to Section 2(C1E) of the Open Meetings Act to discuss employee compensation & evaluation of a Village employee. Roll call vote: Trustees, Chapman, Vanni, Allen & Redfield. Voted Aye (4) / Nay: 0 / Absent: (2) Trustees Coats & Marino / Abstained: 0 / Time: 8:13p.m.

The Open Meeting resumed at 8:22 p.m. Village Clerk Lynda Lange called roll. Roll call of board members present: President Zambetti and Trustees Chapman, Allen, Chapman, and Redfield were present. Trustees Coats & Marino were absent.

13. 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 Redfield at 8:23 pm. Voice vote carried unanimously, - Aye: (4) Trustees Chapman, Vanni, Allen, & Redfield. / Nay: 0 / Absent: (2) Trustees Coats & Marino / Abstained: (0)

The meeting ended at 8:23pm.

Respectfully submitted,

Lynda Lange

Lynda Lange
Village Clerk