

**Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Committee of the Whole
Meeting Minutes
April 12, 2016**

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.

Roll Call/Establish Quorum

Village Clerk Meadows called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, LeClercq, Farrell, Hacker and President Zirk. 1-absent: Trustee Zambetti. Others present: Attorney Tappendorf, Interim Administrator Beith, Finance Director Blocker and Chief Building Inspector Swedberg. For members of the audience please see the attached sign-in sheet.

Items for Discussion

Minutes from the April 5, 2016 Village Board Meeting

President Zirk asked the Board Members if they had any questions or comments on the minutes from the April 5th Village Board Meeting. The Board Members offered no questions or comments. President Zirk directed Staff to place the April 5th meeting minutes on the next consent agenda.

March 2016 Treasurer's Report

President Zirk asked the Board Members if they had any questions or comments on the March 2016 Treasurer's Report. The Board Members offered no questions or comments on the March 2016 Treasurer's report. President Zirk directed Staff to place the March 2016 Treasurer's report on the next consent agenda.

A professional service agreement between the Village of Gilberts and Advanced Automation and Controls, Inc. for SCADA Support

Interim Administrator Beith reported that he and Water/Wastewater Superintendent Castillo had thoroughly vetted Advance Automation and Controls firm. Many surrounding communities contract with them to provide SCADA support and the firm is highly regarded by all their clients. In addition, their service fees per hour are lower than BWCSI's service fees. Interim Administrator Beith reported that the BWCSI's contract will expire on April 30th and Staff recommends approval of the new SCADA contract with Advanced Automation and Controls, Inc.

President Zirk asked if the Board Members had any questions or comments on the proposed SCADA support contract. Trustee Hacker asked Interim Administrator Beith how many surrounding communities contract with Advanced Automation and Controls, Inc. Interim Administrator Beith named numerous communities that contract with them. President Zirk directed Staff to place this matter on the next consent agenda.

Policy-Finishing a basement without a building permit

President Zirk noted that this matter was discussed briefly at the last meeting. He reported that Trustee Zambetti had shared with him his comments on this matter and requested President Zirk on his behalf share his opinion on the policy in question. Trustee Zambetti is not in favor of the Village being involved in inspecting basements finished without a permit. In his opinion this is matter between the buyer and the seller.

Trustee Hacker expressed his opinion on this matter. He commented on a recent experience his family had with a home inspection. He went on to question if the Village was considering inspecting basements only if there is a real estate transaction or was Staff considering going home to home. In Trustee Hacker's opinion home inspections pose a liability to the Village. Trustee LeClercq agreed with Trustee Hacker.

Chief Building Inspector Swedberg discussed the policy in which only if the Village was invited in could he conduct a life safety inspection, which would consist of inspecting items such as the electrical receptacles, smoke detectors, CO detectors to ensure they are functioning properly.

Attorney Tappendorf reported that a life safety inspection would pose no liability to the Village. The Village is covered under Tort Immunity. A lengthy discussion ensued with respect to the policy on finishing a basement without a building permit. The Board Members agreed with Staff's recommendation to conduct a life safety inspection if the Village was asked to do so. Chief Building Inspector Swedberg will provide the Board Members with a check list of the items he would inspect during a life safety inspection.

Conservancy Pod 4-driveway grading change request

Attorney Tappendorf reported that the developer is requesting a deviation from the annexation to allow for a driveway grade change from 8% to 9%. She noted that the deviation request doesn't require an annexation amendment. This request only requires Board approval.

President Zirk commented on Trustee Zambetti's behalf. He noted that Trustee Zambetti is not in favor of granting the developer's request.

President Zirk provided those in attendance the history of the required 8% slope. He reported that many years ago this was a FHA standard. The Board Members along with the developer and their engineer discussed in length their request. The developer noted that the buyer has approved the grade change. The Board Members were in favor of allowing this one grade change. Attorney Tappendorf will draft an Ordinance approving the deviation from the maximum driveway pitch regulation for lot 518 along with an exhibit of an unconditional agreement and consent for the builder and seller to sign. This agreement will also be filed in the building permit file.

Staff Reports

Interim Administrator Beith reported that Mobil Mart recently experienced a contract dispute with Flood Brothers Disposal Services. Flood Brothers is a licensed commercial waste hauler with the Village. Mr. Hill addressed the Board. Mr. Hill noted that he is not asking the Village to take any action. He just wanted the Village to be aware of Flood Brother's poor customer service.

Mr. Hill explained that recently his Staff on his behalf entered into a waste hauling agreement with Flood Brothers which replaced their current waste hauling agreement. However, the current waste hauler had not yet removed their roll-off container when Flood Brothers dropped their roll-off container in Mobil Mart's parking lot. This created a problem for truck traffic entering the parking lot to purchase diesel fuel.

Attorney Tappendorf reported that the Village's Commercial Waste Hauling agreement contains language with respect to the obligation of the licensed waste hauler to place all containers in their proper location. If the Board Members were in favor Attorney Tappendorf could draft a letter to Flood Brothers placing them on notice. President Zirk commented on the fact that this is a civil matter and uncertain if the Village should get involved. Attorney Tappendorf agreed, however if the Village continues to receive complaints about Flood Brothers' service and wanted to revoke their current license or deny the renewal next year having the letter of notice on file would support the Village's position. The Board Members agreed and directed Attorney Tappendorf to draft the letter placing them on notice.

Board of Trustees Reports

Trustee Farrell reported that June 5th is National Cancer Survivor Day. The Community Days Community has discussed partnering with the American Cancer Society to raise awareness and donate funds to their cause. The committee is in the process of working on the details.

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President's Report

President Zirk reported that if any of the Trustees had any question on the executive session meeting minutes that were recently emailed to contact Clerk Meadows. If there are no comments this matter will be placed on the next consent agenda.

Public Comment

President Zirk asked if anyone from the audience had any questions or comments for the Board Members. There were no comments offered from anyone in attendance.

Executive Session

President Zirk asked if any of the Board Members or Staff had any matters that they need to discuss in closed session. There were no comments offered by the Board Members or Staff.

Adjournment

There being no further public business to discuss, a Motion was made by Trustee Corbett and seconded by Trustee LeClercq to adjourn from the public meeting at 8:21 p.m. Roll call: Vote: 5-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Debra Meadows