

Village of Gilberts  
87 Galligan Road - Gilberts, IL  
Committee of the Whole  
Meeting Minutes  
September 12, 2017 7:00 PM

APPROVED MINUTES

**Call to Order / Pledge of Allegiance**

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

**Roll Call / Establish Quorum**

Members present were Trustees Corbett, Farrell, Hacker, Kojzarek, Zambetti and President Zirk. Others present were Administrator Sakas, Chief Building Inspector Swedberg, Finance Director Erickson, and Assistant Administrator Beith. For members of the audience, see the sign-in sheet.

**Public Hearing**

**Establishment of Special Service Area Number Twenty-Five (The Conservancy Development), Series 2017**

**A motion was made by Trustee Hacker and seconded by Trustee Kojzarek to open the public hearing.** Roll call: Vote: 5 ayes (Trustees Corbett, Farrell, Hacker, Kojzarek, Zambetti). 0-nays. 0-abstained. Motion carried.

Resident Dan Pace was looking for some clarification. He stated that according to the December 13, 2016 Board Minutes, if he understood the minutes correctly, he thought that section 6.3 would require the Village to pay the expenses incurred by Taussig if they eliminated SSA 24. President Zirk explained that if the Village had stopped using Taussig in favor of Municap, the Village would have had to have paid fees. However, fees are not incurred from eliminating SSA 24. Administrator Sakas added that a resolution passed earlier this year enables the village to be reimbursed for all expenses in establishing the SSA from bond proceeds so there is no expense to the Village.

The Bond Counsel for SSA 25 is Laura Bilas. Peter Raphael will be the underwriting consultant. Wells Fargo Bank is where the money sits before it is dispensed.

Once the public hearing is closed, there is a 60 day objection period. It is anticipated that this item will be placed on the November 21<sup>st</sup> meeting agenda.

**A motion was made by Trustee Zambetti and seconded by Trustee Hacker to close the public hearing.** Roll call: Vote: 5 ayes (Trustees Corbett, Farrell, Hacker, Kojzarek, Zambetti). 0-nays. 0-abstained. Motion carried.

**Public Comment - none**

**Consent Agenda - none**

**Items for Approval - none**

### **Items for Discussion**

#### **An engagement agreement between the Village of Gilberts and DA Davidson & Co. to serve as an Underwriter for the issuance of the Special Service Area Bonds Number Twenty-Five (The Conservancy Project), Series 2017**

Included in the packet was a letter from D.A. Davidson & Co. The letter engages the services of Peter Raphael and makes the Village aware that Peter Raphael is an underwriter and not an advisor. The Village has an attorney, bond counsel, as well as other consultants to help advise the Village.

Attorney Tappendorf stated that she sent a copy of the letter to Laura Bilas who had a few changes, which was then sent to Mr. Raphael. He agreed to those changes.

Administrator Sakas stated that this resolution will be placed on next week's agenda.

### **Stormwater Committee Members**

President Zirk said that the Village has had an unofficial stormwater committee in place; however, the Village needs to put an official committee in place per the Kane County Stormwater Ordinance. The committee will have three members, those being George Kanagin, Chief Building Inspector John Swedberg and a Village engineer. The Stormwater Administrator will be Administrator Sakas.

Administrator Sakas stated that he was looking for direction as to whether the Board would prefer if the Oversight Committee would have the final decision making authority or if they should be an advisory to the Board of Trustees. The Board agreed that the Oversight Committee will be an advisory to the Board of Trustees.

### **Road Program**

Administrator Sakas stated that the road program has been broken into two work plans. The 2018 plan includes Galligan Rd, Industrial Dr, Center Dr, Sola Dr, and East End Dr. Estimates were received for the cost to reconstruct the roads. Resurfacing is not an option due to the deterioration. There are current funds available, and Administrator Sakas is looking for Board direction, and staff will determine which monies the Village should use to cover the first of the engineering cost.

Timber Trails is the next large road project and is in the 2019+ work plan. Currently the Village is crack sealing annually to try to preserve the roads as best as possible. The current road bond goes until Fiscal Year 2022. Staff is looking for alternatives so as to repair the roads sooner at the most cost effective rates. Every road in the Village is going to be reassessed this winter.

Administrator Sakas is looking for the Board to direct staff to negotiate an agreement with Robinson Engineering for the 2018 work plan engineering, assess funding for construction in Calendar Year 2018/Fiscal Year 2019, and continue planning engineering and financials for the 2019+ Road Program.

The Board discussed the difference in the estimates they received from Baxter and Woodman, Hancock and Robinson Engineering. President Zirk stated that he doesn't doubt the accuracy of the estimate because Al Stefan from Robinson Engineering was with Baxter and Woodman in the past as road manager.

The Village is trying to find a way to move the repairs to the roads up because it is cheaper to resurface than to replace the roads.

Trustee Corbett asked if the Village would be obligated to use Robinson Engineering for the 2019+ program if they used Robinson for the 2018 work plan. The answer was they do not.

Trustee Farrell added that a few Timber Trails streets will need reconstructing.

President Zirk stated that current asphalt prices are high.

President Zirk asked if the funds would be depleted if the Village used \$150,000 from the Road Bond Repayment Surplus. Finance Director Erickson stated that it would not, but she will double check the dollar amounts. Administrator Sakas suggested using TIF money to pay for the engineering.

### **Staff Reports**

#### **Treasurer's Report –**

Finance Director Erickson didn't have anything to add regarding the Treasurer's Report.

Administrator Sakas reminded the Trustees that both the public works as well as the police department have ride along programs if they are interested. The installment of the apron and the seating wall is underway at the splash pad.

Assistant Administrator Beith informed the Board that 4 people were attending the plan commission training on Thursday.

Chief Building Inspector Swedberg stated that the water meter change out program for Old Town and the beginning section of Town Center are underway. After this group the Village will be caught up for the next 8 years. Crack sealing has concluded. The restrooms at Town Center Park are staying open through October 21st for the YMCA soccer program. They will also be open for the school's 5K this Sunday.

Trustee Farrell questioned Chief Building Inspector Swedberg on the task list he had wanted to accomplish. He stated that he is currently behind on the goals. They've done a lot of hiring this season. He still hopes to get the painting projects completed and update the two older parks (mulch, shelters). May 1<sup>st</sup> is the target date.

Finance Director Erickson informed the Board that the water bills went out last week.

### **Board of Trustee Reports**

None

**President's Report**

None

**Executive Session**

**A motion was made by Trustee Farrell and seconded by Trustee Kojzarek to close a portion of the meeting to the public, effective immediately as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against the Village and as permitted by ILCS 120/2 (c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of personnel.** Roll Call: Vote: 5 ayes (Trustees Corbett, Farrell, Hacker, Kojzarek, Zambetti). 0-nays. 0-abstained. Motion carried.

The Board members along with Administrator Sakas and Attorney Tappendorf went into Executive Session at 7:38 pm.

**Reconvene/Roll Call**

The open meeting reconvened at 8:50 pm.

**A motion was made by Trustee Corbett and seconded by Trustee Farrell to adjourn from the meeting at 8:51 pm.** Voice Vote: all ayes. (Trustees Corbett, Farrell, Hacker, Kojzarek, Zambetti). 0-nays. 0-abstained. Motion carried.

Respectfully Submitted,  
Karen Danca