



VILLAGE OF GILBERTS
87 GALLIGAN ROAD,
GILBERTS, ILLINOIS 60136

Committee of the Whole
MEETING AGENDA

Village Hall Board Room
87 Galligan Road, Gilberts, IL.60136
February 13, 2018 - 7:00 P.M.

ORDER OF BUSINESS

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE

2. ROLL CALL / ESTABLISH QUORUM

3. PUBLIC COMMENT

Intended for public comment on issues not otherwise on this agenda, comments being solicited when individual issues are discussed

4. CONSENT AGENDA

5. ITEMS FOR APPROVAL

6. ITEMS FOR DISCUSSION

A. SSA 25 Establishing Ordinance, Special Tax Roll, Bond Ordinance and other issues

7. STAFF REPORTS

A. January 2018 Treasurer's Report

8. TRUSTEES' REPORTS

9. PRESIDENT'S REPORT

10. EXECUTIVE SESSION (If necessary)

A portion of the meeting will be closed to the Public, effective immediately as Permitted by 5 ILCS 120/2(c) (1) to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village, and as permitted by 5 ILCS 120/2 (c) (11) to discuss litigation against, affecting, or on behalf of the Village which has been filed and is pending in a court or administrative tribunal of which is imminent and as permitted by 5 ILCS 120/2(c) (21) to review and approve closed session minutes and as permitted by 5 ILCS 120/2 (c) 2 Collective negotiating matters. ▬

11. ADJOURNMENT

Public Comment Policy

Anyone indicating a desire to speak during Public Comments portion of the Village Board Meeting will be acknowledged by the Village President. All remarks are to be addressed to the Village President and Board of Trustees as a whole, not to any specific person(s).

To ensure that everyone who wishes to speak has the opportunity to do so, please limit your comments to five minutes. Additional time may be granted at the discretion of the Village President.

If you have written comments, please provide a copy to the Village President. If there are a number of individuals present to speak on the same topic, please designate a spokesperson that can summarize the issue.

During Public Comments, the Village President, Trustees and Staff will listen to comments and will not engage in discussion. The Village President or Trustees may ask questions to better understand your concern, suggestion or request. Please direct any personnel concerns to the Village Administrator before or after the meeting.

The Village of Gilberts complies with the Americans Disabilities Act (ADA). For accessibility Assistance, please contact the Village Clerk at the Village Hall, telephone number is 847-428-2861". Assistive services will be provided upon request.

MEMORANDUM

To: President Zirk and Board of Trustees

CC: Administrator Sakas

From: Julie A. Tappendorf

Subject: Status Update on Conservancy SSA #25

Date: February 8, 2018

We continue to work with Gilberts Development LLC (“*Developer*”), bond counsel, underwriters counsel, and the administrator (“*Bond Team*”) to finalize the various documents necessary to establish Special Service Area #25. As you may recall, the purpose of SSA 25 is two-fold: (1) it will refund and retire the SSA 24 bonds and (2) it will provide funding to finance the water plant and well project as well as the Freeman Road project required for the Conservancy development.

This memorandum is to update the Board on the various issues. I will be available to answer questions and provide a verbal update at the COW meeting on February 13, 2018.

Sources and Uses of Funds

The latest version of the “Sources and Uses of Funds” for the new SSA is included in the packet. (*Sources and Uses of Funds*). This latest version incorporates changes made by the bond underwriter to update the estimated cost for the water plant and well project to **\$7,750,000** and the Freeman Road project to **\$920,000**. My understanding is that the scope of work and estimated costs for both projects have been reviewed and approved by both the Developer and the Village, including the Village Engineer.

A copy of the EOPC for the water project is included in the packet (*Conservancy of Gilberts Water Treatment Expansion EOPC*). We are still waiting for an updated EOPC for the Freeman Road project but have included an email from the Village Engineer estimating the project cost in the packet. (*Email of engineer’s estimate of Freeman Road costs*).

It is important to point out that the line item “Retire Series 2014 Bonds” on the Sources and Uses of Funds (\$8,330,000) includes the amounts necessary to pay out the Village for the funds due the Village from the SSA 24 bonds relating to the “Assignment Agreement.”

Note that this document is still being finalized and there may be additional minor changes to the document. For example, I’ve asked that the SSA # be corrected, (it should be 25, not 26), a

footnote be added to note the Village's payment as part of the retirement of the SSA 24 bonds, and that the line item for "Water Treatment Plant" be revised to include a reference to the wells.

Project Costs and Availability of SSA Funding

Previously, we had reported that it looked like there would be a "shortfall" in bond funds available in the SSA to finance the water project and Freeman Road project based on more recent estimates of the costs of these projects. However, based on discussions with the Bond Team last week, it looks like SSA #25 will contain sufficient funding to cover the costs for both the water project and the Freeman Road project without the need for the Developer to obtain separate financing or provide additional security to fill any gap. If that assumption changes, we will certainly let you know.

SSA Tax Per Lot

The underwriter has calculated the estimated special service area tax per lot per year based on the increased bond issuance to cover the full cost of the water project and Freeman Road projects. A copy of that document is included in the packet (*Debt Service sheet*).

Establishing Ordinance

We expect to present the SSA 25 Establishing Ordinance to the Village Board at its February 20, 2018 Village Board meeting. The establishing ordinance will form the new SSA 25 and authorize the issuance of bonds and the levy of a tax to pay for the debt service on the bonds. The ordinance also adopts the special tax report and special tax roll that sets the special service area tax that will be levied against each home in the SSA. The administrator is finalizing the special tax report and tax roll that will be exhibits to the establishing ordinance.

Bond Ordinance

The establishing ordinance does not actually issue the bonds. We expect the bond ordinance to be presented to the Village Board in March after the bond underwriter completes his due diligence and the various bond documents needed to sell the bonds, including the trust indenture, bond ordinance, offering statements, and various other documents, have been negotiated and agreed upon by the Bond Team.

Bond Sale and Village Payment

Shortly after approval of the bond ordinance (usually within a week or so), the bonds will be sold at a bond closing. At the closing, the bond proceeds will include a payment to the Village for the remainder of what it is owed through the Assignment Agreement that was part of SSA 24.

Feb 7, 2018 9:28 am Prepared by DBC Finance (Finance 7.017 Gilberts:GILBERTS-SSA26)

SOURCES AND USES OF FUNDS

Village of Gilberts, Illinois
 Special Service Area # 26

Dated Date 04/01/2018
 Delivery Date 04/01/2018

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	20,351,276.56
Other Sources of Funds:	
Prior Debt Service Reserve Fund	123,000.00
	<hr/>
	20,474,276.56
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Uses:

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Project Fund Deposits:	
Retire Series 2014 Bonds	8,330,000.00
Water Treatment Plant	7,750,000.00
Freeman Road	920,000.00
Contingency	880,000.00
	<hr/>
	17,880,000.00
Other Fund Deposits:	
Debt Service Reserve Fund	2,035,127.66
Delivery Date Expenses:	
Cost of Issuance	508,781.91
Admin Expense	50,000.00
	<hr/>
	558,781.91
Other Uses of Funds:	
Additional Proceeds	366.99
	<hr/>
	20,474,276.56
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**CONSERVANCY OF GILBERTS
 2,000 GPM WATER TREATMENT EXPANSION
 ENGINEER'S OPINION OF PROBABLE COST**

Item	Cost
A. Wells and Offsite Construction	
1. Construct new Well No. 5 at Memorial Park complete with well pump.	\$ 1,150,000
2. Construct new Well No. 6 at Barancik Lift Station complete with well pump.	\$ 1,150,000
3. Construct a 10" raw water main from Well No. 5 each deep well location to the existing WTP to the existing Well No. 4 raw water main at the Well No. 4 site, connect the existing Well No. 4 raw water main into the new well piping vault	\$ 360,000
4. Construct a new Well No. 6 influent line into the water treatment plant expansion.	\$ 205,000
5. Provide local well electrical service and control panel for both wells.	\$ 275,000
6. Provide radio telemetry from each new remote well back to the existing WTP.	\$ 55,000
7. Construct Well No. 5 site improvements including access drive, fencing, final grading and restoration.	\$ 21,500
8. Construct Well No. 6 site improvements including access drive, fencing, final grading and restoration.	\$ 21,500
9. Construct a new 16" finished water main from the WTP to connect to the existing 16" main at Tyrell Rd	\$ 25,000
27. Provide emergency backup power for Well No. 5.	\$ 155,000
28. Provide emergency backup power for Well No. 6.	\$ 155,000
Subtotal Offsite Construction	\$ 3,573,000
B. Base Water Treatment Plant Improvements	
10. Provide a new high service pump matching the existing with a capacity of 1,100 gpm @ 200' TDH.	\$ 67,000
11. Provide new process piping including raw water line into the building, high service pump discharge connection, new softener influent and effluent, brine and makeup water lines, valves and fittings as necessary.	\$ 435,000
12. Provide two (2) ion exchange softeners sized for 1,000 gpm matching the existing softeners, 9.5 ft diam x 9 ft sidewall ht. Softener valves will be pneumatically operated with Bray actuators.	\$ 550,000
13. Provide two (2) new brine pumps and piping in a new brine pump station adjacent to the existing brine tanks.	\$ 55,000
14. Construct a new backwash tank as part of the building expansion.	\$ 100,000
15. Construct a new brine tanks matching the existing, 12' x 12' x 7.25'.	\$ 100,000
16. Construct a 32' x 56' building expansion to house the existing radium waste treatment system.	\$ 1,125,000
17. Provide and install a new backwash waste treatment system (Alar) complete with filter press, chemical conditioning, diatomaceous earth (DE) loading and feed system and control panel.	\$ 475,000
18. Integrate the new softeners, high service pump, aerator, brine pump into the existing softener control panel. Upgrade the softener control panel as needed.	\$ 85,000
19. Provide a pre-chlorination feed pipe to the new Well No. 6 influent line.	\$ 13,000
20. Provide new electrical installation including equipment hookup, motor control centers, instrumentation and controls.	\$ 635,000
21. Provide new mechanical piping necessary for a complete installation	\$ 320,000
22. Provide new HVAC for the building expansion consisting of unit heaters, and dehumidification in the backwash waste room.	\$ 35,000
23. Provide miscellaneous building construction including doors, windows, overhead doors and miscellaneous metals.	Incl in 16
24. Provide a new emergency generator to power the new equipment (additional high service pump, backwash waste treatment system, HVAC, electrical).	\$ 112,000
25. Modify and extend the site fencing as needed.	\$ 35,000
26. Provide new asphalt paving as needed.	\$ 35,000
Subtotal Base Water Treatment Plant Improvements	\$ 4,177,000
C. Total Wells, Offsite Construction and Base Water Treatment Plant	
	\$ 7,750,000

ANCEL, GLINK, DIAMOND, BUSH, DICIANNI & KRAFTHEFER, P.C.
February 8, 2018
Page 5

From: Albert K. Stefan [astefan@reltd.com]
Sent: Tuesday, February 06, 2018 2:06 PM
To: George Sakas
Cc: Kevin Biscan
Subject: FW: Freeman Road Widening

George,

At your request, we have reviewed the original Freeman Road Improvement Plan and Estimate of Probable Cost (EOPC) prepared by Manhard (dated 5-4-16). It appears that the proposed cross section included three (3) lanes and 4' bituminous shoulder. Several of the quantities and unit prices provided by Manhard have been adjusted due to errors in the calculation of some units, and numerical extensions which resulted in a revised EOPC of \$ 776,000 (excluding contingency).

Based on our field observations of the pavement condition we recommend an additional \$144,000.00 be allocated to include extensive patching of the existing pavement. For a Total of \$ 920,000 (excluding contingency).

Please be advised that the Illinois Department of Transportation (IDOT), Bureau of Design and Environmental (BDE)- Local Roads design standards for a Rural Two-Lane Collector are: (see attached support documents)

- ADT (Average Daily Traffic > 2000 (IDOT traffic count is currently 2700)
- Lane Width - 12' lanes with 8' bituminous shoulder (4 ft min)

Note the following:

- The plan which was provided does not indicate lane widths and is not to scale.
- The shoulder width as noted on the plans shows it as four (4) ft (which is the minimum allowed).
- Any analysis of the grading of the ditches is not incorporated in our review due to the availability of insufficient information.

Please call me if you have any questions and or comments

AKS

Village of Gilberts, Illinois
 Special Service Area Number 26
 Debt Service

<u>Date</u>	<u>Original Principal</u>	<u>Accrued Principal</u>	=	<u>Total Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Maximum Tax</u>
3/1/2022	102,560	18,440	=	121,000	1,498,123	1,619,123	1,781,035
3/1/2023	128,835	23,165	=	152,000	1,491,165	1,643,165	1,807,482
3/1/2024	157,654	28,346	=	186,000	1,482,425	1,668,425	1,835,268
3/1/2025	188,167	33,833	=	222,000	1,471,730	1,693,730	1,863,103
3/1/2026	220,376	39,624	=	260,000	1,458,965	1,718,965	1,890,862
3/1/2027	254,280	45,720	=	300,000	1,444,015	1,744,015	1,918,417
3/1/2028	291,574	52,426	=	344,000	1,426,765	1,770,765	1,947,842
3/1/2029	330,564	59,436	=	390,000	1,406,985	1,796,985	1,976,684
3/1/2030	372,944	67,056	=	440,000	1,384,560	1,824,560	2,007,016
3/1/2031	417,019	74,981	=	492,000	1,359,260	1,851,260	2,036,386
3/1/2032	464,485	83,515	=	548,000	1,330,970	1,878,970	2,066,867
3/1/2033	515,341	92,659	=	608,000	1,299,460	1,907,460	2,098,206
3/1/2034	561,577	110,423	=	672,000	1,264,500	1,936,500	2,130,150
3/1/2035	620,075	121,925	=	742,000	1,222,500	1,964,500	2,160,950
3/1/2036	683,586	134,414	=	818,000	1,176,125	1,994,125	2,193,538
3/1/2037	751,276	147,724	=	899,000	1,125,000	2,024,000	2,226,400
3/1/2038	823,980	162,020	=	986,000	1,068,813	2,054,813	2,260,294
3/1/2039	900,863	177,137	=	1,078,000	1,007,188	2,085,188	2,293,706
3/1/2040	983,595	193,405	=	1,177,000	939,813	2,116,813	2,328,494
3/1/2041	1,071,342	210,658	=	1,282,000	866,250	2,148,250	2,363,075
3/1/2042	1,165,774	229,226	=	1,395,000	786,125	2,181,125	2,399,238
3/1/2043	1,266,055	248,945	=	1,515,000	698,938	2,213,938	2,435,331
3/1/2044	1,372,187	269,813	=	1,642,000	604,250	2,246,250	2,470,875
3/1/2045	1,486,675	292,325	=	1,779,000	501,625	2,280,625	2,508,688
3/1/2046	1,607,848	316,152	=	1,924,000	390,438	2,314,438	2,545,881
3/1/2047	1,737,379	341,621	=	2,079,000	270,188	2,349,188	2,584,106
3/1/2048	1,875,266	368,734	=	2,244,000	140,250	2,384,250	2,622,675

<u>Date</u>	<u>Single Family</u>			<u>Age Targeted</u>		
	<u>Units</u>	<u>FTE</u>	<u>Max Tax</u>	<u>Units</u>	<u>FTE</u>	<u>Max Tax</u>
3/1/2022	722	1.00	2,081	152	0.88	1,831
3/1/2023	722	1.00	2,112	152	0.88	1,859
3/1/2024	722	1.00	2,145	152	0.88	1,887
3/1/2025	722	1.00	2,177	152	0.88	1,916
3/1/2026	722	1.00	2,210	152	0.88	1,944
3/1/2027	722	1.00	2,242	152	0.88	1,973
3/1/2028	722	1.00	2,276	152	0.88	2,003
3/1/2029	722	1.00	2,310	152	0.88	2,033
3/1/2030	722	1.00	2,345	152	0.88	2,064
3/1/2031	722	1.00	2,380	152	0.88	2,094
3/1/2032	722	1.00	2,415	152	0.88	2,125
3/1/2033	722	1.00	2,452	152	0.88	2,158
3/1/2034	722	1.00	2,489	152	0.88	2,190
3/1/2035	722	1.00	2,525	152	0.88	2,222
3/1/2036	722	1.00	2,563	152	0.88	2,256
3/1/2037	722	1.00	2,602	152	0.88	2,289
3/1/2038	722	1.00	2,641	152	0.88	2,324
3/1/2039	722	1.00	2,680	152	0.88	2,359
3/1/2040	722	1.00	2,721	152	0.88	2,394
3/1/2041	722	1.00	2,761	152	0.88	2,430
3/1/2042	722	1.00	2,804	152	0.88	2,467
3/1/2043	722	1.00	2,846	152	0.88	2,504
3/1/2044	722	1.00	2,887	152	0.88	2,541
3/1/2045	722	1.00	2,932	152	0.88	2,580
3/1/2046	722	1.00	2,975	152	0.88	2,618
3/1/2047	722	1.00	3,020	152	0.88	2,657
3/1/2048	722	1.00	3,065	152	0.88	2,697

**MONTHLY TREASURER'S REPORT
FOR JANUARY, 2018**

General Fund

Union National Bank Money Market/Checking	\$	122,990.72	
Illinois Funds Money Market	\$	2,784,970.25	
Barrington Bank Certificates of Deposit	\$	1,507,385.71	
McHenry Savings Bank Certificates of Deposit	\$	461,358.24	
			\$ 4,876,704.92

Enterprise Fund

Union National Bank Money Market/Checking	\$	192,930.99	
Illinois Funds Money Market	\$	1,841,924.94	
Barrington Bank Money Market	\$	58,576.45	
Barrington Bank Certificates of Deposit	\$	508,928.85	
Union National Bank Certificates of Deposit	\$	1,209,986.26	
			\$ 3,812,347.49

Motor Fuel Tax

Union National Bank Money Market/Checking	\$	57,205.12	
Illinois Funds Money Market	\$	720,064.94	
			\$ 777,270.06

Performance Bond

Union National Bank Money Market/Checking	\$	20,665.76	
Illinois Funds Money Market	\$	201,132.59	
			\$ 221,798.35

TIF #1

Union National Bank Money Market/Checking	\$	132,248.86	
			\$ 132,248.86

TIF #2

Union National Bank Money Market/Checking	\$	143,641.38	
			\$ 143,641.38

PD Drug Forfeiture

Union National Bank Money Market/Checking	\$	16,281.86	
			\$ 16,281.86

TOTAL ALL FUNDS

\$ 9,980,292.92

TREASURER'S SIGNATURE



**Village of Gilberts
General Fund
Certificates of Deposit
January 31, 2018**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Barrington Bank	0940000423-1011	228,839.35	9 months	3/28/2018	.95 APY
Barrington Bank	0940000423-1012	269,489.02	9 months	3/28/2018	.95 APY
Barrington Bank	0940000423-1010	506,807.40	9 months	3/20/2018	.95 APY
Barrington Bank	8985605763/1	502,249.94	12 months	10/3/2018	1.00 APY
Barrington Bank CD's	1,507,385.71				

**Village of Gilberts
General Fund
Certificates of Deposit
January 31, 2018**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
McHenry Savings Bank	1000040004	257,123.05	1 year	4/4/2018	.95 APY
McHenry Savings Bank	1000040202	204,235.19	1 year	4/23/2018	.95 APY
McHenry Savings Bank		461,358.24			

**Village of Gilberts
Water Fund
Certificates of Deposit
January 31, 2018**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Barrington Bank	0940000423-1009	101,568.36	9 months	6/27/2018	.95 APY
Barrington Bank	0940000423-1013	203,412.74	9 months	3/28/2018	.95 APY
Barrington Bank	0940000423-1014	203,947.75	9 months	3/28/2018	.95 APY
Barrington Bank CD's	508,928.85				

**Village of Gilberts
Water Fund
Certificates of Deposit
January 31, 2018**

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Union National Bank	4176509	395,169.05	12 months	10/13/2018	1.49 APY
Union National Bank	4169371	260,020.58	9 months	7/15/2018	1.34 APY
Union National Bank	4176517	378,036.08	12 months	10/24/2018	1.50 APY
Union National Bank	4169389	176,760.55	12 months	5/22/2018	1.19 APY
		1,209,986.26			
Union National CD's	1,209,986.26				

FUND SUMMARY REPORT

1/31/18

Fund Name	Current Balance	Status
General Fund	\$ 1,450,284.81	Unrestricted
Designated Reserves	\$ 1,010,361.01	Committed
Road Improvement	\$ 384,508.17	Committed
Infrastructure Fund (Garbage)	\$ 833,405.81	Committed
Road Bond Repayment	\$ 282,027.07	Committed
Capital Replacement	\$ 182,905.20	Committed
New Development Fees	\$ 676,668.79	Committed
FY-06 to FY-17 Municipal Impact Fees	\$ 12,329.67	
FY-15 to FY-18 Municipal Utility Impact Fees - C	\$ 44,283.12	
FY-15 to FY-18 Municipal Impact Fees - C	\$ 319,000.00	
FY-15 to FY-18 Municipal Park Impact Fees - C	\$ 301,056.00	
Tree Replacement / Beautification	\$ 2,094.34	Committed
EDUI	\$ 24,023.35	Committed
Drug Forfeiture	\$ 16,281.86	Restricted
Road Improvement MFT IL Funds	\$ 720,064.94	Restricted
Road Improvement MFT Union Bank	\$ 57,205.12	Restricted
MFT Total	\$ 777,270.06	
Enterprise Fund Operations (Water/WW)	\$ 3,541,570.62	Committed
Enterprise Capital Fund (Water/WW)	\$ 270,776.87	Committed
Performance Bonds / Escrows	\$ 219,172.35	Committed
Building Permit - Town Center / Conservancy	\$ 30,426.37	Committed
Library Impact Fees	\$ 2,226.00	Committed
School Impact Fees	\$ -	Committed
Fire District Impact Fees	\$ -	Committed
Library Transition Fees	\$ 400.00	Committed
TIF 1	\$ 132,248.86	Committed
TIF 2	\$ 143,641.38	Committed
Total Funds	\$ 9,980,292.92	
Total Restricted/Committed Funds	\$ 8,530,008.11	
Total Unrestricted Funds	\$ 1,450,284.81	

ROAD IMPROVEMENT FUND BALANCE SHEET

Date	Deposit	Received From	Balance
10/25/2017	58.29	October Road & Bridge	\$ 1,216,314.75
10/30/2017	100.00	October Overweight	\$ 1,216,414.75
11/6/2017	160.00	November Overweight	\$ 1,216,574.75
11/8/2017	400.00	November Overweight	\$ 1,216,974.75
11/17/2017	240.00	November Overweight	\$ 1,217,214.75
11/21/2017	89.23	November Road & Bridge	\$ 1,217,303.98
11/22/2017	160.00	November Overweight	\$ 1,217,463.98
12/27/2017	300.00	December Overweight	\$ 1,217,763.98
1/4/2018	150.00	January Overweight	\$ 1,217,913.98