Village of Gilberts
Village Hall: 87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

VILLAGE BOARD MEETING AGENDA

Tuesday June 19th, 2018 - 7:00 p.m. - Village Hall Board Room

Rescheduled to June 26th

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, those comments offered when individual issues are discussed
4. **APPOINTMENTS**
   A. A Motion to concur with President Zirk's appointment of Anne Marie Gaura as Interim Village Administrator. (Swearing In)
   B. A Motion to concur with President Zirk's appointment of Taunya Fischer as Village Finance Director effective July 2nd, 2018. (No swearing In)
5. **CONSENT AGENDA**
   A. A Motion to approve Minutes from the June 5th, 2018 Village Board Meeting
   B. A Motion to approve Minutes from the June 12th, 2018 Committee of the Whole Meeting
   C. A Motion to approve the May 2018 Treasurer's Report
   D. A Motion to approve Bills & Payroll dated June 15th, 2018
6. **ITEMS FOR APPROVAL**
   A. A motion to repair or replace the Wastewater Treatment Plant blower motor #1.
   B. A motion to waive competitive bidding and approve expenditures not to exceed $15,000 for repair and replacement of the roof at 84 Tower Hill Road by C3 Construction.
   C. A motion to approve Resolution 11-2018 further amending and replacing in its entirety Resolution 10-2018 authorizing and approving the release of a limited number of building permits for Phase 2A1 of the Conservancy Development.
   D. A motion to waive competitive bidding and approve expenditures for repair and/or replacement of components of well pump #3 by Water Well Solutions.
7. **ITEMS FOR DISCUSSION**
8. **OTHER BUSINESS**
9. **STAFF REPORTS**
10. **TRUSTEES' REPORTS**
11. **PRESIDENTS' REPORT**
12. **EXECUTIVE SESSION***
13. **ADJOURNMENT**

***Executive Session Information**
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.

***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.

Rescheduled to June 26th

Village of Gilberts
Village Hall: 87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

OATH OF OFFICE

Rescheduled to June 26th

"I do solemnly swear that I will support the constitution of the United States, the constitution of the State of Illinois, and I will faithfully discharge the duties of the office of Interim Village Administrator of Gilberts to the best of my ability".

Name: _Anne Marie Gaura___

Appointment Date: June 19, 2018 to September 7, 2018 or until a successor is appointed.

Signature: _____

Attest: _____

Rick Zirk, Village President

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Village Board Meeting
Meeting Minutes
June 5th, 2018

Rescheduled to June 26th

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

Interim Clerk D'Amato called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Allen, Farrell, Hacker, and President Zirk. Others present: Administrator Sakas, Village Attorney Tappendorf, Interim Finance Director Howard, and Officer Todd Block. For members of the audience, please see the attached copy of the sign-in sheet. Trustee Zambetti arrived at 7:02 p.m.

A Motion was made by Trustee Hacker and seconded by Trustee to amend the agenda to move Executive Session to after item 12 on the agenda. Roll call vote: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker voted Aye. 0-nays, 0-abstained. Motion carried.

Public Comment

Robert King – Representing St. Peter Lutheran Church, spoke about the expansion of their church and pre-school. Felt that the hook up costs for a better water and sewer system is too costly and asked for any type of relief regarding these costs. President Zirk asked Administrator Sakas and Village Attorney Tappendorf to research what has been done in the past for others in the same situation as to treat everyone fairly. Trustee Zambetti suggested stretching out payments vs. a cost reduction.

Jackie Rod – Here on behalf of the unit 2A transition committee. Had several questions regarding the June 1st deadline for the repaving of the streets. Pleased with the progress on the roads so far. Would like an update on the punch-list and issues with the deadline. Sakas advised that the majority of the project is completed but the area will have to be revisited with a punch-list to discover what remains to be completed. Zirk requested that Jackie Rod be copied on e-mail from John Swedberg with a summary of the current progress. Had concerns with the structural integrity in the long term of the work done. Asked for an update on the streetlights and was advised by Sakas that that item is on the punch-list. Suggested a final walk-through be done to confirm all items have been completed on the punch-list.

Isabel Bertone – Asked if Horton builders have approached staff. Zirk advised that there is an annexation agreement and we have adapted a duplex zoning ordinance which has been given to the builders. Concerned that there will be model home next door and there is no additional parking.

A Motion was made by Trustee Hacker and seconded by Trustee Farrell to concur with President Zirk's appointment of Courtney Nicholas as Village Clerk. Roll call vote: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker voted Aye. 0-nays, 0-abstained. Motion carried.

A Motion was made by Trustee Allen and seconded by Trustee Kojzarek to concur with President Zirk's appointment of Charles Howard Interim Village Finance Director, Treasurer, Police Pension Treasurer, and Village IMRF Agent. Roll call vote: Trustees Corbett, Allen, Zambetti, Farrell, Hacker, Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

Consent Agenda

A. A Motion to approve Minutes from the May 15, 2018 Village Board Meeting
B. A Motion to approve Bills & Payroll dated June 1, 2018
C. A Motion for approval of the MFT Audit

President Zirk asked if any of the Board Members wished to remove any item listed on the Consent Agenda for separate consideration. The Board Members offered no comments.

A Motion was made by Trustee Farrell and seconded by Trustee Allen to Approve the Consent Agenda Items A-C as presented. Roll call vote: Trustees Allen, Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

Items for Approval

A Motion was made by Trustee Kojzarek and seconded by Trustee Farrell to approve Ordinance 09-2018 adopting prevailing wage rates paid to laborers, mechanics, and other workers performing construction of Public Works in the Village of Gilberts, Kane County, Illinois. Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Corbett, Allen voted Aye. 0-nays, 0-abstained. Motion carried.

A Motion was made by Trustee Allen and seconded by Trustee Kojzarek to approve Ordinance 10-2018 amending Chapter 2 of Title 3 of the village code regarding liquor control. Roll call vote: Trustees Farrell, Hacker, Kojzarek, Corbett, Allen, Zambetti voted Aye. 0-nays, 0-abstained. Motion carried.

A Motion was made by Trustee Corbett and seconded by Trustee Farrell to approve Resolution 11-2018 releasing executive session meeting minutes. Roll call vote: Trustees Hacker, Kojzarek, Corbett, Allen, Zambetti, Farrell voted Aye. 0-nays, 0-abstained. Motion carried.

A. President Zirk advised of the plan to place an interim village administrator as quickly as possible to replace current village administrator, George Sakas. Zirk advised that there is one candidate in mind for this position in which an authorization for execution of an employee leasing agreement with GovTempsUSA LLC is required.

Rescheduled to June 26th

A Motion was made by Trustee Hacker and seconded by Trustee Zambetti authorizing execution of an employee leasing agreement with GovTempsUSA LLC. Roll call vote: Trustees Kojzarek, Corbett, Allen, Zambetti, Farrell, Hacker voted Aye. 0-nays, 0-abstained. Motion carried.

B. Trustee Hacker had a question if there were going to be more expenses regarding this project. Zirk and Sakas confirmed that this specific project is completed. This was in regards to the repair of Well Pump #3

Motion was made by Trustee Corbett with a second by Trustee Allen to ratify authorization of the contract for removal and inspection for repairs and maintenance of Water Well Pump #3 with Suez-Water Well Solutions Illinois Division LLC. Roll call vote: Trustees Corbett, Allen, Zambetti, Farrell, Hacker, Kojzarek voted Aye. 0-nays, 0-abstained. Motion carried.

Items for Discussion

There were no items to discuss at this time.

Other Business

There were no items to discuss at this time.

Staff reports

Administrator Sakas advised that Intra-Soccer is requesting a modification to their PUD Agreement to allow for outdoor soccer play.The hearing at Kane County is June 19th. Administrator Sakas recommends the Village oppose this petition because there is no information concerning the proximity of these fields to Gilberts' residences and Intra-Soccer remains under a storm water ordinance violation for emplacing fill without a permit or appropriate detention facilities. President Zirk also had questions regarding lighting and possible outside liquor sales. President Zirk advised trustees to send other concerns to Administrator Sakas before responding to Kane County.

Village wide garage sale will be this week from June 7th to June 10th.

The first Movie in the Park this season will be on June 15th and the movie will be Despicable Me 3.

Interim Village Clerk Terri D'Amato thanked everyone for welcoming her and advised that she will be assisting with the training of the new Village Clerk.

Trustees' Reports

Trustee Allen thanked trustees, staff, and volunteers for their work during the Community Days event. Wristband and carnival ride sales increased from last year.

Trustee Farrell offered a suggestion that only Gilberts businesses should be allowed to participate in the Community Days business expo.

Rescheduled to June 26th

Trustee Farrell advised that booking more popular local bands, such as Modern Day Romeos and American English, was a success for the Community Days event. Trustee Zambetti asked trustee Farrell is she thought that the costs of these bands was worth the extra money. Trustee Farrell advised that the final revenue numbers have not been compiled yet but knows that the overall sales generated from the Community Days event was higher than it was last year.

President's Report

President Zirk nothing to report at this time.

A Motion was made by Trustee Hacker and seconded by Trustee Kojzarek to move to Executive Session for the discussion and compensation and employment of specific personnel with no business after as permitted by 5 ILCS 120/2 (c) (1). Roll call vote: Trustees Allen, Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstained. Motion carried.

Motion was made by Trustee Kojzarek and seconded by Trustee Zambetti to return to regular session. Roll call vote: Trustees Allen, Zambetti, Farrell, Hacker, Kojzarek, Corbett voted Aye. 0-nays, 0-abstain. Motion carried. Administrator Sakas and Attorney Tappendorf were also present.

Adjournment

There being no further public business to discuss, **a Motion was made by Trustee Corbett and seconded by Trustee Allen to adjourn from the public meeting at 8:21 p.m.** Roll call: Vote: 6-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Courtney Nicholas

Courtney Nicholas
Village Clerk

Rescheduled to June 26th

Village of Gilberts
87 Galligan Road
Gilberts, IL 60136
Committee of the Whole
Meeting Minutes
June 12th, 2018

Rescheduled to June 26th

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 Courtney Nicholas called the roll. Roll call: Members present: Trustees Kojzarek, Corbett, Allen, Farrell, Hacker, and President Zirk. Others present: Administrator Sakas, Village Attorney Tappendorf, and Officer Todd Block. For members of the audience, please see the attached copy of the sign-in sheet. Trustee Zambetti arrived at 7:02 p.m.

Public Comment

President Zirk asked if anyone in the audience wished to address the Board Members. There were no comments offered by anyone in attendance.

A Motion was made by Trustee Farrell and seconded by Trustee Allen to move to Executive Session for the discussion and interview of an employee and the discussion and appointment of an officer as permitted by 5 ILCS 120/2 (c) (1). Roll call vote: Trustees Farrell, Hacker, Kojzarek, Allen, Zambetti voted Aye. 0-nays, 0-abstained. Motion carried.

Motion was made by Trustee Kojzarek and seconded by Trustee Hacker to return to regular session. Roll call vote: Trustees Zambetti, Farrell, Hacker, Kojzarek, Allen voted Aye. 0-nays, 0-abstain. Motion carried. Administrator Sakas and Attorney Tappendorf were also present.

Items for Discussion

There were no items to discuss at this time.

Other Business

There were no items to discuss at this time.

Staff reports

Administrator Sakas advised that he has submitted a letter as the Village's response to the petition scheduled for consideration by the Kane County Development Committee meeting on June 19th, 2018. The Village of Gilberts recommends denial of the amendment request. Administrator Sakas advised that The Village of Gilberts will be represented at the June 19th meeting to explain these concerns and to answer the committee's questions.

Administrator Sakas advised that John Swedberg has gone through the punch-list for the Town Center improvements to make sure they are sufficient to the association's acceptance. Swedberg will be present at the next meeting to provide more information in his staff report.

Administrator Sakas advised that the staff is still doing research to find out what has been done for non-for-profits regarding building improvements as requested by the St. Mary's church at the June 5th Village Board Meeting. More information on this request will also be presented at the next village board meeting in John Swedberg's staff reports.

Administrator Sakas advised that next week the staff will present more information on the analytics of what needs to happen to Well Pump #3 regarding components that should be replaced now and what components can wait to be replaced.

Rescheduled to June 26th

Trustees' Reports

Trustee Farrell thanked Trustee Allen for her hard work done with the Community Days event.

President's Report

President Zirk nothing to report at this time.

Adjournment

There being no further public business to discuss, **a Motion was made by Trustee Allen and seconded by Trustee Corbett to adjourn from the public meeting at 8:38 p.m.** Roll call: Vote: 6-ayes by unanimous voice vote. 0-nays, 0-abstained. Motion carried.

Respectfully submitted,

Courtney Nicholas

Courtney Nicholas
Village Clerk

MONTHLY TREASURER'S REPORT
FOR MAY 2018

General Fund				
Union National Bank Money Market/Checking	$	107,683.04		
Illinois Funds Money Market	$	3,284,883.68		
Barrington Bank Certificates of Deposit	$	1,513,860.93		
			$	4,906,427.65
Enterprise Fund				
Union National Bank Money Market/Checking	$	127,382.30		
Illinois Funds Money Market	$	2,046,045.16		
Barrington Bank Money Market	$	58,576.45		
Barrington Bank Certificates of Deposit	$	511,250.52		
Union National Bank Certificates of Deposit	$	1,212,102.24		
			$	3,955,356.67
Motor Fuel Tax				
Union National Bank Money Market/Checking	$	57,231.56		
Illinois Funds Money Market	$	780,966.04		
			$	838,197.60
Performance Bond				
Union National Bank Money Market/Checking	$	21,694.68		
Illinois Funds Money Market	$	212,198.19		
			$	233,892.87
TIF #1				
Union National Bank Money Market/Checking	$	131,170.02		
			$	131,170.02
TIF #2				
Union National Bank Money Market/Checking	$	137,507.37		
			$	137,507.37
PD Drug Forfeiture				
Union National Bank Money Market/Checking	$	16,289.89		
			$	16,289.89
TOTAL ALL FUNDS			**$**	**10,218,842.07**

Rescheduled to June 26th

TREASURER'S SIGNATURE_____

DATE : May 2, 2018

Village of Gilberts
Water Fund
Certificates of Deposit
May 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	7/16/2018	1.34 APY
Union National Bank	4176517	$378,036.08	12 months	10/24/2018	1.50 APY
Union National Bank	4169389	$178,876.53	12 months	5/22/2019	2.23 APY
Union National CD's	$1,212,102.24				

Rescheduled to June 26th

Village of Gilberts
General Fund
Certificates of Deposit
May 31, 2018

Bank	CD #	Amount	Term	Maturity Date	Interest Rate
Barrington Bank	0940000423-1011	$229,905.71	9 months	12/28/2018	1.85 APY
Barrington Bank	0940000423-1012	$270,744.80	9 months	12/28/2018	1.85 APY
Barrington Bank	0940000423-1010	$509,307.21	9 months	12/20/2018	1.85 APY
Barrington Bank	8985605763/1	$503,903.21	12 months	10/3/2018	1.00 APY
Barrington Bank CD's	$1,513,860.93				

Rescheduled to June 26th

Village of Gilberts
Water Fund
Certificates of Deposit
May 31, 2018

Bank	CD#	Amount	Term	Maturity Date	Interest Rate
Barrington Bank	0940000423-1009	$101,885.96	9 months	6/27/2018	.95 APY
Barrington Bank	0940000423-1013	$204,413.46	12 months	3/28/2019	2.00 APY
Barrington Bank	0940000423-1014	$204,951.10	12 months	3/28/2019	2.00 APY
Barrington Bank CD's	$511,250.52				

Rescheduled to June 26th

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF GILBERTS
EXP CHECK RUN DATES 06/19/2018 - 06/19/2018
UNJOURNALIZED
OPEN

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 01 GENERAL FUND					
Dept 01 ADMINISTRATIVE					
01-01-5060	OPERATING EXPENSE	ILCMA	JOB POSTING VILLAGE ADM	50.00	
01-01-5060	OPERATING EXPENSE	ILLINOIS STATE POLICE	LIQUOR LIC APPLICATIONS ; SETH THOMAS	54.00	
01-01-5090-73ID	COMMUNICATIONS	CALL ONE	ADMIN PHONES 6/15 - 7/14	138.04	
01-01-5090-89GR	COMMUNICATIONS	CALL ONE	PHONE SERV 6/15 - 7/14	379.97	
01-01-5200	OFFICE SUPPLIES	INTEGRATED PURCHSING OPT	COUNTER BELL / TOWELS	36.28	
01-01-5450	CONTRACTUAL SERVICES	GOVTEMPS USA	TEMP SERV CHARLES HOWARD	3,823.75	
		Total For Dept 01 ADMINISTRATIVE		4,482.04	
Dept 02 POLICE					
01-02-5090-86RR	COMMUNICATIONS	CALL ONE	PD PHONE 6/15 - 7/14	287.13	
01-02-5450	CONTRACTUAL SERVICES	THE BUG MAN, INC	MAY SERV FOR PD	34.00	
01-02-5450	CONTRACTUAL SERVICES	THE BUG MAN, INC	PD MONTHLY SERV FOR APR	34.00	
		Total For Dept 02 POLICE		355.13	
Dept 03 PUBLIC WORKS					
01-03-5060	OPERATING EXPENSE	MENARDS - CARPENTERSVILL	REFLECTIVE #'S	14.16	
01-03-5090-PWPH	COMMUNICATIONS	CALL ONE	PUB WORKS PHONES 6/15 - 7/14	122.19	
01-03-5180	SMALL TOOLS AND EQUIPMENT	B&K POWER EQUIPMENT INC	FS111	381.91	
01-03-5440	MAINTENANCE GROUNDS	WAYNE KASCHUB	8 BALES STRAW FOR COMM DAYS/ PUB WORK	40.00	
01-03-5450	CONTRACTUAL SERVICES	CLARKE ENVIRONMENTAL MOS	BIOMIST	1,895.00	
01-03-5450	CONTRACTUAL SERVICES	THE BUG MAN, INC	MAY SERV FOR PW	45.00	
01-03-5450	CONTRACTUAL SERVICES	THE BUG MAN, INC	PW MONTHLY SERV FOR APRIL	45.00	
		Total For Dept 03 PUBLIC WORKS		2,543.26	
Dept 06 PARKS					
01-06-5060	OPERATING EXPENSE	INTEGRATED PURCHSING OPT	SPLASH PAD BATHROOM SUPPLIES	55.82	
01-06-5090-SHPD	COMMUNICATIONS	CALL ONE	PUB WORKS PHONES 6/15 - 7/14	78.35	
01-06-5391	MAINTENANCE-SPORTS/PLAYGROUND	MENARDS - CARPENTERSVILL	GFCI	40.97	
01-06-5391-SHPD	MAINTENANCE-SPORTS/PLAYGROUND	MENARDS - CARPENTERSVILL	PVC COUPLER / CONDUIT BOD / SCREW CON	5.75	
		Total For Dept 06 PARKS		180.89	
		Total For Fund 01 GENERAL FUND		7,561.32	
Fund 20 WATER SYSTEM					
Dept 10 WATER SYSTEMS					
20-10-5090-WTRP	COMMUNICATIONS	CALL ONE	WATER DEPT PHONES 06/15 - 7/14	197.63	
20-10-5091	JULIE LOCATE SUPPLIES	MMD	WHITE LOCATE PAINT AND LONG HANDLE MA	36.00	
20-10-5091	JULIE LOCATE SUPPLIES	MMD	WIRE STAFF PURPLE/LAVENDER	71.00	
20-10-5110	PRINTING	THIRD MILLENNIUM ASSOCIA	MAY LATE BILLS PROCESSING	61.64	
20-10-5213	OUTSIDE SERVICES	WATER WELL SOLUTIONS IL	GRANE & 2 MEN PUMP REMOVAL	23,595.00	
20-10-5652	BRINE HAULING EXPENSES	COMPASS MINERALS AMERICA	BULK COARSE LA ROCK	2,800.25	
20-10-5720-SBWT	ELECTRIC	CONSTELLATION NEWENERGY,	ENERGY SLEEPING BEAR 4/17-5/16	60.65	
		Total For Dept 10 WATER SYSTEMS		26,822.17	
Dept 20 WASTEWATER SYSTEMS					
20-20-5090-BRLS	COMMUNICATIONS	CALL ONE	WATER DEPT PHONES 06/15 - 7/14	42.02	
20-20-5090-STLS	COMMUNICATIONS	CALL ONE	WATER DEPT PHONES 06/15 - 7/14	62.95	
20-20-5090-TTLS	COMMUNICATIONS	CALL ONE	WATER DEPT PHONES 06/15 - 7/14	46.95	
20-20-5090-WWRP	COMMUNICATIONS	CALL ONE	WATER DEPT PHONES 06/15 - 7/14	158.74	
20-20-5091	JULIE LOCATE SUPPLIES	MMD	WHITE LOCATE PAINT AND LONG HANDLE MA	36.00	
20-20-5091	JULIE LOCATE SUPPLIES	MMD	WIRE STAFF PURPLE/LAVENDER	71.00	
20-20-5110	PRINTING	THIRD MILLENNIUM ASSOCIA	MAY LATE BILLS PROCESSING	61.63	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	NITROGEN / ALKALINITY / BOD / CARB B	236.00	

Rescheduled to June 26th

INVOICE GL DISTRIBUTION REPORT FOR VILLAGE OF GILBERTS
EXP CHECK RUN DATES 06/19/2018 - 06/19/2018
UNJOURNALIZED
OPEN

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #
Fund 20 WATER SYSTEM					
Dept 20 WASTEWATER SYSTEMS					
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	BOD/ CARB BOD / FECAL / TOTAL SUSP SO	105.00	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	FECAL COLI FOR SLUDGE	58.50	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	FECAL COLI FOR SLUDGE	40.50	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	FECAL COLI FOR SLUDGE	58.50	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	FECAL COLI FOR SLUDE	58.50	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	FECAL COLI FOR SLUDGE	58.50	
20-20-5520	LABORATORY TESTING	SUBURBAN LABORATORIES	FECAL COLI FOR SLUDGE	58.50	
			Total For Dept 20 WASTEWATER SYSTEMS	1,153.29	
			Total For Fund 20 WATER SYSTEM	27,975.46	

Rescheduled to June 26th

GL Number	Invoice Line Desc	Vendor	Invoice Description	Amount	Check #

Fund Totals:

Fund 01 GENERAL FUND	7,561.32
Fund 20 WATER SYSTEM	27,975.46
Total For All Funds:	35,536.78

Rescheduled to June 26th

Village of Gilberts
Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum

To: Village President and Board of Trustees

From: George Sakas, Village Administrator

Date: June 14, 2018 for the June 19, 2018 Village Board meeting

Subject: Repair or replacement of Wastewater Treatment Plant blower motor #1.

Rescheduled to June 26th

As has been reported in weekly reports, our wastewater treatment plant blower motor #1 has been sent in for repair. The estimate to repair it (attached) is $6,558. The motor is over 15 years old. A replacement Eurus motor would cost $9,748. This is a difference of $3,190.

Blower motor #1 is a 4 year-old Eurus blower motor. We have been satisfied with its operation.

Either repair or replacement is an unbudgeted expense. We had budgeted $15,000 for the Ultra-violet disinfection control board. As noted in the budget process, we have been accomplishing the task manually. This device is used in the warmer months so even if we ordered the unit now, we will only get a half-season's use out of it.

Recommendation: Replace blower motor #1 with a new Eurus motor for $9,748. Allocate FYE 2019 funds budgeted for the UV controller. Seek some salvage value for our existing motor. Alternatively, authorize the repair of the current motor with either off-budget funds or reallocated UV controller funds.

HARDY PRO-AIR
SYSTEMS & SERVICE

351 Main Street
Antioch, IL 60002
Phone: (800) 658-0198 Fax: (847) 395-2972
www.HardyProAir.com

DATE: 6/5/2018

PROPOSAL #: **4545**

SERVICE / REPAIR PROPOSAL

TO: John Castillo **TITLE:**
COMPANY: Village of Gilberts
ADDRESS: 73 Industrial Drive
CITY/STATE ZIP: Gilberts, IL 60136
TELEPHONE NUMBER: 847-875-0055 Randy **Fax Number:**

MANUFACTURER: Roots **MODEL #:** RAM 624 **SERIAL #:** MB001858U

DESCRIPTION OF RECEIVED UNIT:
Rust buildup inside blower. Grooves were worn where drive and main seals ride causing them to leak.

DESCRIPTION OF REPAIR JOB:
Complete teardown, inspection, measurement and clean-up of all component parts.
Install (1) speedie sleeve. Replace bearings, seal sleeves, piston rings and seals
Assemble valve setting internal clearances per factory specifications.
Paint and prepare for shipment.

Note - New Eurus blower has a heavier duty case & larger shaft. Minor modifications required to install.

TOTAL COST: $6,558.00

NEW ROOTS BLOWER: $ 12,667.20
NEW EURUS BLOWER: $ 9,748.00

DELIVERY: 2-3 weeks after receipt of order / New Roots 5-6 week / Eurus in stock
TERMS: Net 10 days
FREIGHT: F.O.B. Antioch, IL

SUBMITTED BY: Dean Pedersen **SIGNATURE:**

APPROVED BY: **TITLE:**

SIGNATURE: **DATE:**

PURCHASE ORDER #:

Rescheduled to June 26th

Village of Gilberts
Village Hall
87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum

To: Village President and Board of Trustees

From: George Sakas, Village Administrator

Date: June 14, 2018 for the June 19, 2018 Village Board meeting

Subject: CY 2018 Roof Program.

Rescheduled to June 26th

President Zirk and Trustees,

If you recall, the Board considered roof replacements in our budget process. It was decided to budget $25,000 for re-roofing of Village Hall funded by the Municipal Impact Fee Fund. Our preliminary estimate (attached) was approximately $16,000. The extra budgeted amount was meant to cover unforeseen costs such as deck replacement, structural changes, flashing or trim replacement, etc. We had planned to put the project out to bid. At that time we also considered reroofing 84 Tower Hill Road (the "Rat Hut") but decided against it, deferring to a more comprehensive assessment of the Rat Hut's viability. Subsequent preliminary assessment of repairs and/or building replacement well exceeds $100K.

Recent extreme weather has damaged the Rat Hut's already compromised roof (pictures attached). There remain vehicles and valuable pieces of equipment stored on a seasonal and/or permanent basis in addition to the police evidence room. The roof is leaking water on them and further damaging the structural integrity of the building. We considered filing an insurance claim, but the roof was already damaged. A delay to fight what might be a losing insurance claim battle is neither timely or advisable.

The attached current estimate for the Rat Hut roof is a base cost of $8,867 and $66 per deck sheet replacement estimated at 35 prompting an estimate of $2,310 or $11,177 total.

Recommendation: Although the Village Hall roof needs replacing, it will definitely remain viable until the FY 2020 budget. The Rat Hut roof must be repaired immediately. I recommend budgeted funds for the Village Hall roof replacement be re-allotted to the Rat Hut roof. C3 Construction is a familiar roofer in the area and they successfully reroofed our water facilities last year. The Board could waive competitive bidding and approve expenditures not to exceed $15,000 ($8,867 and only as necessary deck replacement and other structural repairs) contracting with C3 Construction per the June 13, 2018 bid as submitted.

Attachment 1: Roof Pictures

Rescheduled to June 26th

Attachment 2: Budget Village Hall Proposal

C3 Construction
Roofing • Siding • Windows

brian@UseC3.com
847-345-8118
1775 Nashville Lane
Crystal Lake, IL 60014

Name: Village Hall
Address: 87 Galligan Road. Gilberts, IL

INSTALL PER SCOPE EXHIBIT A FROM REQUEST FOR PROPOSAL REROOF

Removal and tear off of laminate shingles - Haul off and Dispose	Complete
Ice and & Water Shield **6' above** all eaves and 3' centered in all Valleys	Complete
Install Starter around entire perimeter – Prevent lift up at eaves and gables	Complete
Install 15 Lb felt Underlayment over remaining roof deck	Complete
Remove Replace existing Vents	Complete
Lifetime Architectural Shingle **Color : TBD**	Complete
Remove & Replace Existing Plumbing Flashings	Complete
Hip & Ridge Cap Remove & Replace	Complete
Dumpster and Haul off Included	Complete
Total -	**$14,577.00**
Boom to access Steeple –Will Provide Invoice from rental company for reimbursement	**$ 695.00 (est.)**
Replace decking if necessary – Match existing material	**$40.00 each**
Add cedar trim and step flashing to lower rear roof to properly flash and finish	**$565.00**
Add Decorative Copper Top on Steeple - OPTIONAL	**$165.00**

BBB A+ ACCREDITED BUSINESS

ELITE SERVICE HomeAdvisor

TOP OF THE HOUSE CERTIFIED PREFERRED CONTRACTOR

All material is guaranteed to be as specified. All installations to meet manufacturer specifications. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation. This proposal will be withdrawn by us if not accepted within 90 days.

C3 Construction Signature *Brian Bischoffer* Date 02/04/2018

Acceptance of Proposal
The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. By affixing signature to this proposal you give approval to C3 Construction to perform work and provide the materials as listed. Additions, deletions, or alterations shall be approved via an additional proposal form(s) or contract(s) hereafter. Invoicing shall be completed in a timely manner. Overdue accounts shall be assessed at 20% annual percentage rate starting 30 days after the invoice date. Should legal action be required for collection, you agree to pay C3 Construction for any legal costs and reasonable attorney fees incurred by C3 Construction.

Signature_____ Date_____ Color:_____

Rescheduled to June 26th

Attachment 3: “Rat Hut” Roof Proposal

Construction
Roofing • Siding • Windows

brian@UseC3.com
847-345-8118
1775 Nashville Lane
Crystal Lake, IL 60014

Name: Storage Building
Address: 84 Tower Hill Rd. Gilberts, IL

Rescheduled to June 26th

Removal and tear off of laminate shingles - Haul off and Dispose	Complete
Ice and & Water Shield 6’ above all eaves	Complete
Install Starter around entire perimeter – Prevent lift up at eaves and gables	Complete
Install 15 Lb felt Underlayment over roof deck	Complete
Lifetime Architectural Shingle **Color : TBD**	Complete
Remove & Replace Existing Plumbing Flashings	Complete
Hip & Ridge Cap Remove & Replace	Complete
Dumpster and Haul off Included	Complete
Total Laminate Asphalt Shingles	**$8,867.00**
Replace damaged decking include blocking to support deck seams (Initial Estimate about 35 Pieces of Plywood) Estimate = $2,310.00	**$66.00 each**
Upon completion we can calculate the number of sheets used at the rate of	**$66.00 each**

BBB A+ ACCREDITED BUSINESS

ELITE SERVICE HomeAdvisor

TOP OF THE HOUSE CERTIFIED PREFERRED CONTRACTOR

All material is guaranteed to be as specified. All installations to meet manufacturer specifications. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman’s Compensation. This proposal will be withdrawn by us if not accepted within 90 days.

C3 Construction Signature *Brian Bischoffer* Date 06/13/2018

Acceptance of Proposal
The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. By affixing signature to this proposal you give approval to C3 Construction to perform work and provide the materials as listed. Additions, deletions, or alterations shall be approved via an additional proposal form(s) or contract(s) hereafter. Invoicing shall be completed in a timely manner. Overdue accounts shall be assessed at 20% annual percentage rate starting 30 days after the invoice date. Should legal action be required for collection, you agree to pay C3 Construction for any legal costs and reasonable attorney fees incurred by C3 Construction.

Signature_____ Date_____ Color:_____

A RESOLUTION FURTHER AMENDING AND REPLACING IN ITS ENTIRETY RESOLUTION NO. 10-2018 AUTHORIZING AND APPROVING THE RELEASE OF A LIMITED NUMBER OF BUILDING PERMITS FOR PHASE 2A-1 OF THE CONSERVANCY DEVELOPMENT

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees approved the First Amendment to an Annexation and Development Agreement between the Village of Gilberts and Gilberts Development LLC for 914.02 acres of the Conservancy Development, legally described on **Exhibit A** ("***Gilberts Development Parcel***"), which Agreement was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006674 ("***Amended Annexation Agreement***"); and

WHEREAS, on January 31, 2017, the Village of Gilberts Board of Trustees also approved Ordinance No. 05-2017, an Ordinance Approving a First Amendment to an Existing Planned Unit Development and the Preliminary PUD Plan for the Conservancy Development, which Ordinance was recorded on February 3, 2017, with the Kane County Recorder's Office, as Document No. 2017K006675 ("***Amended PUD Ordinance***"); and

WHEREAS, on August 15, 2017, the Village Board of Trustees approved the Final Plat of Subdivision and Final PUD Plan for Phase 2A-1 of the Conservancy Development ("***Phase 2A-1 Final Plat Ordinance***"); and

WHEREAS, both the Amended Annexation Agreement and the Phase 2A-1 Final Plat Ordinance restrict the number of building permits that can be issued for lots in the Conservancy Development to 123 permits until the water service improvements required by the Amended Annexation Agreement are completed and operational, unless expressly approved otherwise by a majority vote of the Village Board; and

WHEREAS, Gilberts Development LLC requested that the Village Board authorize and approve the release of additional building permits (beyond the 123 permits authorized by the Amended Annexation Agreement and Phase 2A-1 Final Plat Ordinance) in advance of the water service improvements being completed and operational; and

WHEREAS, the Village Board previously approved Resolution No. 01-2018 approving the release of a limited number of additional building permits for Phase 2A-1; and

WHEREAS, that Resolution was subsequently amended by Resolution No. 07-2018 and then by Resolution No. 10-2018 to extend the time-frame for issuance of the SSA bonds, which is now set to expire on July 1, 2018; and

WHEREAS, Gilberts Development LLC has requested that Resolution No. 10-2018 be amended and replaced in its entirety by this Resolution to extend the time-frame for issuance of the SSA bonds from July 1, 2018 to August 1, 2018.

THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GILBERTS AS FOLLOWS:

Rescheduled to June 26th

Section 1. **Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Resolution as though set forth in this Section 1.

Section 2. **Release of a Limited Number of Building Permits for Phase 2A-1**. In accordance with the authority granted by the Amended Annexation Agreement and the Phase 2A-1 Final Plat Ordinance, the Village Board of Trustees hereby authorizes and approves the release of additional building permits for development in Phase 2A-1 of the Conservancy Development (beyond the 123 permits authorized by the Amended Annexation Agreement and Phase 2A-1 Final Plat Ordinance), as follows:

A. Upon approval of this Resolution, the Village will release 51 building permits for lots within the Phase 2A-1 of the Conservancy Development, subject to the condition set forth in Subsection B below.

B. If the SSA 25 bonds are not issued by August 1, 2018, then any building permit approved for release under Section 2.A of this Resolution that has not yet been issued shall be immediately rescinded and returned to the Village.

Section 3. **Conditions.** The approvals granted in Section 2 of this Resolution are conditioned upon and limited by the following requirements, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the President and Board of Trustees, invalidate the approvals:

A. No Authorization of Work. This Resolution does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Gilberts Development Parcel pursuant to the approvals granted in this Resolution unless and until all conditions of this Resolution have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Laws. The Village's zoning, subdivision, and building regulations, and all other applicable Village ordinances and regulations shall continue to apply to the Gilberts Development Parcel, and the development and use of the Gilberts Development Property shall comply with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

C. Continued Effect of the Approvals. The Amended PUD Ordinance, the Amended Annexation Agreement, and the Phase 2A-1 Final Plat Ordinance shall remain in full force and effect, and the Owner shall comply with all requirements, conditions, and restrictions therein.

In addition, any violation of this Resolution shall be deemed a violation of the Village of Gilberts Zoning Code and shall subject the Owner to enforcement proceedings accordingly.

Section 4. **Severability.** In the event a court of competent jurisdiction finds this Resolution or any provision hereof to be invalid or unenforceable as applied, such finding shall

Rescheduled to June 26th

not affect the validity of the remaining provisions of this Resolution and the application thereof to the greatest extent permitted by law.

Section 5. Repeal and Saving Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Gilberts prior to the effective date of this Resolution.

Section 6. Effective Date. Upon its passage and approval according to law, this Resolution shall, by authority of the Board of Trustees, be published in pamphlet form.

PASSED BY THE BOARD OF TRUSTEES of the Village of Gilberts, Kane County, Illinois, this ____ day of _____2018.

	Ayes	Nays	Absent	Abstain
Trustee Dan Corbett	_____	_____	_____	_____
Trustee Elissa Kojzarek	_____	_____	_____	_____
Trustee Nancy Farrell	_____	_____	_____	_____
Trustee Jeanne Allen	_____	_____	_____	_____
Trustee Lou Hacker	_____	_____	_____	_____
Trustee Guy Zambetti	_____	_____	_____	_____
President Rick Zirk	_____	_____	_____	_____

APPROVED THIS ____ DAY OF _____, 2018

_____
Village President, Rick Zirk

(SEAL)

ATTEST: _____
Village Clerk Courtney Nicholas

Published: _____

Rescheduled to June 26th

EXHIBIT A

Legal Description of the Gilberts Development Parcel

PARCEL 1:
THE WEST 87 LINKS OF GOVERNMENT LOT 1 OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 2:
THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 3:
THE SOUTH 4 RODS OF THE EAST 3 RODS OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 11 TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS.

PARCEL 4:
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EASTERLY OF THE RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, SAID PARALLEL LINE BEING ALSO THE WESTERLY RIGHT OF WAY LINE OF THE ELGIN AND BELVIDERE ELECTRIC COMPANY IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

PARCEL 5:
THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 6:
THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 7:
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 8:
THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 9:
THE SOUTH HALF OF THE SOUTH HALF OF SECTION 2 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF

Rescheduled to June 26th

THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 10:
THE NORTH HALF OF THE NORTHEAST QUARTER (EXCEPT THE SOUTH 4 RODS OF THE WEST 3 RODS THEREOF) OF SECTION 11, TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF RUTLAND, KANE COUNTY, ILLINOIS.

PARCEL 11:
THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, (EXCEPT THE WEST 87 LINKS OF THE NORTHWEST QUARTER OF SAID NORTHWEST FRACTIONAL QUARTER AND ALSO EXCEPT THAT PART OF SAID NORTHWEST FRACTIONAL LYING NORTHEASTERLY OF THE CENTER LINE OF HUNTLEY ROAD), ALSO THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 2, ALL IN TOWNSHIP 42 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN RUTLAND TOWNSHIP, KANE COUNTY, ILLINOIS.

Parcel Identification Numbers: 02-02-100-007; 02-02-100-008; 02-02-300-002; 02-02-300-003; 02-02-300-004; 02-02-400-002; 02-11-100-003; 02-11-100-010; 02-11-200-001; 02-11-200-003; 02-11-200-005; 02-11-200-007; 02-11-300-008; 02-11-400-003; 02-11-400-004; 02-11-400-005; 02-11-475-012; 02-11-425-001; 02-11-475-001; 02-11-425-010; 02-11-401-016; 02-11-296-001; 02-11-401-001; 02-11-401-008; 02-11-401-015; 02-11-350-007; 02-11-404-010; 02-11-475-013; 02-11-401-014; 02-11-401-013; 02-11-401-012; 02-11-401-011; 02-11-401-010; 02-11-401-009; 02-11-401-008; 02-11-401-007; 02-11-401-006; 02-11-401-005; 02-11-401-004; 02-11-401-003; 02-11-401-002; 02-11-296-002; 02-11-402-001; 02-11-402-002; 02-11-402-003; 02-11-348-001; 02-11-402-004; 02-11-348-002; 02-11-402-005; 02-11-348-003; 02-11-348-004; 02-11-350-006; 02-11-350-005; 02-11-350-004; 02-11-404-004; 02-11-350-003; 02-11-404-003; 02-11-350-002; 02-11-404-002; 02-11-350-001; 02-11-404-001l 02-11-404-006; 02-11-404-007; 02-11-404-008; 02-11-404-009; 02-11-451-001; 02-11-451-011; 02-11-451-002; 02-11-451-012; 02-11-451-003; 02-11-451-013; 02-11-451-004; 02-11-451-014; 02-11-451-005; 02-11-451-015; 02-11-451-006; 02-11-451-016; 02-11-451-007; 02-11-451-017; 02-11-451-008; 02-11-451-018; 02-11-451-009; 02-11-451-019; 02-11-451-010; 02-11-451-020; 02-11-349-001; 02-11-349-002; 02-11-349-003; 02-11-349-004; 02-11-349-005; 02-11-349-006; 02-11-349-007; 02-11-349-008; 02-11-349-009; 02-11-403-001; 02-11-403-002; 02-11-403-003; 02-11-403-004; 02-11-403-005; 02-11-403-006; 02-11-403-007; 02-11-403-008; 02-11-403-009; 02-11-405-001; 02-11-405-002; 02-11-405-003; 02-11-405-004; 02-11-405-005; 02-11-405-006; 02-11-405-007; 02-11-405-008; 02-11-405-009; 02-11-405-010; 02-11-405-011; 02-11-405-012; 02-11-405-013; 02-11-405-014; 02-11-405-015; 02-11-405-015; 02-11-405-016; 02-11-405-017; 02-11-405-018; 02-11-405-019; 02-11-425-002; 02-11-425-003; 02-11-425-004; 02-11-425-005; 02-11-425-006; 02-11-425-007; 02-11-425-008; 02-11-425-009; 02-11-425-010; 02-11-425-011; 02-11-425-012; 02-11-425-013; 02-11-425-014; 02-11-425-015; 02-11-425-016; 02-11-425-017; 02-11-425-018; 02-11-425-019; 02-11-425-020; 02-11-452-001; 02-11-452-002; 02-11-452-003; 02-11-452-004; 02-11-452-005; 02-11-452-006; 02-11-452-007; 02-11-452-008; 02-11-452-009; 02-11-452-010; 02-11-452-011; 02-11-452-012; 02-11-452-013; 02-11-452-014; 02-11-452-015; 02-11-452-016; 02-11-452-017; 02-11-452-018; 02-11-452-019; 02-11-475-002; 02-11-475-003; 02-11-475-004; 02-11-475-005; 02-11-475-006; 02-11-475-007; 02-11-475-008; 02-11-475-009; 02-11-475-010; 02-11-475-011

Resolution for Review Only

Village of Gilberts
Village Hall - 87 Galligan Road, Gilberts, Illinois 60136
Ph. 847-428-2861 Fax: 847-428-2955
www.villageofgilberts.com

Village Administrator Memorandum

To: Village President and Board of Trustees

From: George Sakas, Village Administrator

Date: June 14, 2018 for the June 19, 2018 Village Board meeting

Subject: Well Pump #3 assembly repairs

Rescheduled to June 26th

President Zirk and Trustees,

Attached is the Water Well Solutions inspection report and preliminary estimates for well pump #3 repairs. This is current as of Friday morning inclusion in the packet. It does not contain the following:

1. Bowl assembly repair or replacement estimated costs. We will have that by the Tuesday board meeting.
2. Submersible power cable repair (versus replacement) – an evaluation would cost $1,000.

Without reproducing details in the estimate, the project consists of the following:

1. Fixed Costs – Necessary
2. Motor
3. Submersible Power Cable
4. Pipe (sleeve in the ground)
5. Well Rehabilitation – Optional but highly recommended
6. Bowl

Current costs are as follows:

Well #3 Pump Assembly	
Fixed costs to repair	**$ 35,939**
Motor Repair	
Option 1: Repair	$ 5,960
Option 2: Replace	$ 36,805
Submersible Cable	
Option 1: Repair ($1,000 to evaluate)	TBD
Option 2: Replace	$ 38,500
Pipe Repair	
Option 1: Repair	$ 51,183
Option 2: Replace	$ 60,720
Well Rehabilitation	**$ 11,250**
Bowl	
Option 1: Repair	TBD
Option 2: Replace	TBD
Totals	
Repairs (w/o bowl or cable cost)	$ 104,332
Replacements (w/o bowl cost)	$ 183,214

Additional Information will be provided for the Board meeting for consideration.

June 12, 2018

Village of Gilberts
73 Industrial Drive
Gilberts, IL-60136
Attn: Mr. John Castillo

Rescheduled to June 26th

RE: Well No. 3 Repair & Reinstallation Proposal

Dear Mr. Castillo-

Water Well Solutions (Suez) is pleased to submit the following repair proposal for Well No. 3, following the pump removal prompted by the low (0.28 meg) meg reading. Our inspection reflected that the well was furnished with a 300 HP Byron Jackson Type H **Mercury Sealed** submersible motor, with size 500 MCM round jacketed cable, with a 14-stage Byron Jackson 13/12MQL cast iron bronze fitted bowl, set to approx. 760' on 8" T&C coated column pipe. Please review the attached pump inspection report along with the brief notes on each component below.

Submersible Pump, Motor & Cable

Motor-The submersible motor appears to meg OK at surface (2.2 Gigaohms) when the flat cable is removed, and the seal appears to be in good condition. The motor is a **mercury sealed** Type H motor. 2012 IEPA legislation has **banned** the sale of **new** mercury sealed units or any repairs to be done to the seal. However, the legislation allows for the reinstallation of existing mercury sealed units that are intact, however, this still does present a liability in the case that the seal does fail in the future. There are many customers operating BJ mercury seals currently, however, there is still the risk of failure of the seal and potential well contamination.

The village has two options for the motor; firstly, converting the seal to a double mechanical Type M seal, which has numerous installations across N. IL (most recently WWS installed a 400 HP BJ/Sunstar Type M to a neighboring community). This option will include the disassembly and full inspection of the motor, and all components included. Our **conversion price assumes that a full rewind is NOT needed**. We do not anticipate this given the good meg readings. This option will come with a **one year warranty.**

The second option the village has is for WWS to service the mercury sealed motor, including changing the oil, filter, balancing the mercury seal, inspecting, etc. Our experienced technicians have completed these services numerous times across the N. IL region and we have installed in various wells. However, given the inability to further disassemble and repair the seal, **there will be NO warranty to the motor install**.

We are leaving this decision to the village to make and advise us on which option you'd like.

Bowl-The bowl assembly components vary in condition. The castings are in poor condition with thinning vanes and show signs of advanced wear whereas the bronze impellers are in OK condition. The mic readings show that the impeller and wear ring clearances are much larger than acceptable/expected. Thus, if the bowl is to be rebuilt, this will require trimming the impellers, installing new wear wrings, pressing and

replacing bushings and replacing all castings. The rebuild is likely to cost more money than an all new assembly from the factory given the extent of work that will be necessary to rebuild the bowl. If the bowl castings are not replaced, this will cause a more rapid deterioration of the vanes and potential loss in capacity. Moreover, the bowl performs less efficiently with worn vanes. Thus, WWS recommends the replacement of the bowl assembly with a new Byron Jackson 13/12MQL 14 stage bowl assembly.

Motor Bracket-The motor bracket appears to be in good condition, and should be refurbished.

Cable- As far as the cable goes, the cable megged good, however, it has been installed for over 17 years per the record provided. Thus we do recommend either replacement or HyPot of the cable to ensure no potential wire failures.

Flat cable/pigtail- The motor flat cable failed our meg tests and should be replaced.

Column Pipe

The column assembly pipe ends appear to have worn threads and all couplings required heading to break loose (likely due to overtightening and then rusting). The coatings are washing away on the pipe and are due for repair/replacement.

The options the village has are as follows:

- Option 1: Repair
  - Cut & rethread all pipe ends and install new couplings and check valves
  - Sandblast & recoat the pipe with epoxy coating
  - Install 5 new joints of column pipe to compensate for the depth loss from cutting/rethreading
- Option 2: Replacement
  - Install all new coated pipe w/ new check valves

Water Well Condition

The well condition is outlined in the attached TV inspection report. The casing has substantial scale and appears to have rusted over time. The water is full of particulates and parts of the casing has mineral and bacteriological buildup.

As such we recommend brushing the casing and formation with a chemical solution clean the well casing and expose more of the formation and to bail from the well.
See attached TV inspection report.

Recommendation

After thorough review of the condition of all portions of the well and pumping equipment, WWS recommends the following repairs:

- Bowl: New Byron Jackson CIBF bowl assembly
- Motor: the Village must advise us based on the information we've provided
- Cable: replace if possible given run life of cable, otherwise HyPot for further inspection
- Column pipe-
  - Option 1- Cut/rethread/sandblast/recoat existing pipe, add 5 new joints and all new cplgs
  - Option 2- replace all pipe with coated new pipe.

- Well: recommend minimum of brushing and bailing the substantial fill at the bottom of the well.

Rescheduled to June 26th

PRICING SCHEDULE

The cost associated with each of the options outlined above are presented below. Lead times- please note, some of the materials have various lead times. The motor seal conversion has a 6-8 week lead time.

The first table outlines costs that are necessary and fixed that the village must have **including reinstallation**.

Gilberts No. 3 Fixed Costs (necessary repairs) pipe, motor, cable options below				
	QTY	Unit	Unit Cost	Extended Total
Rig & 3 man crew Reinstall; pump installation, disinfect well, set up pump test, conduct flow test, demobilization	45	HRS	$540	$24,300.00
New 18"x20" Baker Pitless O-Rings	2	EA	$125	$250.00
Cut/weld new 8" nipple onto pitless discharge & coat w/ epoxy	1	LS	$1,175	$1,175.00
Refurbish Motor Bracket	1	LS	$550	$550.00
New Flat cable for Byron Jackson motor (pig tail)	1	EA	$5,134	$5,134.00
Splice for new motor flat cable	1	EA	$300	$300.00
New 8" Lakewood Style surge control valves w/ freight	2	EA	$1,340	$2,680.00
Misc. Install Items (airlines, chlorine, tape, banding, fittings, etc)	1	LS	$1,550	$1,550.00
			Fixed Cost Subtotal	**$35,939.00**

The tables below outline different options for**: Pipe, Bowl, Motor, Well Rehab, Cable**

PUMP OPTIONS

PRICING WILL BE PROVIDED ASAP FOR BOWL. Based on the options below, we recommend replacement of the bowl assembly as the new castings cost outweigh any savings to rebuild.

Gilberts No. 3 Bowl OPTIONS
OPTION 1: New Byron Jackson 13/12MQL 14 stage bowl assembly CIBF
OPTION 2: Rebuild BJ bowl with **all new castings, wear rings, collets,** trim impellers, etc (itemized cost can be provided)

MOTOR REPAIR OPTIONS

Gilberts No. 3 Submersible Motor Options				
	QTY	Unit	Unit Cost	Extended Total
OPTION 1: Service: Byron Jackson Mercury Seal motor oil service, gaskets, filters, etc in shop **motor to remain Mercury Sealed**	1	EA	$5,960	$5,960.00
OR				
OPTION 2: Conversion/Repair: Mercury seal conversion to **Double Mechanical Seal** w/ **proper disposal of mercury seal** Manufacturer (Sunstar) motor disassembly, inspection, reassembly & testing (IF NO REWIND NEEDED) (1 yr warranty)	1	EA	$36,805	$36,805.00

SUBMERSIBLE CABLE REPLACEMENT OPTION

Gilberts No. 3 Cable				
	QTY	Unit	Unit Cost	Extended Total
New 500MCM 600V Cable	770	FT	$50	$38,500.00

Please note, if you wish to reuse the old cable, we recommend a HyPot test to evaluate more, cost is $1,000.

Rescheduled to June 26th

PIPE REPAIR OPTIONS

Gilberts No. 3 Pipe Replacement 1				
	QTY	Unit	Unit Cost	Extended Total
New 8" T&C epoxy coated pipe	760	FT	$70	$53,200.00
Estimated freight for pipe	1	LS	$3,200	$3,200.00
Crane & 3 man crew; offload all 760' pipe	8	HRS	$540	$4,320.00
			All New Pipe Total	**$60,720.00**

OR

Gilberts No. 3 Pipe Repair Option 2				
	QTY	Unit	Unit Cost	Extended Total
Crane & 3 man crew; haul all 760' pipe to &from pipe repair shop	18	HRS	$540	$9,720.00
Cut & rethread all pipe ends (w/ thread protectors)	74	Ends	$97	$7,178.00
Sandblast & recoat 655' of pipe	655	FT	$37	$24,235.00
New 8" T&C epoxy coated pipe necessary to have 760' pump set	105	FT	$70	$7,350.00
Estimated freight for pipe	1	LS	$2,700	$2,700.00
			Repair Pipe Total	**$51,183.00**

WELL REHABILIATION

Gilberts No. 3 Well Rehabilitation				
	QTY	Unit	Unit Cost	Extended Total
Rig & 2 man crew w/ support equipment; brush w/ chemicals & bail well fill	30	HRS	$365	$10,950.00
Chemicals & misc. materials	1	LS	$300	$300.00
			Well Rehab Total	**$11,250.00**

Rescheduled to June 26th

If you wish to proceed with the scope of work outlined above, please sign below and return a copy of this proposal. Upon approval, we can schedule the repairs and work ASAP. Please advise on which options the village would like.

Water Well Solutions, values our relationship with the Village of Gilberts and look forward to working with you. As always, please feel free to contact me directly on my cell at (312) 813-0525 or via email at. Thank you.

Sincerely,
Ahmad T. Hamdan, E.I.T.
Project Manager
SUEZ Advanced Solutions
Water Well Solutions Illinois Division, LLC

Signature: _____

Name: _____

Title: _____

Date: _____

Water | Advanced Solutions

Water Well Solutions Illinois Division, LLC

PUMP INSPECTION REPORT

VILLAGE OF GILBERTS

WELL NO. 3

JOB NAME:	**Gilberts Well No. 3**		**WELL NO:**	**3**	**DATE:**	**6/6/18**
JOB NO:	**139371**	**INSPECTED BY:**	**Thomas Lanan, Ahmad Hamdan, EIT**			
MOTOR:	**300 HP Byron Jackson Type H Mercury Seal 460 V, 14"**	**BOWL ASSEMBLY:**	**Byron Jackson 13"MQ/12MQL 14 stage bowl CIBF**			
CABLE:	**770' 500 MCM round jacketed**	**COLUMN ASSEMBLY:**	**749'11" of 8" T&C Coated Pipe; (2) Lakewood Checks**			

Rescheduled to June 20th

Bowl Assembly; castings in poor condition, impellers OK condition

Vanes thinning and deteriorated

Casting/diffuser vane thinning away/deteriorated

Overall castings in poor condition, must be replaced

Bowl Shaft is in OK condition, can be repaired and reused

Motor bracket & discharge end reusable	**Suction screen in OK condition**	**Pitless Spool Nipple needs to be replaced (cut and reweld)**
Pipe in overall poor condition. Requires repair or replacement	**Pipe ends in rough shape. All pipe was overtightened in last install**	**Threads worn out. OD paint chipped and pitting**
Pipe coupling threads washed out.	**All couplings required to be headed for pull. Replace all couplings**	**Washed out treads on pipe**

Rescheduled to June 20th

The flat cable megs very low (.3)	**Motor megs OK when flat cable is removed. This motor has the Type H mercury seal. Please advise how the Village would like to proceed.**
Bowl Assembly Comments:	
The bowl assembly components differ in their condition. While the bronze impellers are in OK condition, the cast iron bowl castings are **in poor condition**. The vanes are thinning and pitting and this will be worsened over time. As such, there are two options, one is replace all castings and rebuild with old impellers with wear rings and rebuild materials. The other option is total replacement of the bowl assembly with a new like design bowl assembly equipped to couple to a Byron Jackson motor. More than likely a new bowl assembly is more cost effective than all new castings and rebuild.	
Motor Comments:	
The motor appears to be in OK condition. It megged high (2.2 Gigaohms). The oil and filter must be replaced at a minimum. **The motor contains a mercury seal** which appears to be ok now. This can be serviced and reinstalled, however **we cannot warranty the mercury sealed motor**. There is risk if a motor failure occurs, potential mercury contamination. Another option would be to convert the seal to a **double mechanical seal, with a one year warranty**. The village must advise us on how they would like to proceed regarding this matter.	
Column Assembly Comments:	
All of the column assembly ends show signs of deterioration, some more severe than others. All pipe joints required heating the coupling due to overtightening them on the original install. As such, we advise that the pipe ends be cut and rethread on each end with new couplings & sandblasted and coated, and the addition of a couple joints of new coated pipe to compensate for setting depth, OR all new pipe be installed. The Lakewood style checks must be replaced.	
Cable & Motor Pigtail Comments:	
The motor pigtail is the weakest link of this assembly, as it was the primary cause of the poor meg readings. The flat cable should be replaced. Moreover, the submersible cable, while it appears to be OK from megger testing, has been installed for over 17 years per our record, and thus should be considered for replacement if the village's budget allows.	
Pitless Spool Comments:	
The pitless spool O-rings must be replaced as well as the nipple off of the pitless has worn threads and should be cut, and a new nipple be welded.	

Rescheduled to June 26th

PUMP BOWL INSPECTION REPORT

Project: Gilberts Well No. 3
Job #: 139371
Shaft Size: 1.9375 (1-15/16")
Shaft Length: 221"
T.P.I. :
Manufacturer:
Model:

Date: 6-Jun-18

	Bearing ID	Wear	Bearing OD	Length
Discharge Nozzle:	1.949	0.012		6.25
Stuffing Box Size:				

	Wear Ring	Impeller	Diff.	Bearing ID	Wear	Bearing OD	Lenth
Top Intermede				1.948	0.011		4.75
1st	6.496	6.417	0.079	1.949	0.012		4.75
2nd	6.499	6.417	0.082	1.95	0.013		4.75
3rd	6.495	6.419	0.076	1.95	0.013		4.75
4th	6.496	6.419	0.077	1.949	0.012		4.75
5th	6.498	6.42	0.078	1.95	0.013		4.75
6th	6.493	6.417	0.076	1.951	0.014		4.75
7th	6.503	6.419	0.084	1.95	0.013		4.75
8th	6.489	6.419	0.07	1.95	0.013		4.75
9th	6.492	6.419	0.073	1.949	0.012		4.75
10th	6.491	6.42	0.071	1.952	0.015		4.75
11th	6.491	6.421	0.07	1.949	0.012		4.75
12th	6.482	6.42	0.062	1.948	0.011		4.75
13th	6.471	6.42	0.051	1.95	0.013		4.75
14th							
15th							
16th							
17th				Upper 1.948	0.011		6.5
18th				Lower 1.948	0.011		6.5
Suction	6.496	6.419	0.077				

Running Clearance - New

Shaft Size	Nominal	Min & Max Limits	Max Allowable Bearing ID
7/8	0.009	0.006 / 0.012	0.893
1	0.009	0.006 / 0.012	1.018
1 3/16	0.009	0.006 / 0.012	1.205
1 1/2	0.010	0.007 / 0.013	1.520
1 11/16	0.010	0.007 / 0.013	1.707
1 15/16	0.010 / 0.011	0.007 / 0.014	1.958
2 3/16	0.010 / 0.011	0.007 / 0.014	2.208
2 7/16	0.011	0.007 / 0.015	2.459

Running Clearance - New

Normal Wear Ring I.D.	Nominal	Min & Max Limits	Max Allowable Bearing ID
THRU 8"	0.018	0.014 / 0.022	0.036
8" PLUS THRU 18"	0.023	0.018 / 0.029	0.046
18" PLUS THRU 30"	0.027	0.020 / 0.035	0.054

FOR STAINLESS STEEL MATERIAL INCREASE THE CLEARANCE BY 50%

Bottom of shaft to bottom impeller

Notes: Jig Set 3-1/16" down & 1-3/4" up from face of suction
Bottom of sand collet 17-5/8" from end of shaft
Stage no. 13 has severe grooving along the wear ring and impeller

Rescheduled to June 26th

Wisconsin - Illinois
(888) 769-9009
FAX: (920) 474-4771

PUMP VISUAL INSPECTION REPORT

Rescheduled to June 26th

Job Name Gilberts Well 3
Job No. 139371
Machinist Tom Lanan
Date 6/5/2018

Legend (wear)
N=Nominal
M=Moderate
S=Severe

BOWL CASTINGS

Material Cast

	Upper Vanes	Lower Vanes	Wear ring Seats	Threads
Dis Case				
Top Int	N			
1st	S	S	N	
2nd	S	S	N	
3rd	S	S	N	
4th	S	S	N	
5th	S	S	N	
6th	S	S	N	
7th	S	S	N	
8th	S	S	N	
9th	S	S	N	
10th	S	S	N	
11th	S	S	N	
12th	S	S	N	
13th	S	S	N	
14th				
15th				
16th				
17th				
18th				
Suction	N	N		

Impellers

Material Bronze

	Vane Wear	Face wear	Skirt Length	Collet Depth
x				
x				
1st	N	N	N	S
2nd	N	N	N	S
3rd	N	N	N	N
4th	N	N	N	S
5th	N	N	N	S
6th	N	N	N	M
7th	N	N	N	S
8th	N	N	N	N
9th	N	N	N	S
10th	N	N	N	S
11th	N	N	N	N
12th	N	N	N	N
13th	N	N	N	N
14th				
15th				
16th				
17th				
18th				
Suction	N	N	N	S

NOTES:

Water | Advanced Solutions

Water Well Solutions Illinois Division, LLC

DOWNHOLE TV SURVEY REPORT

Village of Gilberts, IL
Well No. 3

Job No. 139371

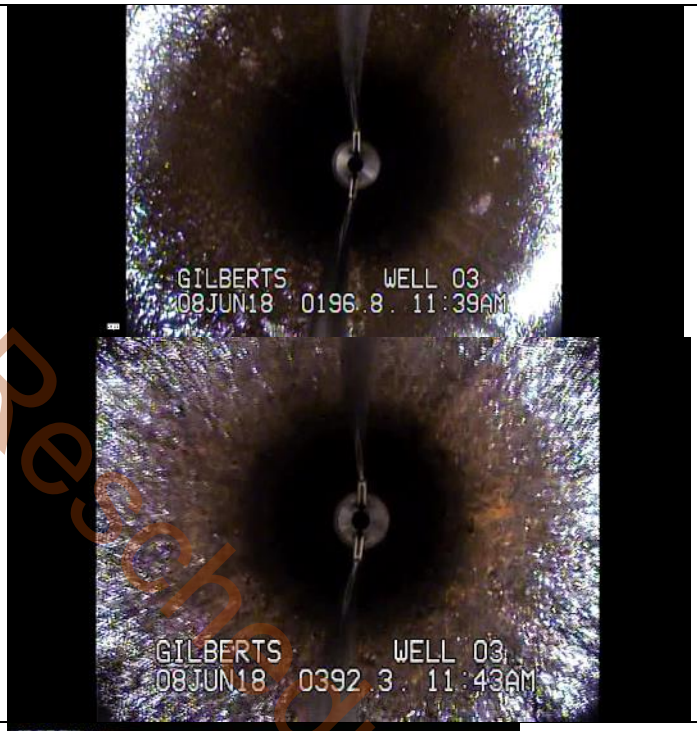
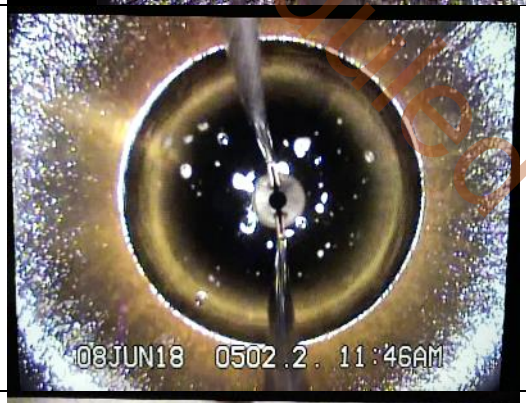
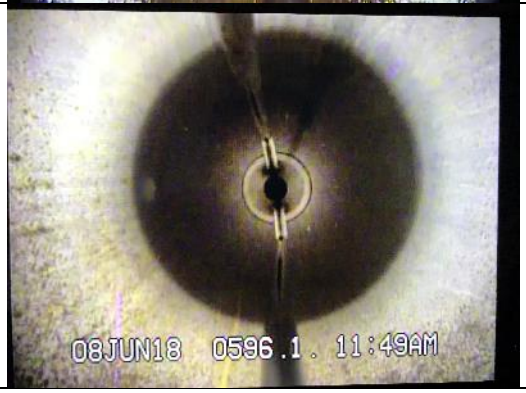
JOB NAME:	**Gilberts, IL**	**WELL NO:**	**3**	**DATE:**	**06/08/18**
LOCATION:	**320 Raymond Dr.**	**DATE DRILLED:**	**2000**		

Well Information

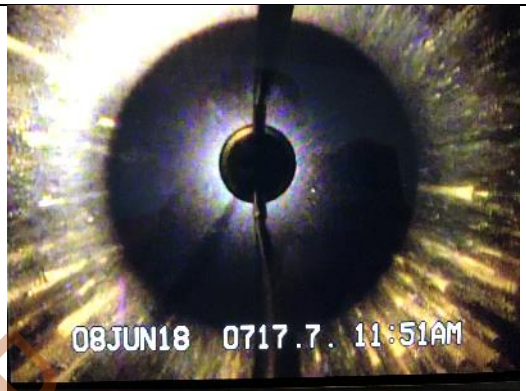
Well Diameter (inches)	18”	**Well Depth (feet)**	1,330’ (drilled) 1,344’ (2018 TV)
Casing Point/Liner	1,148’ (drilled) 1,170’ (2018 TV)	**Screen size/slot size**	n/a

Depth (ft)	Photograph	Comments
0		
9.5		**Pitless Adapter (discharge at approx. 10.5’)**
11’ -500’		**Medium to heavy scale on casing walls**

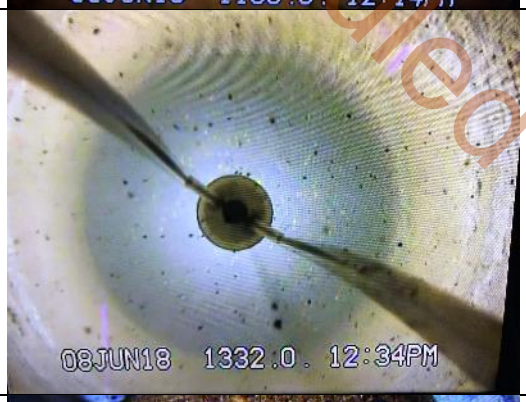
Rescheduled to June 20th

		
502'		**Static Water Level**
502'-700'		**Medium scale on casing**

Rescheduled to June 26th

700’- 1170’	 	**Heavy scale on walls w/ mineral and bacteriological buildup**
1000’ to TD	 	**Water is filled with particulates and murky although 4 days flushing well**
1,170’		**Casing point, open rock below**

Rescheduled to June 26th

1175' -130'	 	**Murky water, open rock fractures (horizontal ledge at 182') with vertical fractures as well**
1,330'-1,344'		**Formation change**
1,344'		**Total Depth**

Recommendations & Comments

The well appears to have mild to severe (in some spots) mineral and bacteriological buildup along the casing. Although the well was flushed for 4 days with water, it is still very murky and full of particulates.

Water Well Solutions recommends brushing the casing and open formation with a chemical mixture to free up any closed spaces and bail the fill from the bottom of the well.

Video Inspection Technician	**Tom Lanan**	**Project Manager**	**Ahmad Hamdan, E.I.T.**

Rescheduled to June 26th

Closed Circuit TV Data Sheet

Project	Gilberts Well 3	Job No.	139371	Date	6/8/2018
Location	320 Raymond Dr	Well Diameter	19 - 1/4 ID	Hole Depth	1,344' (2018 TV) 1,330' (drilled)
Well #/Name	3	S.W.L	502'	Screen Type	n/a
Depth of Survey	1,344'	Case Depth	1170'	Depth of Screen	n/a
				Operator	T. Lanan

Rescheduled to June 26th

DEPTH	DESCRIPTION AND REMARKS
10.5	pitless adaptor discharge
300	Heavy scale on walls
502	Static Water Level
700'	Heavy/severe scale and buildup on walls
1170	Bottom of casing
1182	Rock Ledge open void
1330	formation change
1344	total depth, fill at bottom of well
COMMENTS:	

See attached report. Well appears to have buildup and water is full of particulates even after 4 days of flushing with water.