



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 20, 2018**

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1. CALL TO ORDER

President Wallace called the regular meeting of November 20, 2018 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Management Analyst Sam Hughes, Planner Angela Zubko, Finance Director Todd Dowden, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Susan Tyrrel, Immanuel United Church of Christ, gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

President Wallace stated that all items marked with an asterisk on the Agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a Board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the Agenda. He asked if there were any items a Board member wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

Trustee Carbonaro stated that he would like to add item 1 under Police & Health, Resolution 2018-124-R, a Resolution Approving a 60-Day Extension of Construction Administration Services Agreement with Williams Architects for the New Bartlett Police Facility to the Consent Agenda.

Trustee Deyne moved to amend the Consent Agenda to add item 1 under Police & Health, Resolution 2018-124-R, a Resolution Approving a 60-Day Extension of Construction



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Administration Services Agreement with Williams Architects for the New Bartlett Police Facility and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO AMEND THE CONSENT AGENDA**

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

President Wallace then recited each item that was originally on the Consent Agenda and each item that was added to the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon on the Amended Consent Agenda. He then stated that he would entertain a motion to approve the Amended Consent Agenda, and the items designated to be approved by consent therein.

Trustee Deyne moved to approve the Amended Consent Agenda, and all items designated to be approved by consent therein as amended, and that motion was seconded by Trustee Carbonaro.

**ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

6. MINUTES – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT

Finance Director Todd Dowden stated that this was the September Treasurer's Report. He stated that next month, in December, he will present the six month budget review. He then presented the Municipal Sales Tax Report through July, 2018, and stated it totaled \$218,236 and was down \$6,032 (2.69%) from the previous month last year. Motor Fuel Tax distribution through August, 2018 totaled \$90,079 and was up \$109 from the prior year.



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9. PRESIDENT'S REPORT

President Wallace presented a Proclamation recognizing Bartlett Eagle Scout Ethan Tyler Bax for his community service.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

**David Matthews, 218 N. Oak Avenue**

Ms. Matthews stated that she has been a resident for forty-four years. She is part of a small group of residents who are interested in ensuring that our children can experience the same or better quality of life here in Bartlett. She applauded the Village for doing the SolSmart Program. This program recognizes cities, counties, small towns, for making it faster, easier and more affordable to go solar. It provides no-cost technical assistance to help local governments become open for solar business. Brian Goralski, Building Director, has been instrumental in getting Bartlett on board.

**Pushpa Patel, 160 Pleasant Drive**

Mr. Patel congratulated the Village on enrolling in the SolSmart Program. He thought it was a significant, positive step in terms of making sure that we can generate renewable energy here in the Village. The Fox Valley Sustainability Network is sponsoring a presentation about a program called the Greenest Region Compact on Friday, November 30<sup>th</sup> at 10:00 a.m. at Hickory Knolls Discovery Center in St. Charles. This event would be a great opportunity to learn about the events and joining the Greenest Region Compact. As community residents, they are focused on supporting the Village to become more sustainable. He looked forward to speaking with the Trustees in the near future.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2018-125, an Ordinance Approving a Site Plan and Granting a Special Use Permit to Allow a Carwash at 1255 W. Lake Street was covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya presented Ordinance 2018-123, an Ordinance Authorizing the Sale of Real Estate Owned by the Village of Bartlett Which is no Longer Necessary, Appropriate, Required for the Use of, Profitable to the Village, or for the Best Interest of the Village, and Approving a Real Estate purchase and Sale Agreement Between, More Dusty, LLC and the Village of Bartlett for the Property Commonly Known as 117-121 E. Railroad



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Avenue. She stated that staff has been working on attracting a brewery out of Villa Park, Illinois since the fall of 2017. The project would fill a market void in the community and sell a Village owned property. It achieves many of the objectives in the Village's TOD and strategic plans. Staff has done an amazing job working with this business owner.

Assistant Village Administrator Scott Skrycki stated that what they see before them is a contractual agreement to purchase land. The seller is the Village and the buyer is More Brewing. They are proposing a two story brew pub at 117 Railroad Avenue, (former Lucky Jacks). It is a two-story building with thirty seats for private parties, fifty seats will be situated on a rooftop, the remaining seats will be in the restaurant. The owners have been operating a brewery out of Villa Park since 2017. He stated that Sunny Patel, a Bartlett resident, was in the audience if there were any questions. A few key points in the contract is a \$100,000 sales tax incentive or 10 years, whichever comes first. Based on his research he would be surprised if they made it half that time. They have shared their P&L statements and they have researched some comparables. The contract has the right of first refusal.

Trustee Gabrenya moved to approve Ordinance 2018-123, an Ordinance Authorizing the Sale of Real Estate Owned by the Village of Bartlett Which is no Longer Necessary, Appropriate, Required for the Use of, Profitable to the Village, or for the Best Interest of the Village, and Approving a Real Estate purchase and Sale Agreement Between, More Dusty, LLC and the Village of Bartlett for the Property Commonly Known as 117-121 E. Railroad Avenue and that motion was seconded by Trustee Camerer.

Trustee Hopkins asked if with the sales tax rebate in place and More Brewing decides to sell, does it follow to the next owner?

Village Administrator Paula Schumacher stated that it is only for this particular project.

Trustee Deyne asked when they anticipate the buildout.

Sunny Patel, Owner of More Brewing stated that this project has been long coming and they would like to build as soon as possible. Since they cannot break ground at this time, they plan to start the project around March or when the weather permits. They expect completion by the end of 2019.

President Wallace stated that it was a pleasure to meet him and they were very excited about the project. He encouraged him to talk with the Chamber of Commerce.

Attorney Mraz stated that this ordinance requires six "Yes" votes to pass.



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ROLL CALL VOTE TO APPROVE ORDINANCE 2018-123 AUTHORIZING THE SALE OF REAL ESTATE TO MORE DUSTY, LLC

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that Resolution 2018-124-R, a Resolution Approving a 60-Day Extension of Construction Administration Services Agreement with Williams Architects for the New Bartlett Police Facility was covered and approved under the Consent Agenda.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Ordinance 2018-126, an Ordinance Authorizing the Sale by Internet Auction of Surplus Personal Property Owned by the Village of Bartlett was covered and approved under the Consent Agenda.

13. NEW BUSINESS

Trustee Camerer stated that since the holiday season is approaching, he wondered what the viability would be to light up the trees in the downtown. He also stated that some cities leave the lights on year-round as an attraction and he thought if it was done correctly it could be quite appealing.

President Wallace stated that it was a great idea.

Trustee Deyne stated that they do have lights on the lamp poles.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None



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15. ADJOURN TO COMMITTEE OF THE WHOLE MEETING

President Wallace stated that the Board will be going into the Committee of the Whole meeting immediately following the close of this meeting.

There being no further business to discuss, Trustee Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:22 p.m.

Lorna Gilless  
Village Clerk