



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
February 5, 2019**

President Wallace called the Committee of the Whole meeting to order at 7:15 p.m.

PRESENT: Chairmen Camerer, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

ABSENT: Chairman Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Finance Director Todd Dowden, Acting Community Development Director Roberta Grill, Public Works Director Dan Dinges, Building Director Brian Goralski, Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

BUILDING & ZONING, CHAIRMAN HOPKINS

Resubdivision of Lot 72 Moureau's Crest View Addition to Bartlett

Chairman Hopkins introduced the first agenda item and asked Acting Community Development Director Roberta Grill to explain.

Ms. Grill stated that this is a preliminary final Plat of Resubdivision for a lot that was created in 1926. It is almost 14,000 sq. ft. and petitioners are requesting to subdivide it into two lots. Lot one would be just over 6,000 sq. ft. and lot 2 would be 7,770 sq. ft. which would both meet the lot standards for the SR-4 zoning district, including the 60 foot minimum lot width and the 6,000 sq. ft. minimum size. Lot 1 would have access off of North Ave. and Lot 2 would have access off of Chase Ave. Utility and drainage easements would be incorporated in accordance with the subdivision ordinance. Parkway trees would be planted and the petitioner is also asking for two variations. The first is a four foot reduction on the 45 foot rear yard on lot 1 and 9 foot reduction from the required 45 foot rear yard on lot 2. The engineering plans are currently being reviewed and if this would be approved, we would assign new addresses. We recommend it be forwarded to the Zoning Board for a public hearing for the two variances and the Plan Commission for further review.

Chairman Hopkins asked if it would require them to fix the sidewalk.

Ms. Grill stated that was correct.

FINANCE & GOLF, CHAIRMAN DEYNE

Sewer Rate Increase for May 1, 2019

Mr. Dowden stated that this is year #2 of a three year phase of sewer rate increases for capital projects. Last year, rates increased 24% in Cook County, 30% in DuPage County



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and 8% in Kane County. \$1,130,000 was generated from that increase. This new increase would generate approximately \$1,130,000 as well. The projects include the Devon excess flow facility, the Bittersweet wastewater treatment plant improvements and the annual sewer rehabilitation program. The rates for this increase are 19% in Cook County, 23% in DuPage County and 7% in Kane County. For the typical monthly bill of 6,000 gallons, the sewer increase would be \$3.98 in Cook County, \$8.12 in DuPage County and \$1.31 in Kane County. The water rates were approved to increase in September of 2018. That would also increase those bills starting in May. We are raising rates to cover cash flow. We are below the minimum policy fund balances, so we are trying to keep a positive cash flow at this time and not try to increase the fund balances. Staff also updated a survey of rates from comparable towns. We are creeping up that list. We are not at the top, but we are getting up there due to all the capital projects. If you have any questions, staff would be happy to answer those.

Chairman Hopkins asked if this rate also included the sewer lining.

Mr. Dowden stated that it does include that.

Chairman Reinke asked if we will see this increase for years to come.

Mr. Dowden stated that this is part of a three year program. This is the second year and it is mainly for the major capital improvements to cover the debt service for the excess flow facility and treatment plant improvements.

Chairman Reinke asked when the time comes that these capital projects reach the end of their lives, will we have enough in capital to cover it and not have to do this increase again.

Public Works Director Dan Dinges stated that it depends on what the EPA regulations do. They usually change which require us to make changes. If there were no regulation changes, then yes, he believes that we can continue to do our maintenance. As technology changes, there will likely be nothing 20 years down the road that we would likely need to move forward, but that is unknown at this time.

Mr. Dowden stated that the debt service loans on the IEPA loan and bond issuance will be 20 years.

President Wallace stated that the executive session will be postponed until the February 19th meeting due to inclement weather.

Trustee Deyne moved to adjourn and Trustee Camerer seconded the motion.

ROLL CALL VOTE TO ADJOURN THE MEETING



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AYES: Trustee Camerer, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Carbonaro

MOTION CARRIED

The meeting adjourned at 7:22 p.m.

Sam Hughes
Deputy Village Clerk