



VILLAGE OF BARTLETT
BOARD MINUTES
May 5, 2020

1. CALL TO ORDER

President Wallace called the regular meeting of May 5, 2020 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. and is broadcasting live via Zoom Meeting video conferencing in order to comply with the shelter in place order issued by Governor JB Pritzker. (Village Hall closed due to the Village President's Declaration of Local Disaster and Public Health Emergency Order)

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE – In lieu of the Pledge, Mayor Wallace asked for a couple minutes of prayer for the families that have had tragedies over the last few months.

4. ADJOURN TO EXECUTIVE SESSION – To Discuss Eminent Litigation Pursuant to Section 2(c)11 of the Open Meetings Act.

Trustee Camerer moved to Adjourn to Executive Session and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO ADJOURN TO EXECUTIVE SESSION

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

NAYS: None

ABSENT: None

MOTION CARRIED

The Board adjourned to Executive Session at 7:02 p.m.



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5. RECONVENE BOARD MEETING

The Board meeting reconvened at 7:59 p.m.

ROLL CALL

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

ABSENT: None

6. 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.

There were no additions or subtractions to the Consent Agenda.

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

Trustee Deyne moved to approve the Consent Agenda and that motion was seconded by Trustee Carbonaro.

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

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

NAYS: None

ABSENT: None

MOTION CARRIED

7. MINUTES – Covered and approved under the Consent Agenda.

8. BILL LIST – Covered and approved under the Consent Agenda.

9. TREASURER'S REPORT - None



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10. PRESIDENT'S REPORT

President Wallace presented Resolution 2020-41-R, a Resolution Seeking Immediate Authority to Establish A Community Specific Transition Plan to Reopen Businesses and Resume Civic Activity.

Trustee Deyne motioned to Table Resolution 2020-41-R, Seeking Authority to Establish a Transition Plan to Reopen Businesses and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO TABLE RESOLUTION 2020-41-R SEEKING AUTHORITY TO ESTABLISH A TRANSITION PLAN TO REOPEN BUSINESSES AND RESUME CIVIC ACTIVITY

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

NAYS: None

ABSENT: None

MOTION CARRIED

President Wallace read a Proclamation for National Police Week and designated May 15th as Peace Officers Memorial Day, and the week in which it falls as Police Week in the Village of Bartlett.

President Wallace read a Proclamation Recognizing May 2020 as Bike Month and proclaimed the month of May, 2020 as Bike Month in Bartlett.

11. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne announced anniversaries and birthdays for village employees.

12. TOWN HALL - None

13. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya presented Ordinance 2020-42, 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,



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and Approving a Real Estate Purchase and Sale Agreement Between the Village of Bartlett and MMAJ, LLC and a Development Agreement for the Property Located at the Southwest Corner of E. Railroad Ave. & S. Berteau Ave., Bartlett, Illinois.

Trustee Gabrenya moved to approve Ordinance 2020-42, 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 the Village of Bartlett and MMAJ, LLC and a Development Agreement for the Property Located at the Southwest Corner of E. Railroad Ave. & S. Berteau Ave., Bartlett, Illinois and that motion was seconded by Trustee Deyne.

Village Administrator Paula Schumacher stated that this pertains to the Village Boards efforts to implement the downtown TOD plan as well as selling the village owned property referred to as Site E. It is a parcel at the southwest corner of Railroad and Berteau Avenues. The Village Board provided direction for staff to continue negotiating with Mr. Rafidia. The board discussed an LOI for this site which had a favorable number of votes, however, as it stood it would not have made the necessary votes to pass the higher standard that is needed for the sale of property. Legal counsel went back to Mr. Rafidia and his attorney and worked out the agreement that is before them addressing a number of issues that the board raised in that previous discussion. The sale price of the property at \$400,000 has not changed, less a credit toward the buyers cost to remove excess soil on the site and to remove and relocate underground utilities. The net purchase price remains at \$350,000. One of the issues raised was the building design itself and the quality of materials used. This agreement incorporates the downtown overlay zoning district and as such, it is subject to building façade and design requirements, building material restrictions, prohibited building façade materials and quality provisions in that district. Another concern raised was the timing of the project. This contract grants the village the right of first refusal to purchase the property back from the developer for the purchase price in the event construction of the project does not commence within one year of the date of closing or if already commenced is not diligently pursued. Another concern raised by the board was the use of prevailing wage. Prevailing wage is not legally required for this project but because of the village's involvement in these negotiations, it was part of the agreement that is before them. On this particular issue, Mr. Rafidia has met some of the concerns of the village in terms of using certain contractors and providing greater detail on the use of an experienced apartment developer, Pontarelli Construction Enterprises, and also to give the village greater assurance of a high-quality project. This apartment building is a five-story modern apartment building with 104 units. Based on that 104 units, they calculated that it would provide a significant boost to the downtown and would result in fees of approximately \$676,000, both from fees and property taxes it would be bumped up to \$976,000. They would see a gain of \$70,000-\$80,000 in additional revenues on an annual basis if the building was at full capacity between the property taxes paid and the anticipated increase in sales tax generated from new



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residents. There is an incentive to the developer to waive \$145,302 in general municipal donations and wave \$28,800 in police donations. Under the incentive structure, the developer would pay the balance of the donations to the village for the police in the amount of \$38,888 plus full donations for the other taxing districts in the amount of \$476,906. Total net donations to be paid in the amount of \$515,315. Within this agreement there is a cap on the fees and a reduction in some of the permit fees. Both the sales contract and development agreement is included and that is what is before them tonight.

Trustee Deyne stated that he was very satisfied with the way the agreement was written. His concern was with the timing of the project. With the coronavirus pandemic, he was not how they were going to work with that and the possibility that he could not commence construction of the project within the time limit.

President Wallace stated that construction is allowed during this period and he thought the time period allowed for plenty of time to get things moving.

Ms. Schumacher stated that there were no concerns raised by the developer or his attorney on that issue.

ROLL CALL VOTE TO APPROVE ORDINANCE 2020-42, AUTHORIZING THE SALE OF REAL ESTATE OWNED BY THE VILLAGE OF BARTLETT

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Reinke,
President Wallace

NAYS: Trustee Hopkins

ABSENT: None

MOTION CARRIED

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN REINKE

Trustee Reinke presented the Annual Appointments of Village Officers by the Village President with the Advice and Consent of the Board as follows:

- 1a. Village Administrator, Paula Schumacher
- b. Village Attorney, Bryan Mraz
- c. Village Treasurer, Todd Dowden
- d. Village Budget Officer, Todd Dowden
- e. Director of Public Works, Daniel Dinges



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- f. Director of Building Department, Brian Goralski
- g. Electrical Inspector, William Dettmer
- h. Plumbing Inspector, Dewayne Burris
- i. Chief of Police, Patrick Ullrich
- j. Village Engineer, Robert Allen
- k. Administrative Hearing Officer, Thomas Bastian
- l. Open Meetings Act Officer, Paula Schumacher
- m. Freedom of Information Act Officers, Samuel Hughes, Scott Skrycki (in his absence)

Trustee Reinke moved to Consent to the Annual Appointments of Village Officers by the Village President with the Advice and Consent of the Board and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO CONSENT TO THE ANNUAL APPOINTMENTS OF VILLAGE OFFICERS

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

NAYS: None

ABSENT: None

MOTION CARRIED

2. Trustee Reinke presented the Designation by the Board of Trustees of Zoning Administrator, Roberta Grill.

Trustee Reinke moved to approve the Designation by the Board of Trustees of Zoning Administrator, Roberta Grill, and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ANNUAL APPOINTMENT OF ZONING ADMINISTRATOR ROBERTA GRILL

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

NAYS: None

ABSENT: None

MOTION CARRIED

3. Trustee Reinke presented Resolution 2020-43-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and Bryan E. Mraz & Associates, P.C.

Trustee Reinke moved to approve Resolution 2020-43-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and Bryan E. Mraz & Associates, P.C. and that motion was seconded by Trustee Deyne.



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ROLL CALL VOTE TO APPROVE RESOLUTION 2020-43-R, APPROVING PROFESSIONAL SERVICE AGREEMENT FOR BRYAN E. MRAZ & ASSOC.

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

4. Trustee Reinke presented Resolution 2020-44-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Offices of Robert J. Krupp, P.C.

Trustee Reinke moved to approve Resolution 2020-44-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Offices of Robert J. Krupp, P.C. and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPROVE RESOLUTION 2020-44-R, APPROVING PROFESSIONAL SERVICE AGREEMENT FOR ROBERT J. KRUPP, P.C.

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

5. Trustee Reinke presented Resolution 2020-45-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Firm of Storino, Ramello & Durkin.

Trustee Reinke moved to approve Resolution 2020-45-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Firm of Storino, Ramello & Durkin and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE RESOLUTION 2020-45-R, APPROVING PROFESSIONAL SERVICE AGREEMENT FOR STORINO, RAMELLO & DURKIN

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



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*6. Trustee Reinke stated that Resolution 2020-47-R, a Resolution Approving of the First Amendment to License Agreement Between the Village of Bartlett and the Bartlett Veteran's Memorial Foundation was covered and approved under the Consent Agenda.

*7. Trustee Reinke stated that Resolution 2020-48-R, a Resolution Approving the Removal of Dangerous Trees in the Heritage Oaks Tree Preservation Easement at 321 S. Hickory Avenue was covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that there was no report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer presented Resolution 2020-46-R, a Resolution Approving the Apple Orchard Pump Station Upgrade Agreement Between the Village of Bartlett and John Neri Construction Company, Inc.

Trustee Camerer moved to approve Resolution 2020-46-R, a Resolution Approving the Apple Orchard Pump Station Upgrade Agreement Between the Village of Bartlett and John Neri Construction Company, Inc. and that motion was seconded by Trustee Deyne.

Public Works Director Dan Dinges stated that this is the pump station located south of the Home Depot on Route 59. The lift station is a regional station that takes in the Brewster Creek Industrial Park, Lake in the Hills subdivision area and Campanelli lift station, with some gravity sewer. It pumps to the south and east to get across Route 59 and heads to the Bittersweet wastewater treatment plant. This lift station was in need of repair and has a steel can down in the ground that has leaks and cracks in the steel where groundwater is coming in. There are two pumps in there and one of them is currently down. There is an emergency contract right now that if the current pump were to go down, a temporary pump would be installed.

ROLL CALL VOTE TO APPROVE RESOLUTION 2020-46-R, APPROVING THE APPLE ORCHARD PUMP STATION UPGRADE AGREEMENT

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

NAYS: None

ABSENT: None

MOTION CARRIED

14. NEW BUSINESS – None

15. QUESTION/ANSWER PRESIDENT & TRUSTEES



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Trustee Hopkins stated that they have talked about brush pick up many times in the past and asked if it was determined that they were not going to bring brush pick up back.

Assistant Village Administrator Scott Skrycki stated that they were going to discuss that again at the end of the three-year contract which is in January 2022.

President Wallace stated that they decided that they were out of the brush business as a village. He asked staff to do some kind of work on a creative mechanism to get our waste removal folks or another way to appease those residents with alot of yard waste.

Mr. Skrycki stated that beginning next week, Groot will start to take bulk items, one at a time. They will roll out this information to the residents in the next couple of days.

16. 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 Carbonaro.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:33 p.m.

Lorna Giless
Village Clerk