



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
October 18, 2022**

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CALL TO ORDER

President Wallace called the Committee of the Whole meeting of October 18, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 8:02 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski, President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Interim Planning & Development Director Kristy Stone, Food and Beverage Manager Paul Petersen, Police Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

**BUILDING & ZONING, CHAIRMAN HOPKINS**  
**2250 Graham Truck Storage/Repair Facility**

Chairman Hopkins introduced the item.

Interim Planning and Development Services Director, Kristy Stone stated that this will require a public hearing at a future village board meeting to amend the annexation agreement.

Chairman Suwanski asked why this use was prohibited in 2003.

Ms. Stone stated the list of uses were pulled from the B-4, I-1 and I-2. We are thinking because it was close to the detention area to the east that would might be considered for a less desirable use but after seeing some of the development on there, she thinks it makes more sense. This is in line with the developments that have gone out there.

President Wallace asked if we have any idea on the tax revenue from a truck repair facility.

Ms. Stone stated she did not know. The reason this says for surface uses is because the Bluff City Industrial Park has a number of uses for subterranean, there are uses and special uses as well as prohibited uses underground.

The item was forwarded on to the village board for a vote.



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**COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY  
Infrastructure Asset Management Discussion**

Chairman Laporte introduced the item.

Public Works Director Dan Dinges presented the infrastructure PowerPoint. He asked the board to think about the infrastructure they touch every day. You use the washroom and shower, drive down the streets, passing the street lights. When its raining you are counting on the storm sewer to work so you don't get flooded out, etc. All of those things are assets that the village has and it has to be maintained. The American Society of Civil Engineers does a report where they evaluate the infrastructure of the United States and we are at a C- grade. When you think of assets, don't just think of the roads, and sewers, etc. it is all of us. We have to take the information, have the financing to be able to maintain it and have a program to keep up on maintenance. We need to make good decisions at the right time because if you fall behind then we are always reacting and we are trying to get proactive as much as possible.

Mr. Dinges continued, we have 147 miles of streets. It is about \$350,000 per mile, but doing our crack filling and corrective asphalt applications, we are hoping to get beyond 20 years, but it averages 20 years. What we should be doing based on the number of miles we have, is somewhere around 7 miles a year which is closer to \$2.5 million. Our MFT funds are only \$1.65 million so we are a little bit behind in that avenue. In 2012, 2013, and 2014, we did 29 miles, 33 miles and 19 miles. We did a \$10-million-dollar bond in order to get caught up on roads. The problem with bonding is they are 20-year bonds so if you do not get 20 years out of the road, you are paying for bonds that you are already having to go back and resurface.

We currently have 30 miles of bike paths. The bike plan estimated an additional 34 miles. You can see where these costs are, it is roughly \$75,000 for a simple grind and overlay of the asphalt path. Based on that, we should be doing about 1.5 miles. We are trying to do a lot of that in-house and we are not doing 1.5 miles in house. We would need help from contractors to do that most likely. The more bike paths we add, the higher the costs. He has been preaching that we need to maintain what we have first then look to start adding from there.

Some towns have gone to a storm utility because right now it is an unfunded utility and we have over 200 miles of storm sewer in town. Most of it is concrete pipe which lasts a long time, but it doesn't last forever. We also have corrugated metal pipe that are starting to deteriorate to the point of where we are getting collapsing.

We are doing pretty good on sewers and we have talked a lot about them over the last several years. Our current budget for sewer lining is about \$700,000 per year and we have 160 miles. According to the life cycle we should be at about \$400,000, but we know



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we are behind and we want to get rid of all the clay pipes that are starting to collapse. The wastewater treatment plant is currently under construction along with 21 lift stations and all of the force mains associated with those. Lift stations take maintenance and we have been doing a lot of that work lately.

As far as water mains go, we take the watermains that are installed in the village based on when subdivisions went in. We have about 200 miles of watermain and it costs about \$1 million per mile. We hope to get around 60 years of life which is about 3.3 miles per year. We are only doing about \$1 million per year so we are a little bit behind there. The project we are working on by the golf course is our first lead service replacement. Given that much of our growth was in the 70's, 80's and 90's, many of our replacements will be in the 2040's, 50's and 60's. We want to balance the peaks and there is a stretch during that time where we would need to spend about \$7 million per year to keep up. If we can get that up to \$3 million per year, we can flatten that curve.

There are over 2,000 fire hydrants we have and the hydrant painting program saw about 130 of them painted. We also have water towers and those are not cheap to paint, but the paint prevents rust so we need to keep up on that to extend their life.

In general, we are doing a good job with our capital replacement plans. We could do better and we should do better, but it all costs money. As long as we keep going up hill rather than falling behind we will get there. Former Trustee Reinke wanted to see something like this presented and even though he is no longer Trustee, we still saw this as beneficial for everyone to hear it.

Ms. Schumacher stated a lot of what Dan showed you is aspirational. In a perfect world if we could give all of our funds to maintaining infrastructure that would be great. When we move into the capital budget we tend to focus on what is coming in the next year and we want to give you the opportunity to see how it all fits together over a life span and take a long view on why we might be recommending things in a particular year or can or can't we move them. These are our core services so we want to make sure they are sound. This was a big project and something good to refresh as we move forward.

President Wallace thought it was fantastic and encouraging to see that we are forward thinking and that we can make sure we keep the water running, lights on and our water towers are not falling apart. He asked how long a newly painted water tower lasts and is there new technology we can take advantage of.

Mr. Dinges stated you hope to get about 15 years. He doesn't know that there is a new technology out there, but with paints, hopefully they do come up with something that lasts twice as long. They are not cheap but it's important to do it.



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President Wallace stated he would favor being more proactive if we need to bond out to make sure everything is the way we expect it to be, versus waiting until people are complaining about their street falling apart.

Mr. Dinges stated we just had our pavement evaluated and it came in a little worse than he had hoped, but it is also a lot of miles to take care of.

Chairman Gandsey asked how some of the issues are monitored like the issue on Munger Road.

Mr. Dinges stated we are doing that now. We have been measuring it and it dropped about ½ inch over the last month or so. Unfortunately, the Country Creek project coming up also has all corrugated pipes and they have been in the ground for a while so we need to put a program together where we are addressing them. Some of them are at a point where we could line them and we will need to check pricing on lining them vs. replacing, but they are not in bad shape and if you line it, you extend the life.

President Wallace asked if there is a reason why we wouldn't replace it now.

Mr. Dinges stated there is permitting and we can do an emergency design build if that is something we want to pursue.

Chairman Gunsteen stated he thinks it needs to be done as soon as possible.

Mr. Dinges stated even if we start it now, chances are we are going to be into winter. The main thing is that it is not impacting the drainage.

Ms. Schumacher stated we had Christopher Burke come to inspect it. They came out to take a look and is helping us determine a way to solve the problem.

Chairman Suwanski asked if Wayne has any responsibility for that road.

Mr. Dinges stated they are responsible for it south of Army Trail.

Chairman Gunsteen asked if we are still planning to remove some of the obsolete water towers.

Mr. Dinges stated we have evaluated the Oneida tower and we are contemplating removing that one. We have a future water tower in the works which was originally part of the whole Lake Michigan change over. They require a certain amount of water storage which helps our whole system function especially if we have a big fire. Oneida is .5 million gallons and we would be looking to replace it with a 1.5-million-gallon tower potentially near Brewster Creek or replacing the Kent Circle water tower which is small.



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Chairman Gunsteen asked how much it costs to paint them.

Mr. Dinges stated he wants to say Schick is around \$1.2 million and the reservoir at Stearns is about \$700,000.

Chairman LaPorte asked if there are any newer technologies that would extend the life of some of these pipes or other infrastructure projects.

Mr. Dinges stated we do look at a lot of the options and see what lasts longer and the price difference.

Chairman Deyne asked what the cost was to repaint one of the water towers.

Mr. Dinges stated the price of the Villa Olivia Tower was around \$500,000 and it is a smaller tower.

Chairman Gunsteen stated he thought the presentation was great and that Dan put it into perspective that we are responsibly planning so we are not shocking residents with large bills and tax increases.

Mr. Dinges stated that is the goal, to try to give you a perspective of how many miles we have and what it costs to maintain that.

Chairman Gandsey asked if we put this online.

Mr. Dinges stated we can put it on there.

President Wallace stated he thinks infrastructure is so important and we need to be adamant about not falling behind on some of this stuff.



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Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Gunsteen.

**ROLL CALL VOTE TO ADJOURN**

AYES: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

**MOTION CARRIED**

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

Samuel Hughes  
Deputy Village Clerk