



**VILLAGE OF BARTLETT  
PUBLIC HEARING MINUTES  
November 7, 2023**

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1. CALL TO ORDER

President Wallace called the Truth in Taxation Public Hearing meeting of November 7, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, 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, Civic Engineer Nick Talarico, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

Village Administrator Paula Schumacher stated that this public hearing is for public input on the 2023 Village of Bartlett property tax levy. For truth in taxation purposes, we are required to hold a public hearing because our increase of the prior year's extension is more than 5%. In total, the levy is \$1,071,272 (one million, seventy-one thousand, two hundred and seventy-two dollars) or 9.08% more than the 2022 estimated extension.

We discussed the 2023 tax levy at the last two committee of the whole meetings. The Village levies a property tax to fund operating expenditures in the General Fund, to pay for principal and interest on General Obligation Bonds and to fund the Village's contribution to the Police Pension Fund. The proposed Village of Bartlett property tax levy totals \$12,874,801 (twelve million, eight hundred seventy-four thousand, eight hundred and one dollars).

2023 tax rates from Cook, DuPage, and Kane counties will be determined in the spring of 2024 when the counties finalize EAV's for the 2023 tax levy. Typically, the Village accounts for 10% of a resident's total property tax bill.

This levy will be presented to the Village Board on December 5th for final approval and the levy will be filed with each county clerk no later than December 26, 2023.



**VILLAGE OF BARTLETT  
PUBLIC HEARING MINUTES  
November 7, 2023**

---

There being no further business to discuss, Trustee Deyne moved to adjourn the Public Hearing and that motion was seconded by Trustee Gunsteen.

**ROLL CALL VOTE TO ADJOURN**

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

NAYS: None

ABSENT: None

**MOTION CARRIED**

The Public Hearing was adjourned at 7:02 p.m.

Lorna Giles  
Village Clerk



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

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1. CALL TO ORDER

President Wallace called the regular meeting of November 7, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:02 p.m.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, 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, Civic Engineer Nick Talarico, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Alex Goff from Poplar Creek Church did 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 Deyne stated that he would like to add item 12.F.1. Purchase of (1) 2024 Ford F550 Super Duty Truck from Sutton Ford Commercial Truck Center in Matteson, IL 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 Amend the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Amend the Consent Agenda and that motion was seconded by Trustee Gandsey.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

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

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Suwanski.

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

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
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 - None
9. PRESIDENT’S REPORT
- A. Board of Police and Fire Commissioner Reappointments

**Three-Year Terms**

President Wallace stated that with the advice and consent of the Village Board, I re-appoint Dr. Jane Kirkby to serve a three-year term as Chairman of the Board of Police and Fire Commissioners beginning November 7, 2023 and expiring November 7, 2026

Trustee Deyne Motioned to Concur to the re-appointment of Dr. Jane Kirkby to serve a three-year term on the Board of Police and Fire Commissioners beginning November 7, 2023 and expiring November 7, 2026 and that motion was seconded by Trustee LaPorte.

ROLL CALL VOTE TO CONCUR TO THE RE-APPOINTMENT OF JANE KIRKBY TO THE BOARD OF POLICE AND FIRE COMMISSIONERS

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

President Wallace stated that with the advice and consent of the Village Board, I re-appoint John McGuire to serve a three-year term on the Board of Police and Fire Commissioners beginning November 7, 2023 and expiring November 7, 2026

Trustee Deyne Motioned to Concur to the re-appointment of John McGuire to serve a three-year term on the Board of Police and Fire Commissioners beginning November 7, 2023 and expiring November 7, 2026 and that motion was seconded by Trustee Gunsteen.

**ROLL CALL VOTE TO CONCUR TO THE RE-APPOINTMENT OF JOHN MCGUIRE TO THE BOARD OF POLICE AND FIRE COMMISSIONERS**

**AYES:** Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

President Wallace stated that with the advice and consent of the Village Board, I re-appoint John Sampey to serve a three-year term on the Board of Police and Fire Commissioners beginning November 7, 2023 and expiring November 7, 2026 and that motion was seconded by Trustee Gunsten.

Trustee Suwanski Motioned to Concur to the re-appointment of John Sampey to serve a three-year term on the Board of Police and Fire Commissioners beginning November 7, 2023 and expiring November 7, 2026 and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO CONCUR TO THE RE-APPOINTMENT OF JOHN SAMPEY TO THE BOARD OF POLICE AND FIRE COMMISSIONERS**

**AYES:** Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

Jamie Wiley from Lauterbach & Amen, LLP presented the 2023 Auditor's Report. She stated that this is for the fiscal year ending April 30, 2023. She stated that the finance team does an outstanding job preparing for the audit and is well prepared and ready for them when they come in and there were no issues. She explained that the village earned the Government Finance Officers Association (GFOA) Certificate of Achievement for Excellence in Financial Reporting. She stated that it was a good financial performance year for the village.

Trustee Gunsteen asked if the village ranks pretty high against other municipalities.

Ms. Wiley stated that when they come to Bartlett it is very well organized. They typically have very few adjustments. For a community of this size, it is probably not the norm. They expect to have much more work to get to an end product. Bartlett is in the upper category of prepared



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

and knowledgeable clients that they work with in municipal space.

Trustee Gandsey asked what percentage of communities get the GFOA award.

Ms. Wiley stated that they work with a lot of certificate clients since they are one of the top ten firms in the country. She would guess that only about 50% of their clients go for this award.

**10. QUESTION/ANSWER: PRESIDENT & TRUSTEES**

Trustee Deyne recognized staff anniversaries and birthdays.

Trustee Hopkins asked about the charges over the last several months from Bryan Mraz that were on the Bill List. He asked for a policy where if something is older than 90 days, they don't pre-issue a check and the board gets an explanation why it is 90 days old. This is hundreds of thousands of dollars and he wanted the board to understand what he is billing for and why is it nine months old.

Village Administrator Paula Schumacher stated that they get a detailed breakdown and she will include it with the bill list.

**11. TOWN HALL - None**

**12. STANDING COMMITTEE REPORTS**

**A. BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN**

Trustee Gunsteen stated that Ordinance 2023-104, Ordinance Granting a Rear Yard Variation for 1027 Valewood Road was covered and approved under the Consent Agenda.

**B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**

Trustee Gandsey stated that there was no report.

**C. FINANCE COMMITTEE, CHAIRMAN LAPORTE**

Trustee LaPorte presented the 2023 Estimated Property Tax Levy. The Village Board discussed the proposed tax levy at the October 3<sup>rd</sup> and October 17<sup>th</sup> Committee meetings. The next step is to establish the estimated 2023 property tax levy. An estimated levy must be established at least 20 days prior to the adoption of the final levy, which is scheduled for December 5, 2023. The estimated property tax levy for 2023 totals \$12,874,801, a 9.08% increase from the 2022 estimated extension. The General Corporate levy increase of \$750,000 is expected to be offset by the addition of taxable assessed value being added due to the closing of the Brewster Creek TIF. The Police Pension levy of \$2,682,060 is an increase of \$478,439 over the 2022 Police Pension levy. Pension cost increases were related to 2 service retirements, salary increases, and a reduction of the assumed rate of return by 0.125%. The increased contribution requirement from



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

the prior year of \$319,175 will again be funded from the General fund. The Debt Service levy is higher than the prior year levy by \$26,826. Overall, the levy increase not supported by added taxable property from the Brewster Creek TIF closing is 4.35% or approximately \$40-\$45 for a home with a market value of about \$400,000.

Trustee LaPorte moved that the 2023 Estimated Property Tax Levy be established at \$12,874,801 and that motion was seconded by Trustee Deyne.

Trustee Gunsteen stated that they don't take raising taxes lightly. They already approved the budget and that this levy is for projects already on their way for this portion. He will take a vigorous examination of the 2024 budget to see where they can save to reduce this back down in 2024. There are homes being built by D.H. Horton, a card dealer, Aldi, and other sources of income. He felt that they should see something to offset this. They can go through the capital expenses and push things out a couple of years. Raising taxes do not sit easy with him.

Trustee LaPorte stated that they have maintained a flat level for many years, and this is the first year that it spiked.

Finance Director Todd Dowden stated that from about 2008 it has been flat although they raised it a couple years ago by \$100,000 for the brush pick up program (general corporate levy). Police pension has been increasing and they raised the debt service levy when they did the police station bonds. It has been pretty level over the last few years as well.

President Wallace stated that the police pension levy is the bulk of what they are dealing with.

Mr. Dowden stated that the general fund has been supported by increases in business sales tax.

Trustee Gandsey asked him what they can expect in the future with the houses going in and other projects and how that will impact the future.

Ms. Schumacher stated that they have a number of things that are coming online. They don't include revenues until they see them coming in. They make conservative estimates on those, especially those that include tax rebate agreements (car dealership, More Brewing, Aldi). Once they are in there for a year, they will have a better way to estimate. We have Grasslands that plans to have more units available in the next year. The car dealership has indicated that they hope to be selling cars by Black Friday. We have these pretty significant revenue generators coming online but we have estimated those revenues cautiously. For next year, the other thing to consider is that some of those rebate agreements will be expiring in the next one to two years.

Trustee Gandsey asked about some of these developments that come online, at what point will we know what the impact is.

Mr. Dowden stated that with the case of the car dealer, fifty percent is being rebated and fifty percent is going towards the debt that was built up in the Lake Street TIF where the parking lot is. That is going to pay off that property so we won't see sales tax revenue to the general fund from



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

the car dealership until after that \$2.5 million in the debt is paid off (a few years). As far as the new homes go, the way that we would recognize or receive the revenues by the new homes would be by increasing the levy. The revenue from residential property is from property taxes. Sometimes we raised the levy and it does not increase the taxes for everybody. When a new business comes in, we see what kind of taxes come in and we budget for it the next year.

Trustee Suwanski asked if there was an impact on this to the property tax increase to small businesses.

Mr. Dowden stated that small businesses are all different values. You would have to base that on their assessed value. Cook and DuPage counties assess the values differently.

Trustee Suwanski asked about any of the businesses in Brewster Creek like the larger ones.

Mr. Dowden stated that the rate in DuPage County would be about a four percent increase to their taxes.

Trustee Suwanski stated that when we are taking into account the shortfall that we have, examples were on homeowners.

Mr. Dowden stated that ninety-five percent of our taxable assessed value is residential. They will pay the bulk of the taxes. The increase we are talking about is across the board and we use examples of residential properties because it makes up for ninety-five percent of the tax base.

Trustee Suwanski asked what options we have, or can we bring some on this, knowing that our police pension is going to double again in 8 years. She understood that these were not things under his control but we are not the only municipality dealing with this. Are there other options or opportunities on the table to address this?

Ms. Schumacher stated that there is legislation under consideration, both in the veto and moving forward to do two things. One is to increase tier 2 benefits which will increase our costs. The other flipside of that coin is the extension of when we would need to be fully funded. Right now it is 2040 but they are talking about extending it for another 10 years. That will take some of the pressure off for reaching that funding goal. There are things outside of our control such as the rate of return on the investment fund and the number of retirees. When we talked about our hiring needs in the turnover within the department, we hired a number of police officers through the cops grant in the 1990's when we were growing. They have all had that kind of "sweet spot" of when to retire. We do not anticipate having that wave of retirements coming up. That is another thing that will hold down those pension costs. We have a policy of funding 100% of the actuarial recommendations. Not every community follows that philosophy. She would not recommend backing off of that but it is an option that they could consider.

Trustee Suwanski stated that since they have determined that a lot of the shortfall has to do with policies driven in Springfield and a lack of proper funding for the LGDF, she would like to see some public awareness from the mayors in the community or the coalition to get the public





**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

involved in this and understand that Springfield is holding our money/their money. When we have to raise our taxes because they owe us and are giving things away somewhere else, that is not acceptable.

President Wallace stated that he had a big push a couple of years ago and he was very active with DuPage Mayors and Managers. He had Mr. Dowden explain in his view how much we have been short. For that purpose we could get it on public record and he totally agreed with her that we are putting out more and more pressure. We can't let Metro Mayors or DuPage Mayors and Managers let this slide more. We need to keep pushing and pushing for that money.

Ms. Schumacher stated that that is one of the messages that the COG's have been giving us. We have made some incremental progress, little as it is, in Springfield, to get LGDF back to where it has historically been. Conferences have committed to keeping that part of their legislative agenda in Springfield with the COG lobbyists. One of the things that the Mayors and Managers are very involved in is individual meetings with our legislators. We have a sheet for each community that tallies up the difference in that funding that the mayor has alluded to. Also, programs and projects that are not being done because there is no money to do them. We also have a little history lesson for those legislators who hadn't been part of the grand bargain to reduce and restore it. Those have been very effective for lobbying our legislators. The conferences are in the process of updating those and we will be updating those. We can include them out to the community. One of the things this board has done in the past is passing a resolution calling for the legislator to restore LGDF funding and we can certainly do that again to shine a spotlight on it.

President Wallace stated that he was sitting at a meeting with the DuPage Mayors and Managers when they were discussing the highest impact you could have. He brought up that we need to show them the programs we are missing because of this money being taken away. It is very important because then all the residents can see it in black-and-white.

Ms. Suwanski stated that they don't care but the residents will care. She explained that the residents do not know about this but if they start seeing articles in the Herald or the Examiner or the Tribune, they might figure it out then.

President Wallace stated that this is when people wake up - when the real estate taxes go up. We can then point to that exact reason.

Trustee Suwanski stated that if we had the proper funding we would not be having this conversation.

Trustee Hopkins asked in what year did they cut the LGDF.

President Wallace stated that they went down to 8 and then down to 6.

Mr. Dowden stated that they did it the year that they raised the state tax from 3% to 5%.



**VILLAGE OF BARTLETT  
BOARD MINUTES  
November 7, 2023**

---

Trustee Hopkins asked if they raised taxes to offset that.

President Wallace stated that they did not.

Trustee Gunsteen asked if prior to that we raised it for police pension instead of taking it out of the general fund.

Mr. Dowden stated that police pension has been supported by the property tax levy.

Trustee Suwanski stated that Springfield just announced that they are spending \$15 million dollars to promote tourism. Perhaps we could promote our tourism with our money if we wanted to. They owe us money but they are giving money away.

Trustee Gunsteen stated that the village only gets 9% of the tax bill. 62% of our tax bill goes to the U-46 School District which is a big portion of it. A 21% tax increase was a lot to take.

Trustee LaPorte stated that U-46 just approved a \$48.8 million dollar budget. We are trying to propose a \$12.9 million dollar budget. They did it and nobody said a word. It just happens and we have to take it. The village's portion of the tax bill is 10%. We could run 4 Village of Bartlett's for the price of one U-46.

President Wallace stated that you can't have inflation the way it was without it costing the village more to run the village.

Trustee LaPorte stated that they are saying the inflation rate is 4% when it is actually closer to 11%.

**ROLL CALL VOTE TO APPROVE THE 2023 ESTIMATED PROPERTY TAX LEVY AT  
\$12,874,801**

**AYES:** Trustees Deyne, Gandsey, Gunsteen, LaPorte, Suwanski

**NAYS:** Trustee Hopkins

**ABSENT:** None

**MOTION CARRIED**

Trustee LaPorte stated that Resolution 2023-105-R, a Resolution Approving of Disbursement Request for Payout No. 9 from the Subordinate Lien Tax Increment Revenue Note, Series 2020 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project was covered and approved under the Consent Agenda.

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN HOPKINS**

Trustee Hopkins stated that the BAPS Fireworks Display Permit Request was covered and approved under the Consent Agenda.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**November 7, 2023**

---

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that the purchase of (1) 2024 Ford F550 Super Duty Truck from Sutton Ford Commercial Truck Center Matteson, IL was covered and approved under the Consent Agenda.

13. NEW BUSINESS

Trustee Gandsey asked if the fall leaf cleanup will be extended.

Assistant Village Administrator Scott Skrycki stated that he would check if an extension is necessary.

Trustee LaPorte thanked Bartlett Hills for a recent event he had and that it exceeded expectations. They raised \$600 for brain cancer.

President Wallace stated that he has a wedding to attend and will not be able to attend Merry and Bright.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

15. ADJOURN

President Wallace stated that the Board will adjourn and there will be a Committee of the Whole meeting immediately following. There being no further business to discuss,

Trustee Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee LaPorte.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:46 p.m.

Lorna Giles  
Village Clerk