



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
January 5, 2016**

President Wallace called the Committee of the Whole meeting to order at 8:38 p.m.

PRESENT: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke, President Wallace were present.

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Chief Kent Williams, Deputy Chief Patrick Ullrich, Village Clerk Lorna Giles and Village Attorney Bryan Mraz.

PLANNING & ZONING COMMITTEE

Blue Heron Business Park 3rd Amended Annexation and Revised PUD Plans

Trustee Reinke asked the Community Development Director to go over the details.

Community Development Director Jim Plonczynski stated that this is coming back to the Board after it went through the Plan Commission for the required public hearing on the PUD Amendments. Abbott Land and Investment represented by Dean Kelley is asking to amend his annexation agreement for the purposes of reducing the width of his buffer on the east from the State Herons Woods nesting area to a uniform 50'. The petitioner had originally had a development PUD amendment in place to protect the herons that were nesting in this particular area. They hired an ecological engineering firm who provided information that the herons don't need that large buffer. They did find eagles on the property and they will subscribe to the US Fish and Wildlife Service information and regulations regarding the construction during the eagle nesting which occurs in the spring.

In addition to the annexation agreement they would like to amend the overall PUD/Concept plan with 50' buffer zone; revised PUD preliminary plan with 50' buffer zone; revised PUD pre-approved site plan with 50' buffer zone, Special Use for revised PUD plans. The have gone to the Plan Commission and approval was recommended subject to the conditions and findings of fact that are in the report.

Trustee Hopkins stated that since it is in a TIF District, is it similar to Brewster Creek and the Village pays for all of the site development.



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Plonczynski stated generally “yes”. The developer has Developer Notes and is using them for land reclamation and infrastructure installation.

Trustee Hopkins asked if it would increase or decrease the cost.

Plonczynski stated that for Abbott Land in terms of development of the buffer area, it will decrease the cost of that buffer development.

Trustee Hopkins asked if it would cost the TIF District more money or will the Village have more of a payout to Abbott Land.

Dean Kelley stated that they pay for all the costs associated with the development of the property including the reclamation. They issue notes and when increment is generated than it pays those notes back. It is a nominal impact to the TIF.

Trustee Hopkins asked to see some numbers when they are available.

Kelley stated that they have spent quite a bit more than they have received in increments because they have not had the development activity. They have a building that is just about complete and another that is on the books to start this year. They are way ahead of the game as far as dollars spent versus revenues taken in.

Plonczynski stated that the Board will see the TIF budget as they go through budget review.

Trustee Camerer asked if there was only one eagles nest on the property or several.

Kelley stated that there was one last year and he did not know if they would come back. They agreed to a temporary buffer where they could not do reclamation activities within a 600 foot radius while the eagle was there. They will comply with that and it does not impact the project that they are currently negotiating.

Trustee Camerer asked if it would be unlikely that the IDNR would sell off that property.

Kelley stated that it is about 300 acres and unlikely they would sell because development would be expensive.

The Board decided to move this along to the Village Board for a final vote.



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PUBLIC WORKS COMMITTEE

Water Study

Trustee Camerer stated that there were three options for future water supply for the Board to consider:

1. 100% Elgin
2. 100% JAWA
3. 50% Elgin and 50% JAWA

Dr. Christopher Burke from Burke Engineering presented the Potable Water Study Update (attached).

He stated that the Village had discussions with Elgin and some of the things that were frozen were not frozen. JAWA came back to the Village and offered a source of water with a reduced buy-in fee and making it more cost effective than the rates previously provided to the Board. The projection for JAWA went down by approximately \$2.40 per 1,000 gallons. They also presented a 50/50 concept where they would get half of the water from Elgin and half from JAWA. They could use the existing connection and only construct one new JAWA connection versus two if they used 100% JAWA. At the same time, Elgin stated that they would not drop the multiplier down as much as they previously stated and as a result, the Elgin cost increased by .90¢ per 1,000 gallons.

See page 6 of presentation for projected 2019 rates. Burke talked about the Pros and Cons on page 7 and highlighted the five year capital improvements costs that would need to take place before 2019. He talked about source redundancy and stated that two independent sources provide the Village with more certainty. All options are soft water. Page 8 projects the 2019 projected increase to monthly water bills based on usage. He stated that water softeners would no longer be necessary for all of the presented options. He estimated the cost of the water softener to be \$16-\$20 per month. He spoke about the phased transition from wells on page 9. He felt that they could run three of the wells on an average day and have the others in reserve. He stated that if they phase out wells over ten years they would have \$5.7 million in capital improvements. If softener added for the existing wells, the capital improvements would go up to \$11.2 million dollars or \$12.8 million beyond 2019. They would need the second connection to Elgin built in 10 years (2026).

He referred to page 12 and stated that they were asked to take a lot of assumptions into play and look at the projected rates for 2026. He stated that there is not a huge spread between the various options.

Trustee Camerer stated that staff was looking for some direction on how to proceed.



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Attorney Mraz stated that the Board can give direction and from that they will negotiate with one or both and ultimately vote on an agreement.

Trustee Camerer commented that he was impressed with the 50/50 program and it gives them variable options and it is cost effective.

President Wallace asked about the villages that paid the buy-in's for JAWA and what was their reaction? Will they try to recuperate their costs at some point.

Administrator Salmons stated that they are delighted to have them because their overall amount is down and if we fill the gap, they save money. She felt that they would be welcomed.

Dr. Burke stated that would be part of the agreement. Bartlett would not be a voting member but have the rights to expect favorable rates.

Trustee Reinke stated that he was concerned about JAWA. One, because they will not have a vote and most importantly because of the City of Chicago. The City of Chicago has certain limitations on what it charges. They have repeatedly demonstrated an inability to handle its finances in a good way. His concern is that later on down the road the city decides to increase the rates and the costs are no longer valid to us because Chicago does not have its act together.

Dr. Burke disagreed. They raised this issue with JAWA and their response is that it is in their best interest as well to always make sure that the cost is passed on. They are looking at other alternatives to make sure that if the city continues to raise the rates beyond something sustainable, they have explored with other JAWA's alternative Lake Michigan water sources.

Trustee Reinke stated that he understood JAWA's position. He thought that the city could make its own decision.

Trustee Camerer referred to page 7 regarding the useful life of wells. He asked Dr. Burke to explain other options such as going back to the wells.

Dr. Burke spoke about keeping wells in play. He felt that they should keep the wells operating to assure that the system is operating correctly all the time.

Trustee Hopkins stated that he thought it was extremely important that they get 100% softened water for the residents. They do not like the quality of the water. He asked what happens when you don't soften the water.



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Dr. Burke stated that it will taste harsh and different than most people living in the suburbs are accustomed to. That is the reason that people with well revert to a water softener type system or filtration system.

Trustee Hopkins stated that it is \$12.8 million to soften the water for the three wells.

Dr. Burke stated that includes the cost of the capital improvements that defer beyond 2019.

Trustee Hopkins asked if they kept the wells longer, like 10-20 years, will the price come down per 1,000 gallons.

Dr. Burke stated that if they continue to extend out the wells, you have uncertainties in the quality of the water and the additional treatment processes that may be necessitated by the quality of the water posted on the Village from the regulatory agencies. The wells do not have a 500 year life, some of them are older and have uncertainties. If you have to drill a new well, it can get pretty expensive. There are more uncertainties in the out years with using the wells.

President Wallace asked if the billing will get complicated with two organizations. Is there one giant bill from JAWA and one giant bill from Elgin?

Finance Director Jeff Martynowicz stated that it is pretty straight forward. They reconcile what is purchased each month and just pay it. This would be pretty similar with JAWA.

Administrator Salmons stated that in the long range it will not be a problem but she thought they would have the ability to move more quickly with softened water if they went 100% Elgin. They have a long term relationship and it is one contract, there is only one system to expand to get on-line. For rapidity of this improvement and long-range, they may be better with just one supplier.

President Wallace asked where the emergency water supply comes from?

Administrator Salmons stated that they have an emergency connection with Elgin.

Dinges stated that there is a connection on West Bartlett Road. They are looking at Streamwood and Hanover Park for long-term emergency connections.

Administrator Salmons stated that JAWA's contract is up with the City of Chicago in nine years. They have a lot of plans and are proactive with figuring out where they may get Chicago water from another town. Having that unknown, so close, she finds a little problematic.



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Trustee Hopkins asked how many communities are part of JAWA.

Dr. Burke stated there are seven.

Trustee Hopkins asked if they were all voting.

Administrator Salmons stated “yes”, they were all original members bought in early.

Trustee Reinke asked about the 100% Elgin option with the second connection built up front. His concern was redundancy. If there is a problem with Elgin as a source, they would reserve 2-3 wells? Are the wells an economically viable option to back up the Elgin water if they went 100%?

Dr. Burke stated that in the short term “yes”. They can keep the three wells live, not only to provide stability to the operation, but to make sure there is adequate pressure in the system. It would also get useful life from the treatment processes they have.

Trustee Reinke stated that over time the wells would shut down and rely on the backup with interconnects like Streamwood, etc.

Dr. Burke stated that they are recommending that as a best practice the connections to Streamwood and Hanover Park would provide additional levels of protection.

Trustee Reinke stated that the water quality from Elgin and JAWA is essentially the same.

Dr. Burke stated that it may taste different but the water quality from both entities are comparable and have high quality characteristics.

Trustee Reinke stated that the risk associated with cost seems minimal or reduced with the 100% Elgin option and they get soft water faster. He stated that he is a big fan of 100% Elgin and the second connection built up front.

Trustee Hopkins stated that if this happened within a years' time, would they still have residents getting non-softened water?

Dr. Burke stated that if they would immediately upgrade the existing connection and get almost 3 million gallons for a period of time of well water until the contract ended in 2019. The new pumping station would be constructed within Elgin and there are a lot of water connections up to Elgin. Eventually everyone would get softened water but there would be a period of time before you get the second connection. By 2019, every resident would have softened water.



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Trustee Carbonaro asked how many years have they been contracted with Elgin for water.

Administrator Salmons stated it was since 1984.

President Wallace asked about the timeframe for softening the existing wells.

Dr. Burke stated that for the \$5.5 million dollar expenditure it would be one year.

President Wallace asked if the Board is leaning towards 100% Elgin, would it make sense to get the water softened as quickly as possible, use our wells and transition over a longer period of time with Elgin. Are we wasting money softening those wells if we then cut them off? He liked the redundancy and ability to have two separate sources with Elgin and JAWA but he also liked the potential ability to deal with someone familiar with 100% Elgin. There is no other information they can ask for and this has been very thorough over and over.

Trustee Carbonaro asked about the grant plus another amount that was given for a seventh or eighth well.

Administrator Salmons stated that it was a USEPA grant for \$500,000 for that well. They were able to get them to repurpose that on another water project. They have been calling and requesting them to pick a project.

Trustee Arends asked if there was any risk or health issues in softening the water?

Dr. Burke stated that there are none that they are aware of. It is common for communities that have well water. For those with private wells, the majority of the people have softened water.

President Wallace asked if they had the ability to increase the supply from Elgin right now?

Administrator Salmons stated a little bit. They have an upside number that they cannot pass. They can increase a little but not a whole lot.

President Wallace asked if they could go down to one of the wells.

Dinges stated that it would be tough. Right now they take 2 million gallons per day. With the existing pump station they could probably get close to the 2.75 which drops the multiplier but that is pushing it. It would only get rid of one well.



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Water Supervisor Tom Ruzicka stated that the big thing with the wells is the distribution of water. The entry point is at the northwest corner of the town and to push it to the southeast corner of town is tough to keep chlorine residuals, etc. That is why they have to keep certain wells because of their central location. Regarding softening, not only do you have the upfront capital costs, you would also have sludge. It is like a domino effect and would possibly be taxing the wastewater plant with the discharge. It is much better to buy softened water than to soften it in-house because of the logistics.

President Wallace stated that he is hearing 100% Elgin and possibly the 50/50. Perhaps everyone could do a little more research and come back to a Board meeting.

Trustee Hopkins asked why the numbers are based on 85% billed water.

Dr. Burke stated that they are talking about the water loss that is traditional. Every community is not able to bill every drop of water that comes into the community. It is used for different municipal purposes, flushing hydrants, and just plain water loss. To be conservative they are saying that if you bought 100 gallons, you would only be able to sell 85 gallons which is an average number based on the traditional water losses that communities in northeastern Illinois have.

President Wallace asked if any of the Board members were interested in dealing with JAWA.

Trustee Camerer liked the duplicity and having the additional water source.

All other Board members responded "no".

President Wallace asked the staff to negotiate a contract with Elgin.

Trustee Carbonaro asked if Harvey is still a voting member at JAWA.

Dr. Burke stated that Bartlett would be the eighth entity getting water but would not be a voting member. The City of Harvey is not a member of this JAWA.

Trustee Reinke asked when they would hear back about the negotiations with Elgin.

Administrator Salmons stated that she would like to see it done within a couple of months.

Trustee Carbonaro asked if Republic Services will pick up the discarded water softeners.

Administrator Salmons stated that they will start talking to them about that.



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There being no further business to discuss, Trustee Camerer moved to adjourn the Committee of the Whole meeting and that motion was seconded by Trustee Arends.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 9:26 p.m.

Lorna Gilles
Village Clerk

LG/