



VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
May 3, 2016

1. CALL TO ORDER

President Wallace called the Bartlett Ridge Subdivision Special Service Area Public Hearing to order on the above date at 7:00 PM in the Council Chambers.

2. ROLL CALL

PRESENT: Trustee Camerer, Carbonaro, Deyne, Hopkins, Reinke, and President Wallace

ABSENT: Trustee Arends

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

President Wallace stated that the Special Service Area (SSA) is necessary to provide a backup source of funding for the storm water detention system in the development. The DuPage County Storm Water Ordinance requires this back up funding mechanism.

Community Development Director Jim Plonczynski stated that Bartlett Ridge will have 49 total lots, 45 single family homes. The Special Service Area bond amount will be a maximum of \$976,044. The Board has approved the proposition of it on April 5th with Ordinance 2016-24 which called for this Public Hearing. The Certificate of Publication from the Daily Herald which evidences that the notice of this Public Hearing was duly published on April 11, 2016, which meets the statutory pre-requisites which require that the notice of the Public Hearing be published between 7 and 30 days before the Public Hearing, be entered into the record. The last taxpayer of record for the property covered by the proposed Special Service Area executed its consent and this was entered in the record. The petitioner is represented here by attorney Mark Eiden and the Special Service Area's sixty day expiration will be on July 3rd and after that we will have an ordinance establishing the Special Service Area for the Board's consideration. The SSA is 13.539 acres in size.

Trustee Hopkins asked if this is typical for all new developments in Bartlett.

Mr. Plonczynski stated "yes".

Mark Eiden, Attorney for William Ryan Homes commented that they are in support of the SSA. He stated that when they do a real estate sale contract to a consumer, they have to disclose whether there is a SSA or not. His problem is if they get a copy of the SSA



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documents before signing the contract or do their due diligence, they will see nothing stating that it is intended as a backup SSA. When he sees a million dollars on an SSA, he thinks it is going to be an obligation from the get-go. He would like to see something in the final ordinance that states it is a backup SSA ordinance intended to be enacted at such time as there is a default in the performance of maintenance, repairs, or reconstruction of the stormwater management facilities. The bonds and the levy on the taxes don't actually go into effect until such time as the SSA is enacted. His understanding is that you authorize everything by virtue of your ordinance but he would like to take the next step and say that nobody will be charged any money until such time as we see a problem, enact the SSA, sell the bonds and put the item on everyone's tax bill. He felt that it is a problem for them as a practical problem because they have to sell to people in a market that is not great. They expect to do well here but if one buyer backs out from the two that they sell per month that becomes a problem. People get skittish about every dollar these days as they should. He would like it to lay out this additional item saying that none of this will occur until the Village determines there is a problem and they enact the ordinance.

Attorney Mraz stated that the ordinance establishing the SSA must be adopted first and that final version of the recorded covenants spells out that it is a backup SSA. The ordinance is passed and gets recorded against the property. It can be written clearer to state that bonds will not be sold unless there is failure on the part of the developer or the homeowners association, to replace storm sewers and the stormwater management system if they fail in the future. The idea being that the storm water management system that serves the subdivision, should it fail, it is not a cost that the whole village would assume. He did not have a problem with clarifying that it is a backup. He stated that it actually shows as a line item on the tax bills. It will be a condition in the PUD ordinance that the SSA be established.

Mr. Eiden stated that they fully expect that every title report will show the SSA. He assumed the tax bill for that line item will be zero until such time that it is enacted. He would appreciate something in the ordinance that states this is backup. The interest on the bonds gets paid over twenty years and then the principal is due. That is a big number and you divide it by 45 people and they get scared.

Attorney Mraz clarified that the Ordinance establishing the SSA will be enacted after the 45 days has run and before the subdivision is built, but unless there is a failure of the storm sewers and/or the stormwater management system that is not repaired or replaced by the Developer or the Homeowners Association, the Village will not issue bonds or levy a tax to pay the debt service on the bonds. The SSA will show as a line item on the lot owners' tax bills, but the amount of tax will be zero unless the maintenance levy or bonds are issued.



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Trustee Reinke stated that every backup SSA ordinance that he has seen or written always has backup in it. Even if he sees it from the title side, it is pretty easy to figure out what is going on.

President Wallace asked if any member of the public wished to offer written or oral testimony. There were none.

3. ADJOURNMENT

It was moved by Trustee Deyne to adjourn the Bartlett Ridge Public Hearing and seconded by Trustee Camerer.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

The Public Hearing was adjourned at 7:08 p.m.

Lorna Giles
Village Clerk



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1. CALL TO ORDER

President Wallace called the regular meeting of May 3, 2016 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:08 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustee Camerer, Carbonaro, Deyne, Hopkins, Reinke and President Wallace

ABSENT: Trustee Arends

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

3. INVOCATION

The Board observed a moment of silence for the police officer memorial day.

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 Camerer stated that he would like to add item 1 under Public Works (2016-39-R, a Resolution Approving a Professional Services Agreement Between the Village of Bartlett and HR Green, Inc. for the 2016 Stearns Road-Country Creek Extension Design) to the Consent Agenda.

Trustee Deyne stated that he would like to add item 1 under License & Ordinance (2016-38-R, A Resolution Approving and Directing the Execution of the First Amendment to



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License Agreement Between the Village of Bartlett and Illinois Bell Telephone Company D/B/A AT&T Illinois) to the Consent Agenda.

Trustee Camerer moved to amend the Consent Agenda to add 2016-39-R, a Resolution Approving a Professional Services Agreement Between the Village of Bartlett and HR Green, Inc. for the 2016 Stearns Road-Country Creek Extension Design and 2016-38-R, A Resolution Approving and Directing the Execution of the First Amendment to License Agreement Between the Village of Bartlett and Illinois Bell Telephone Company D/B/A AT&T Illinois in addition to the items already shown on the Consent Agenda, and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

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

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA

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

NAYS: None

ABSENT: Trustee Arends

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

President Wallace read a Proclamation for National Police Week on May 15-21 and declared the week of May 15th as Police Week and also to observe May 15th as Peace Officers Memorial Day.

President Wallace read a Proclamation Recognizing May 1-31 as Bike Month in the Village of Bartlett.

President Wallace read a Proclamation for National Public Works Week on May 15-21.



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President Wallace presented a request for a Class D liquor license for Arts in Bartlett for their annual art fair held in Bartlett Park on June 25 and 26, and said he would issue that liquor license if it is approved by the Board.

Trustee Deyne moved to approve the Class D liquor license for Arts in Bartlett and was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPROVE THE CLASS D LIQUOR LICENSE FOR ARTS IN BARTLETT

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

President Wallace presented liquor license renewals for the following:

Class B	Bartlett Park District-Apple Orchard Golf Course
Class A	Bartlett Park District-Oak Room
Class A	Bartlett Park District-Villa Olivia
Class A	Cadillac Ranch Texas BBQ & Boot Bar dba Lucky Star/Moretti's Banquets
Class N	Cadillac Ranch Texas BBQ & Boot Bar dba Moretti's/Lucky Star
Class A	McCaffrey, Inc. dba McMae's Tavern & Grill
Class C ext	RN McRain, Inc. dba 7 Eleven
Class B	Shelby's-Brewster Creek, LLC dba Shelby's
Class B	Stella's-Stearns Crossing, LLC dba Stella's Place
Class F	Eng's Son & Son, Inc. dba Silver Lake Restaurant
Class L	Artiami, Inc. dba Town Liquor & Food
Class A	Downtown Bartlett, Inc. dba Platform 18
Class B	Bond Drug Company of Illinois, LLC dba Walgreens
Class A	O'Hare & Vance Enterprises, Inc. dba O'Hare's Pub & Restaurant

President Wallace stated that if there were no objections he would reissue each of the above liquor licenses which will be renewed for the license year May 1, 2016 to April 30, 2017. There were no objections.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None



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11. TOWN HALL

Terry Witt, 471 S. Western Avenue

Mr. Witt thanked the Board for the Bike Month proclamation. He talked about the economic impact that bicycle tourism brings. When the Illinois Prairie Path had their 50th anniversary, they did trail counts. They also had tables at various path locations and they would ask bikers where they came from and how often as well as how much money they spend. They had a table in Wayne where the prairie path crosses Army Trail Road. They had 40,000 trail visits per year. They also had a table in downtown Wheaton where they had 190,000 visits per year. There are a lot of points along the trails that have 100,000 visits. He spoke about several surrounding towns like Elgin who has new homes right along the bike trail and Aurora who has a protected bike lane with new businesses and new construction. People gravitate to bike trails. Bartlett is at a crossroads of new regional trail development that we can take great advantage of. The north central trail is about to be completed when the bridge goes over County Farm Road this summer. In a couple years they will get the first ever entrance into the largest forest preserve of DuPage County and that trail will be 35 miles long. When the Elgin/O'Hare bikeway gets completed it will run into that and into the Salt Creek Trail, Illinois Prairie Path, Fox River Trail, Great Western Trail and West Branch Trail. There are "trail travelers" on these trails who stop for food and refreshments. What if we had 40,000 people on the trails going through Bartlett? These are the people that we need to bring into Bartlett. In Europe they have \$57 billion dollars in trail tourism. He hoped they could take advantage and bring a lot of money into our businesses in town. He thanked the Board for approving the Brewster Creek culvert.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that there was no report.

B. BUILDING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne presented Resolution 2016-37-R, A Resolution Approving of the Agreement Between the Village of Bartlett and Johnson Paving Co. for the Bartlett Hills Golf Course Resurfacing Project.

He stated that a Notice to Bidders was published and ten bids were received. Johnson Paving Co. of Arlington Heights submitted the low bid of \$127,587.39. There is a budget of \$150,000 for this project. Trustee Deyne questioned the tally sheets and the discrepancy in dollar amounts for "Traffic Controls & Protection".



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Public Works Engineer, Bob Allen stated that the contractors will move the amounts they are guessing they will spend in different spots. This is a very common item to see different amounts in, even more so when you get out into the roadways.

Trustee Deyne asked if they talked to them about that bid amount in that specific category. Mr. Allen stated that he did not think so. They are not stuck paying \$9,000 for traffic control.

Trustee Deyne asked when they will start this project.

Mr. Allen stated they are working with the golf course and contractor to get the best possible date. They have to make sure they coordinate with banquets, etc.

Trustee Deyne stated that there is no doubt it has to be resurfaced. He asked if the \$9,000 they have earmarked for traffic control is making up for other items they may have bid lower. He stated that they should look at the full amount submitted as \$127,587.

Trustee Deyne moved to award the contract to Johnson Paving Co. and to approve Resolution 2016-37-R, A Resolution Approving of the Agreement Between the Village of Bartlett and Johnson Paving Co. for the Bartlett Hills Golf Course Resurfacing Project, and that motion was seconded by Trustee Carbonaro.

President Wallace asked when it was resurfaced last time.

Mr. Allen stated that 6-7 years ago they did a little patching and sealing. It has not been resurfaced in a long time.

ROLL CALL VOTE TO APPROVE RESOLUTION 2016-37-R APPROVING THE GOLF COURSE RESURFACING WITH JOHNSON PAVING CO.

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

In the absence of Trustee Arends, President Wallace stated that Resolution 2016-38-R, A Resolution Approving and Directing the Execution of the First Amendment to License Agreement Between the Village of Bartlett and Illinois Bell Telephone Company D/B/A AT&T Illinois, Memorial Day Open Burn Permit Request, Sweet Day Gourmet Adopt-A-Highway Request, Arts in Bartlett Amplifier Request, Bannerman's Amplifier Permit Request were covered and approved under the Consent Agenda.



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E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO
Trustee Carbonaro stated that there was no report

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER
Trustee Camerer stated that Resolution 2016-39-R, a Resolution Approving a Professional Services Agreement Between the Village of Bartlett and HR Green, Inc. for the 2016 Stearns Road-Country Creek Extension Design was covered and approved under the Consent Agenda.

Trustee Camerer presented Resolution 2016-40-R, A Resolution Approving the 2016 Sanitary Sewer Lining Agreement between the Village of Bartlett and Insituform Technologies USA, LLC.

Trustee Camerer moved to approve Resolution 2016-40-R, A Resolution Approving the 2016 Sanitary Sewer Lining Agreement between the Village of Bartlett and Insituform Technologies USA, LLC, and that motion was seconded by Trustee Hopkins.

President Wallace asked where they were at with sewer lining and where are they doing it at.

Public Works Director Dan Dinges stated that last year was one of the first years of doing a sewer lining program. They are focusing on the oldest part of town that is north of the tracks, west of Prospect and east of Oak. They did the east half of it last year so they are trying to finish up to Oak Avenue this year. Pricing came in lower and they will take advantage of that and get more done to finish off that section. The sewers in that area are old clay tiles which crack and that allows storm water to enter into the sanitary sewer and surcharge our sewers. This plastic liner is melted over the clay pipe and makes an essentially new pipe. It will be good for 50+ years and seals off that rain water.

President Wallace asked if there were any other procedures.

Mr. Dinges stated that this is the best method, barring replacement which consists of digging up yards and streets and is a lot more disruptive. Lining is done from manhole to manhole.

Trustee Hopkins asked how much money is saved using this method versus digging.

Mr. Dinges stated that his estimate would be about twice as much if it were dug.

President Wallace asked when the north side of the Village would be completely done.



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Mr. Dinges stated that another year or two would address most of the old part of town. There are other spots that they have been monitoring with their flow monitors and televising where they see infiltration.

President Wallace asked what the differential is with the piping in the newer parts of town. Mr. Dinges stated that the new portions of town use PVC and they have the gaskets. Those hold up very well and they hope they will last another 50 years.

Trustee Camerer stated that there is a trust issue with this company that is doing the lining. How will you substantiate that they did a thorough job.

Mr. Dinges stated that they have televised this area with their own camera so they know where the bad sections are. They had to do some sections where they could not get the camera through with spot repairs. The contract requires the contractor to televise beforehand to verify where the services are and then televise at the end so we can verify that all services are connected.

President Wallace asked if one of the liners is faulty, are they required to replace it.

Mr. Dinges stated that there is a warranty.

Trustee Hopkins asked how many linear feet are in the whole program in the north end of town.

Mr. Dinges stated that they did something similar last year. There is probably another year or two if they average the same.

ROLL CALL VOTE TO APPROVE RESOLUTION 2016-40-R APPROVING THE SEWER LINING AGREEMENT WITH INSITUFORM

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

13. NEW BUSINESS

Trustee Hopkins asked if the new Bike and Run Committee could review using a portion of the MFT funds to fund various bike projects. Perhaps take a certain percentage and utilize it for bike or running paths.

Trustee Camerer stated that could be a good idea. The bike committee is so new, they are just trying to figure out what needs to be done first. There are sections of the bike



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path that need to be repaired or replaced, as well as things to better the bike paths. At this point, they have no money and money coming from someplace would be great.

President Wallace stated that they should have some kind of an earmarked funding.

Administrator Salmons stated that in the future budgets they certainly should include that. Our MFT for this year is pretty well committed. She stated that they will take a look at that and see if there is a way to begin it before waiting for next year.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

15. ADJOURNMENT

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 Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Arends.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

The meeting was adjourned at 7:47 p.m.

Lorna Giles
Village Clerk

LG/