



VILLAGE OF BARTLETT
BOARD MINUTES
June 21, 2016

1. CALL TO ORDER

President Wallace called the regular meeting of June 21, 2016 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:02 p.m. in the Council Chambers.

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant 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, Assistant Community Development Director Roberta Grill, Economic Development Coordinator Tony Fradin, Building Director Brian Goralski, Head Golf Professional Phil Lenz, Police Chief Kent Williams, Deputy Chief Joe Leonas, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION

Pastor Rosemary Traynor from Jesus Journey 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 Reinke stated that he would like to add item 1 under the Planning & Zoning Committee (2016-45, An Ordinance Granting Site Plan Approval for Elgin Beverage Company in the Blue Heron Business Park) to the Consent Agenda.

Trustee Deyne stated that he would like to add item 6 under the Police & Health Committee (2016-47-R, A Resolution Approving of the Agreement for Regulation of Parking Motor Vehicles at the Jewel Shopping Center Between the Village of Bartlett and Jetco Properties, Inc.) to the Consent Agenda.



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Trustee Hopkins moved to amend the Consent Agenda by adding item 1 under the Planning & Zoning Committee (2016-45, An Ordinance Granting Site Plan Approval for Elgin Beverage Company in the Blue Heron Business Park) and item 6 under the Police & Health Committee (2016-47-R, A Resolution Approving of the Agreement for Regulation of Parking Motor Vehicles at the Jewel Shopping Center Between the Village of Bartlett and Jetco Properties, Inc.) 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 Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

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

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA

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

NAYS: None

ABSENT: None

MOTION CARRIED

6. MINUTES

Trustee Camerer moved to approve the Board and Committee Minutes from June 7, 2016 and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO APPROVE THE MINUTES FROM JUNE 7, 2016

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

NAYS: None

ABSENT: None

MOTION CARRIED

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

8. TREASURER'S REPORT

Finance Director, Jeff Martynowicz summarized the Municipal Sales Tax Report through February, 2016 was \$1,909,582 and it represented a 6.08% increase over the same time period last year. He stated that the Motor Fuel Tax distribution through March, 2016 totaled \$960,273 and represented a 105.02% increase over the same time period last



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year. He stated that in March of 2015, we had a bit of an anomaly where some disbursements were lower than usual and it was probably made up the prior month and that is why we have this large variance. Motor Fuel Tax is right on budget for the fiscal year.

President Wallace stated that he had some discussions with other Mayors about what may happen with July.

Mr. Martynowicz stated that this happened last year and he was referring to the State budget. Last year, MFT and gaming tax was delayed. Senator Tom Cullerton introduced a bill to release those revenues last year. If the State does not come up with a budget, he anticipates that the Mayors will be vocal again and a bill will release those monies back to us.

President Wallace stated that he appreciated the updates on these funds. It is a good way to share with everyone that we are keeping an eye on the MFT and other things that could be slashed.

9. PRESIDENT'S REPORT

President Wallace introduced the Historical Society building plaque program and stated that the Bartlett Historical Society selected four local historical buildings for recognition and they received historical plaques.

This year's homes are:

- 110 Bartlett Avenue, Schultz Hardware Store now T.L.'s Four Seasons Restaurant
- 210 N. Eastern Avenue
- 447 Tennyson Road
- 211 Railroad Avenue, Antique Barn behind and next to Banbury Fair

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Carbonaro talked about the senior rebate checks and stated that they worked very diligently over the last 8-9 months to get rid of as much of the utility tax as possible. He was under the impression that the pro-ration of the utility tax would also pro-rate the senior rebates or remove it all together.

Finance Director Jeff Martynowicz stated that there is still an ordinance in place that states that they have to rebate seniors with a \$30 rebate. The expense by the residents were incurred last fiscal year while the full utility tax was still in place. If the Board would like to do something with the rebate program going forward, they could certainly do that.



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Trustee Carbonaro stated that he would like to see that.

President Wallace stated that they can discuss this at some point. He asked staff for the total amount and the impact before they discuss in the future.

Administrator Salmons stated that she would put some information together and bring it back to a future meeting.

Trustee Arends asked if it was necessary for them to make a list with senior's names on it showing the rebate amount.

Mr. Martynowicz stated that it is a supplemental report to the Bill List. They were just trying to be as transparent as possible but they could change that.

Trustee Hopkins stated that there were some concerned residents over the weekend inquiring about the water quality.

Public Works Director Dan Dinges stated that they got word from Elgin last week that they were experiencing an algal bloom which was causing some taste and odor issues. This happens every few years and Elgin assured them that they are making every effort at their treatment plant to counter that and increasing the well use to try to soften it. They will be putting information on the website so residents can get additional updates.

Trustee Camerer asked if the algal bloom happens in Lake Michigan?

Mr. Dinges stated "yes", they also experience this from time to time.

Trustee Reinke asked where they were on the water deal?

Mr. Dinges stated that they hoped to bring it to the Board next month.

Administrator Salmons stated that they have spent a lot of time on it and think it is pretty good to go. Elgin is losing their Village Manager and other employees have been on vacation but they hope to get it back soon.

11. TOWN HALL

George Koziol, 654 Hazelnut Court

Mr. Koziol stated that he was a concerned resident of Bartlett and an active participant in the "Village of Bartlett - Transit Oriented Development Project." This evening, they were



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about to see and hear the outcome of this project - a finished plan. A plan that will aid us, going forward, in trying to improve the Bartlett downtown area.

His involvement began in July, 2015 when he was told of the upcoming project and asked if he would like to be a participant. He accepted the offer and the process soon began.

In August of 2015, he attended one of several focus group meetings, put on by, Adam Flickinger of Solomon Cordwell Buenz - SCB. The purpose of these meetings was to talk about what we might like to see happen in the Bartlett downtown or things that we didn't like in the downtown or just about anything related to the area to be included in this plan. These were fact finding, "blue skying" sessions.

This evolved into what came to be known as the "TOD" Steering Committee and the project was officially kicked off on August 11, 2015. As a point of reference the committee was comprised of the following 16 people who deserve mention at this point:

Christine	Carlyle	SCB; Solomon ,Cordwell, and Buenz; Dir of Planning; Principal
Adam	Flickinger	SCB; Solomon, Cordwell, and Buenz; Associate
Brian	Hacker	Metra
Michael	Horsting	RTA
Vince	Carbonaro	Village of Bartlett - Trustee
Tony	Fradin	Village of Bartlett - Economic Development Coordinator; CEcD
Roberta	Grill	Village of Bartlett - Assistant Community Development Director
Shane	Cook	Village Resident; Planning Commission
Steve	Frei	Village Resident
Paul	Ohlson	Village Resident; Downtown - Business Owner
George	Koziol	Village Resident; ZBA; Walnut Hills
Don	McClure	Village Resident; Downtown Business & Property Owner
Mark	Mirsky	Village Resident; Chamber Chairman; Business Owner
Abby	Schwarz	Village Resident; Downtown
Jane	Shoemaker	Village Resident; BMO Harris Bank
Tracy	Smodilla	Village Resident; EDC; Walnut Hills

As an active, concerned participant who attended every gathering of the Committee - The Focus Group; all 4 Steering Committee Meetings; All 3 Public Workshops; and contributed 2 detailed written review reports to SCB, he felt uniquely qualified to speak on behalf of the "Village of Bartlett, Downtown TOD Plan" being presented here tonight.



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Over the last 8 months, many ideas, thoughts and sometimes dreams about what downtown Bartlett might become were discussed. They listened to many of the comments from the team of facilitators helping them put the plan together. They listened to the public voice their opinions and concerns at the 3 public workshops.

The overall plan encompasses a large, diverse area, centered around the downtown. On the north it begins at North Avenue and proceeds to Devon Ave to the south; from Western Ave on the west to Prospect Ave to the east.

The final plan addresses many areas of concern, each of which will play an important part of the plan. He didn't think anything was left out of the discussions. The major points of the plan are:

- Real Estate Market Analysis Overview
- Transportation & Connectivity Overview
- Downtown Revitalization Recommendations
- Development & Public Realm Recommendations
- Implementation Strategies

He was not going to try to cover the plan in any great detail. He believed that this is a good plan, a sound plan, a plan that will aid in developing the downtown area of Bartlett. It covers many of the points that need to be addressed and resolved if they want to develop and move forward. To do nothing should NOT be an option.

He stated that you may not agree with all the points of the plan; you may say that some things need to be addressed more strongly; you may say that some points are of less importance. That is perfectly acceptable. In putting the plan together, they tried to include as much as possible and in some cases, give it a priority based on some reality. Remember you must look at the merit of the plan as a whole. Do not get stuck on 1 or 2 points of disagreement or concern.

No plan is perfect. This plan, like many other plans, may need to be adjusted and tweaked as we move forward in our development of the downtown. You will probably find that we will pick and choose what can be done and when it can be done. Some things will be easier to do than others. Some things will be doable at minimum cost, others will not. Nothing says that all the points need to be developed. Nothing states that there is any mandatory sequence of events. Even with all that having been said, this is a good plan.



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He challenged the Board to listen openly to the presenters of the plan. He challenged them to carefully read the entire plan and then when you have completed the reading, go back and yes, read the plan again. There is a lot to learn, there is a lot to think about.

If it sounds like he is a strong advocate for the “Village of Bartlett, Downtown TOD Plan”, you are correct. He feels so strongly, that he would say that this is the most important endeavor that he, as a concerned 28 year resident, have ever been involved in. Since 1989, he has been involved in many groups, studies and focus groups on a number of topics. He is most proud of his part in the “Village of Bartlett, Downtown TOD Project.” This plan is Bartlett’s future. This plan might continue to evolve even after he is gone.

He thought that this plan offers a sound tool to use, to aid us, in the development of Bartlett. Our future is in this document. We need to approve, accept and embrace this work.

Although this is the first presentation of the plan and you are not voting on this plan tonight he still asked that they continue to move this forward, as quickly as possible, to the EDC, PC & ZBA for their additional input and then for a public hearing to take place.

Keep reading the plan, give the consultants and staff your ideas and thoughts and continue to move this plan on for a final vote. The citizens, the voting public, your constituents deserve the chance to see what this plan is all about.

The plan needs to become a working document, a work in progress, as soon as possible. This is a good plan, a professionally well done plan that is the result of many meetings (Committee & Public), many hours on the part of all involved, and a huge amount of work by the consultants and their staff.

He hoped that no one says that we can’t afford it, we must find a way. To do nothing is not an option. To do nothing is to risk future development in many areas within the downtown area as defined in the plan. He strongly hoped that they do not see “paralysis by analysis” and the plan not get approved.

He challenged the Board to vote to accept and approve this plan in the very near future. A vote for the plan is a vote for Bartlett’s future.

Paul Mgracz, 109 N. Elroy Avenue

Mr. Mgracz stated that he addressed this same issue over a year ago. He had a foreclosed home next to him and a fence that is falling down. He wondered why the



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Village was not enforcing the code in this situation. He explained that the home was in foreclosure and has since been purchased. He spoke to the Code Enforcement Officer several times to no avail. He has complained about this fence for 2-1/2 years and told the Board that the Village is not liable if he pertains any damage for not enforcing the code or any injury to his grandchildren or anyone on his property. He also stated that 111 N. Elroy has no garage door.

Community Development Director Jim Plonczynski stated that he was sure the Code Enforcement Officers have the information and they will follow up on it.

Mr. Mugarcz stated that you must pay a fee when you sell your property in this Village. Shouldn't there be a fee or approval to move into a house saying that it is approved for occupancy and up to code?

Trustee Arends asked Mr. Plonczynski for the status of this situation at the next meeting.

Administrator Salmons stated that they will find out and e-mail the Board tomorrow.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Ordinance 2016-45, An Ordinance Granting Site Plan Approval for Elgin Beverage Company in the Blue Heron Business Park was covered and approved under the Consent Agenda.

B. BUILDING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins presented Resolution 2016-46-R, A Resolution Supporting the Construction of Bartlett High School Activity Complex.

Trustee Hopkins stated that this complex would keep the residents as well as Bartlett High School in its home community instead of traveling to Streamwood High School for many of its events.

President Wallace read the Resolution.

Trustee Deyne moved to approve Resolution 2016-46-R, A Resolution Supporting the Construction of Bartlett High School Activity Complex and that motion was seconded by Trustee Camerer.



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ROLL CALL VOTE TO APPROVE RESOLUTION 2016-46-R, SUPPORTING THE CONSTRUCTION OF BARTLETT HIGH SCHOOL ACTIVITY COMPLEX

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

Trustee Arends stated that last night the Rotary Club presented the Booster Club with a check for \$25,000 to help them build the Activity Complex. She hoped that other service clubs in Bartlett will see fit to support this as well.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Ordinance 2016-49, An Ordinance Ascertaining Prevailing Wages in the Village of Bartlett and Resolution 2016-50-R, A Resolution Approving of Disbursement Request for Payout No. 35 from the Subordinate Lien Tax Increment Revenue Note, Series 2007 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

Trustee Arends stated that the Independence Day Parade Permit Request and the Carnival License Application were covered and approved under the Consent Agenda.

President Wallace verified that the parade is on Sunday, July 3rd and the fireworks are on Monday, July 4th.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that the Vehicle Replacement requests for the Administrative, Investigations, Support & Crime Prevention, Patrol, Traffic, Directed Patrol and Community Service Officers as well as Resolution 2016-47-R, a Resolution Approving of the Agreement for Regulation of Parking Motor Vehicles at the Jewel Shopping Center Between the Village of Bartlett and Jetco Properties, Inc. were covered and approved under the Consent Agenda.

Trustee Carbonaro presented Resolution 2016-48-R, a Resolution Approving of the Owner Architect Agreement Between the Village of Bartlett and Williams Associates Architects, Ltd. for the New Bartlett Police Facility.

Administrator Salmons stated that last fall they went through the process to select an architect to look at the potential to redevelop or develop a new police facility. Legally, they went out for an RFP and got 12 different architectural firm bids and based on experience it was widdled down to 4. Staff did interviews with 4 firms and as the law says, they are to look at quality and experience. The cost is not one of those things that



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you are allowed to put in the process. We brought the recommendation to the Board that they hire Williams Architects and the Board unanimously approved it. They then began with Phase 1 of that architectural review and brought the result to the Board and were directed to get the information to continue the process and they have done that this evening.

Attorney Mraz stated that the statute that Ms. Salmons is referring to was the Professional Services Selection Act and it states that you send out a Request for Credentials ("RFC") and a Request for Proposal ("RFP") and the firms send you their credentials. The architectural firms are then rated and the municipality then negotiates with the highest ranked firm and if you can reach agreement, that is who you go with. If you cannot reach agreement with the highest ranked firm, the Village then moves on to the next highest ranked architectural firm and tries to negotiate a contract. The Village did set up the RFQ/RFP noting two phases with the idea being that if the Board decided not to do the building, they would simply have done the first portion of the work which was the needs analysis. It was contemplated if the Board decided to go forward with the building and was satisfied with Williams Architects, staff would come back with a Standard Form of Agreement for the design. That is the Agreement that is before you this evening. You will see that this contract provides that Base Services will be compensated at 7.25% of Total Construction Cost. That percentage is within the guidelines of the Illinois Capital Development Board ("CDB") as well as in line with the range provided by other architectural firms which staff contacted to see what an appropriate fee would be. The CDB rates projects by the complexity and in this instance you are trying to keep the police station on this campus instead of off-site. There are also some concealed conditions. The Capital Development Board has a range for new projects and there are actually higher percentages for remodeling. For projects considered in the group the CDB range it is somewhere between 5.76% and 8.66% for the most complex projects and 4.94% to 7.42% for projects of moderate complexity. That does not take into account the longer period for a second phase of construction and some of the logistics or that the project will include some remodeling of existing structures where the CDB guidelines provide for higher percentages of up to 8.81%. The proposed Base Service Fees are within that range at 7.25%. The American Institute of Architects (AIA) has some standard forms of agreement but there are many different varieties and this particular form is for a large complex project. It was modified to provide for a Construction Manager Constructor which is not typical of what the Village typically does. We usually bid it out and select a single General Contractor. He stated that as a general rule, he was not a fan of Construction Manager contracts, however, with a Construction Manager Constructor format, which is the process contemplated and referenced in the Owner Architect contract, the Construction Manager is "at risk", and when and if you get to that stage, the CMC contract will be combined with a guaranteed maximum price. Because of some of these complexities and the logistics, the architect made a compelling argument that it would be wise to use that type of contract. In part, you get more cost estimates and the Construction Manager Constructor is involved with some of the pricing and the budgeting



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as the plans are developed. With the concealed conditions and existing structures and working around them, that is what is proposed. The Owner Architect contract before you spells out in Architect's Scope of Services, the compensation, and some of what the Additional Services would be. The architect put together multiple building location options that the Board tentatively was looking at from a conceptual standpoint, and an Order of Magnitude Planning Study budget for each option. Within that, you will see what they are estimating the Construction Manager Constructor cost in that budget.

Overall, there are Basic Services and Additional Services that are provided for in this Agreement. The Basic Services being the 7.25% of Total Construction Cost which is different than the Total Project Budget which includes other items like land acquisition and building furnishings. Staff is recommending the Board approve this contract. The architect presented at a previous meeting and went through the options. The Board also heard from a financial consultant relative to its ability to pay for this project. If the Architect contract is approved, it will move this project forward.

Trustee Deyne asked about the budget.

Attorney Mraz stated that there were different options that were reviewed and there was a budget for each option. Those were given to the Board previously and the line item pricing for the selected conceptual layout option was again distributed by separate document e-mailed to the Board.

Trustee Reinke stated that they are not agreeing to spend \$20 million dollars tonight.

Attorney Mraz stated that as the scope is refined they can reduce some costs. This is more of a conceptual point. There are other costs besides the architect and the construction manager. The budget reflects numerous site costs, etc. so that \$20 million is the all-encompassing cost. In terms of just straight up construction cost for the building, the budget reflects that is between \$15.5 to \$17.4 million. It is that figure that the 7.25% Base Services fee is multiplied by and calculated from.

Trustee Deyne stated that what they received in Option 2 is a loose type estimate. By entering into this contract, they will be able to firm up these numbers and have a very accurate picture of exact cost.

Attorney Mraz stated that one of the reasons for the Construction Manager Constructor option being proposed is that it often, particularly where there are hidden conditions, there is a budget and then the bids come in and they may be nowhere near what the estimate is. You actually have the Construction Manager Constructor put cost estimate input into the plans and that helps refine the budget so the bids come in closer to the estimates. What actually gets bid in this scenario are the subcontracts. You hire the Construction Manager Constructor. He is paid a percentage fee and the Village can do an RFP for



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those services as long as the Construction Manager will not actually be performing some of the trade work. You could ask the range of pricing when you are trying to hire a Construction Manager Constructor. The CMC will take on all the trades that get bid as its subcontractors.

Administrator Salmons clarified that they won't approve a \$20 million dollar building until they see the building, see it designed, move some pieces around until you are all done and you like it. Then, you won't approve it until we bring back our financial consultant. We will have a calendar by then and we will issue bonds. In terms of keeping the taxes down, we have some reserves that we would spend on this project and probably would use it for the early architectural plans. There are several more steps that have to come before the Village is ready to build a building.

Trustee Hopkins asked if they are guaranteeing with this contract to spend \$1.1 million dollars for architectural services.

Attorney Mraz stated that the contract provides that Basic Services won't be less than \$1.6 million, which is about the middle when calculated against the range of Total Construction Cost.

Trustee Hopkins asked if our financial situation changes and we decide to only spend \$14 million for a police facility, would we be overpaying for this service.

Attorney Mraz stated that if he is talking about the Total Budget which is \$20 to \$22 million and applying that to \$14,000,000 Trustee Hopkins would be correct. Percentage wise what you see with these typical projects is the smaller the project and the percentage is usually higher. When he looks at the Capital Development Board Guidelines, the percentages are presented in ranges that increase as the size of the project decreases.

Trustee Hopkins asked if it was in their best interest to know the scope of work before proceeding with this.

Attorney Mraz stated that you have to design the project to know the scope and that entails hiring the architect to design the project and determine the scope.

Administrator Salmons stated that what they did last year is we brought a needs analysis to the Board first. We did a needs and a space analysis and went through in detail what we thought we needed to have a police department that would bring us into perpetuity. The Board understood that and we talked about the different elements of that plan. The direction was to move forward. They brought a couple of structural layouts before the Board. One had the driveway going straight through to Oak Street in the back; one had a cul-de-sac effect tying into Village Hall. The Board chose a favorite and the estimate of that plan with all of its contents to start the process was about \$20 million dollars. We



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have here, an architectural proposal that is based on that. It is a little bit on the low end compared to surrounding towns. It will be to design the plan overall, that you have seen and chosen.

Attorney Mraz stated that he acknowledges that it is confusing because he keeps talking about those two different numbers – Total Construction Cost and Total Project Budget. The latter includes land acquisition and things that will not count toward the Basic Services fees that the 7.25% will be applied to in determining that portion of the architect's compensation, but they are still a cost of doing the project. There is also a \$1.4 million dollar contingency which most likely will not all be used. For planning purposes, you put that in your budget. Once again, the Basic Services fee is based on the Total Construction Cost, not some of these other outside costs. Those costs still need to be looked at because they are things that have to also be paid for a turn key new police building. As the project goes forward, those numbers will be more refined. In a large project it is very common to have a contingency of that nature to cover the unforeseen conditions. He does not expect many change orders but you are dealing with an existing building and some hidden conditions.

President Wallace reiterated that they went down this road a few times. They talked about the concept, talked about the architect, plans A, B, and C and a few different ideas. At this stage, we went past the concept and are now into the architectural mode. These people have to go to the next level for us to determine which direction we want to go.

Trustee Carbonaro moved to approve Resolution 2016-48-R, a Resolution Approving of the Owner Architect Agreement Between the Village of Bartlett and Williams Associates Architects, Ltd. for the New Bartlett Police Facility and that motion was seconded by Trustee Arends.

Trustee Reinke stated that he wished they could have talked about this at the Committee level. He had more questions for Williams Architects. He would like to hear a little bit more about their process, what opportunities they will have to save money.

Administrator Salmons stated that they certainly can do that.

Attorney Mraz stated that there was a representative from Williams Architects in the audience.

Mark Bushouse, President of Williams Architects stated that he would be happy to answer any questions or concerns.

Trustee Reinke stated that they are going to come back with a plan that isn't \$20 million dollars, it is \$35 million and now we have to pay more money to pare it down to \$20 million.



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Mr. Bushhouse stated they would not have been selected in the first place if that was a habit of his firm. Making municipal project happen and on budget is something that they take very seriously and that is why they get repeat customers. They understand that they are spending tax payer dollars. During this process they will work very closely with the staff to look at the needs and make sure it functions very well. They will work with staff and the Board on the appearance of the building and the goals for how it wants to present itself to the community. The architecture will work with the downtown. As the attorney pointed out, they are strongly recommending you bring a qualified Construction Manager Constructor into this project fairly quickly. They have great expertise in evaluating costs of buildings. They as architects, certainly try to track costs of buildings on a per square foot basis but since they work with the trade contractors on a regular basis, they get into the very fine details of what each item costs. Having them on board early, doing cost estimating and working with him and the staff to review all the products and methods of design and how it's put together helps get an accurate project cost. Sometimes the architects and the Construction Manager agree and also disagree. They are two very qualified professional groups and they advocate for the design and the Construction Manager advocates for the budget and constructability.

Trustee Reinke asked what happens if the State cuts our MFT, LGDF, and the economy tanks while we are in the middle of this thing or at the end?

Mr. Bushhouse stated that the Village Attorney wisely put into the Agreement that any time in this process, the Village can terminate the contract for convenience. If you suddenly find that the money is gone, you can stop at any time and pay for what has been completed. This contract does have the minimum fee in it but also states there are some basic understandings of what the scope of this project are. If the scope is significantly changed mid-project, then they go back to the beginning of the project and re-hash the fee subject according to the new budget figure to move forward.

President Wallace stated that this is a valid concern. On the surface, it appears that they will pay \$1.1 million no matter what and that's not the case.

Trustee Deyne stated that since the budget amount was \$1.4 to \$1.56 million, he understood that the price is variable. Were there any considerations given to a "not to exceed" clause?

Mr. Bushhouse stated that if you control your budget than their fee is automatically controlled at 7.25%. He stated that they work closely with the Construction Manager to design and use materials that can be built at the cost that they are expecting. They have to re-design the building at the end of design development at our dime if it comes in over budget with the estimates. They are very, very, motivated both for their reputation but also internally, for controlling their work hours to see that they maintain a design that works with the budget.



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ROLL CALL VOTE TO APPROVE RESOLUTION 2016-48-R, APPROVING AGREEMENT WITH WILLIAMS ARCHITECTS FOR NEW POLICE FACILITY

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

NAYS: None

ABSENT: None

MOTION CARRIED

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that there was no report.

13. NEW BUSINESS

Trustee Camerer applauded the Village on how nice the flower baskets were.

Trustee Deyne thanked the Board for the favorable vote on the Jewel Fire Lane Agreement. He has been there many times and constantly see residents abusing the fire lane.

Trustee Camerer asked the Chief how many other private properties does the police force enforce?

Chief Williams stated that if it is private property it requires an ordinance between the property owner and the Village. There are other properties such as schools and strip malls, Hearthwood Farms, Bartlett Plaza, etc.

Trustee Camerer stated that you can look at it from the standpoint of what is the best use of the police force. You could be ticketing people left and right pulling in and out of the post office incorrectly.

Chief Williams stated that they call that an organizational culture. They do not enforce every law, every time it is violated. The courts would be chagrined on that. There is a value to officer discretion and organizational culture and that is why you have a Board and a police department that answers to the Board.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None



VILLAGE OF BARTLETT
BOARD MINUTES
June 21, 2016

15. ADJOURNMENT

President Wallace stated that the Board will take a five minute recess and will go into the Committee of the Whole meeting. After the conclusion of the Committee of the Whole meeting, the Board will then go into Executive Session to Discuss Property Acquisition Pursuant to Section 2(c)5 of the Open Meetings Act and to Discuss Pending or Imminent Litigation Pursuant to Section 2(c)11 of the Open Meetings Act.

There being no further business to discuss, Trustee Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:10 p.m.

Lorna Giles
Village Clerk