



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
February 21, 2017**

President Wallace called the Committee of the Whole meeting to order at 7:29 p.m.

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

ABSENT: None

ALSO PRESENT: Acting Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Interim Finance Director Todd Dowden, 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 Patrick Ullrich, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING

2250-2260 Southwind Blvd.

Trustee Reinke stated that 2250-2260 Southwind Blvd. is up for discussion and forwarding to the Plan Commission.

Community Development Director Jim Plonczynski stated that this property is located on the far west end of the Village at the southeast corner of Route 25 and West Bartlett Road. This is an area where they are starting to see some development occur. This particular proposal is an outside storage yard for the first building that was built out there which is Bluff City Materials headquarters and owned by Abbott Land and Development. The Bartlett Point subdivision is also on this site. This is a pretty simple outside storage area for Benchmark Construction. They occupied the basement of the office building and would like to use this for equipment storage. They are a large construction, storm and underground piping operation. They will do landscaping and a fence in the storage area will be enclosed with some berming as well as stormwater detention requirements.

Trustee Hopkins asked if this would be screened from the new Kane County residents?

Mr. Plonczynski stated that this was a concern by the staff and also the building owner. He spoke about the plan and the berming as well as evergreen shrubs for screening.

Dean Kelley from Abbott Land stated that this is their office building and they wanted it to look nice as well as being functional for Benchmark Construction which is one of their major tenants and owners of the building. He stated that when you come down



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Southwind Boulevard towards the east, it is the lower level of the building. The repairs are done inside the building and then it goes out to the job site. There will be another building to the east that will also screen the use as well as other buildings to the north.

Trustee Hopkins talked about storing machinery like this and being close to a residential area and wondered if there would be noise emitted.

Mr. Kelley stated that they will repair it and it will leave the premises. There is no reason to turn it on. He stated that they are well aware of that. His company is developing the adjacent single family homes.

Trustee Camerer asked what future development was planned for the site.

Mr. Kelley stated that it will all be commercial. He stated that they are going to bring in a gas station at the corner as well as other transitional uses.

Trustee Camerer stated that he would like it to look nice. He didn't like the idea that equipment would get dumped there.

Mr. Kelley stated that it is screened very heavily. They have the berm and the solid fence which will be a nice looking fence, as well as the landscaping. Over time, you will not be able to see it. They have a vested interest in creating a nice park that is inviting to everyone.

PUBLIC WORKS

Water and Sewer Rates

Trustee Camerer presented the water and sewer fund rates and asked staff to comment.

Interim Finance Director Todd Dowden stated that it has been five years since they raised water/sewer rates. As part of the budget process and with all the activity going on with the water, this is the time to implement rate increases with the budget reviews. Based on fund balances, which they have been using excess surplus funds for the past years, they are getting below their minimums. They are looking at a 20% increase for water and sewer rates. In Cook County, that would be a \$10.42 increase per month based on 6,000 gallon usage and in DuPage County, \$12.19 per month. The cash balance projection on the water fund is estimated to be at \$2,148,604 and the minimum is \$1,661,954 which is just the basic minimum of 25% of operations. They are projecting to use \$481,000 of the surplus in this year. With the increase and the added engineering and water main replacement program, they are still expecting to use a fund



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balance of \$474,000. That would bring the estimated balance for 2017/18 down to 1,674,329 with the 20% increase. As part of the 2 to 3 year process of transitioning to Lake Michigan water, they will have to continue increasing rates as they add more loans.

The sewer fund balance is estimated at \$709,332 and that is already \$116,370 below the minimum policy as far as 25% of cash balance. A lot of that is due to the sewer rehab they have been doing and it has been utilizing the cash balance on hand since they have not increased rates. With the 20% increase, they are projecting to be another \$100,000 down and would end up with an ending balance of \$599,640 which would be \$258,206 below the minimum. He didn't like being below the minimum and thought that they would eventually have to get it back up to 25% of the fund balance.

The way that the revenue falls between Cook and DuPage County is that roughly 39% of the residents are in Cook County and 61% are in DuPage County. 29% of the revenue comes from Cook County and 71% of DuPage County. That comes to \$1,073,000 from Cook with the 20% increase and \$2,665,000 is estimated from DuPage County with the 20% increase.

Acting Village Administrator Paula Schumacher stated that one of the headlines, even with this 20% increase is that if you look at the comparison rates with other communities, we will be in the middle. Our neighbors have not had the five year gap so it really puts us into the middle of the pack.

Public Works Director Dan Dinges stated that there are a lot of capital improvements with the Devon excess flow facility as well as Bittersweet. He stated that this is phase 1 of the increases. This rate increase will assist with operations as well as some of the capital engineering that is involved with both water and sewer. Next year they will secure low interest loans and have a better idea of where future rates need to be.

Administrator Schumacher stated that in terms of the projects that they have factored into the 20% increase – 70% of the increase on the water end relates to the engineering to get the Lake Michigan water here. On the sewer side, 58% represents the work that they have to do with the Devon Avenue facility and getting that up to EPA standards. The majority of this increase relates to the capital projects that are coming up.

President Wallace asked if they need to keep the Devon Avenue facility open. He thought at some point they were talking about potentially shutting it down for good.

Mr. Dinges stated that they are still working on that. Right now they have a permit into MWRD to remove the restrictor which would take the Cook County flow and send it to MWRD. Currently, there is a restrictor and they only accept so much. In March, providing they get the permit, they will get the restrictor out of the Devon facility and



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should not take any more flow. There is a time limit of three years on this. They are also looking at other options.

Trustee Hopkins asked if there was ever a time when MWRD took 100% of the flow from Cook County residents?

Mr. Dinges stated that plant was built in the 1920's and actually was MWRD's facility. When Bittersweet was built, there was a transition where MWRD sold it to Bartlett.

Trustee Hopkins was wondering why Hanover Park or Streamwood does not have an excess flow facility and why we bought an excess flow facility from a taxing district.

Mr. Dinges stated that those communities are restricted based on their pump stations. They are basically using their sanitary sewers for storage which can be dangerous because if you get too much, then you are talking about sewer backups.

Trustee Hopkins asked if staff is going to do a rate study?

Administrator Schumacher stated that Mr. Dinges was able to find the original study that Pavia Marting did in 1994 and has been pulling through our budget to see if that study is still valid and if the numbers line up. We have just started that analysis and when we have that result it will be shared with the Board.

President Wallace stated that the Board will be going into Executive Session to discuss Personnel pursuant to Section 2(c)1 of the Open Meetings Act.

There being no further business to discuss, Trustee Carbonaro moved to adjourn the Committee of the Whole 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 adjourned at 7:57 p.m.

Lorna Giless
Village Clerk
LG/