



VILLAGE OF BARTLETT
BOARD MINUTES
August 18, 2015

1. CALL TO ORDER

President Wallace called the regular meeting of August 18, 2015 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Clerk Lorna Giless, 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, Head Golf Professional Phil Lenz, Chief Kent Williams, Deputy Chief Joe Leonas and Village Attorney Bryan Mraz.

3. INVOCATION

Tim Chinn from United Church of Bartlett 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 would 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 Planning & Zoning (Brewster Creek Business Park-1580 Hecht Ct.) to the Consent Agenda.

Trustee Carbonaro stated that he would like to add item 2 under Police & Health (District U-46 School Resource Officer Contract) to the Consent Agenda.



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Trustee Camerer moved to amend the Consent Agenda and all items contained therein, 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 Carbonaro moved to approve the Amended Consent Agenda and all items contained therein, and that motion was seconded by Trustee Deyne.

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 – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT

Finance Director, Jeff Martynowicz summarized the Municipal Sales Tax Report for fiscal year 2015/16 as of May, 2015 to be at \$170,734 and indicated that it represents a 4.61% decrease over the same time period last year. He stated that the Motor Fuel Tax Allotment Report reflects revenues through June, 2015 and the year to date revenue is \$148,396 and is down 27.18% from the same time period last year. He noted that they were informed by the IML that next month's disbursement should be 78% higher than the last one they received. There was some issues with timing of deposits and they said they will catch up.

President Wallace asked if that would make up the difference and how confident he was of that.

J. Martynowicz stated that he had a lot of confidence in what the IML tells them.



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9. PRESIDENT'S REPORT

President Wallace stated that Bracht's Place requested a Class J Liquor License to sell alcohol at their Bears Opening Day Shindig on September 13, 2015 from 12:00 p.m. to 5:00 p.m. He stated that this was an outdoor special event license that was valid for one day only. He stated that he intended to issue that license.

Trustee Arends moved to approve the Class J Liquor License for the Bracht's Place and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPROVE CLASS J LICENSE FOR BRACHT'S PLACE ON SEPTEMBER 13, 2015

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

NAYS: None

ABSENT: None

ABSTAIN: None

MOTION CARRIED

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne thanked the Chamber of Commerce for the competition they gave the Village last Thursday at the baseball game. He reported that the Village had lost again with a score of 4-3, and that this was the 8th year that had been defeated. He thanked Trustee Carbonaro for pitching at the game. He thanked Trustee Camerer for the effort he put forth. He thanked the Mayor for giving them his blood, sweat and tears. By that he meant he was literally bleeding from both his knees and refused any medical help. He thanked the Chamber one last time and looks forward to next year.

President Wallace stated that he thinks they would have won if their manager hadn't gotten ejected (Joking).

Finance Director Jeff Martynowicz stated that the last time the Village won, he was the manager of the team.

Trustee Arends stated that she was at Bartlett Hills for an anniversary luncheon and complimented Mary and her staff who were outstanding. The service was good the food was good and everything went along very well.

She also commented on the beautiful flowers on West Bartlett Road and thanked Public Works for the maintenance of them. She stated that it would look even nicer if Metra's burdock wasn't encroaching on the flowers.



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She stated that she had been in and out of Brewster Creek Industrial Park recently and there is a lot going on out there, such as 2-3 new buildings are underway and they should all be very pleased about this since the commercial tax base pays a greater share of the taxes. She stated that anyone out there looking for a warehouse or new business location for light manufacturing, please tell them how busy Brewster Creek Industrial Park is.

11. TOWN HALL

Doug August, 665 Catalpa Lane

Mr. August stated he had two questions: Has the Village overnight parking rule changed, and how often are the police supposed to patrol the neighborhood streets. He has a neighbor who has parked at least two vehicles on the street nightly since the fourth of July. He's been ticketed only when he commented to the Police Department. For the last week there has been four vehicles on the street. Other neighbors are starting to park on the street because they see his vehicles and think it's okay. He reminded them it was a safety hazard and that is why they have the ordinances. One of his neighbors had a major medical emergency last winter and the Fire Department and paramedics had issues on the street, and yet he still got no tickets. He stated that the dog nuisance ordinance fines are higher than the parking ordinance fines. The dog nuisance ordinance was a twenty five dollar fine and it doubles, whereas the parking ordinance fines are only fifteen dollars. His neighbor stated that "it's only fifteen dollars and that it wasn't that big of a deal". The annual report from the Police Department shows that 1,800 vehicles were ticketed for parking. He made the suggestion that the fee should be raised to twenty-five dollars to be equal to the nuisance dog ordinance.

Chief Williams stated that it would be easy to address and that they would handle it.

Trustee Reinke felt that they should increase the amount of the fine.

Greg Anderson, Spin Doctor Cyclewerks, 140 S. Hickory Ave.

Mr. Anderson stated that he owned Spin Doctor Cyclewerks, the bike shop here in town. He stated that they would be voting on the Daniellos Bistro proposal, and that he had some concerns he wanted to address. The owner approached him a couple months ago and told him about his plans for the restaurant. He felt that another restaurant in the downtown was a benefit. He was also informed about the video gaming and had concerns. They have limited street parking there as it is, and people that come there to video game are going to be taking up parking that could otherwise be used by his customers. He thinks that the Bistro part of the proposal is an afterthought and the video gaming is the main focus. The other concern that he had was the patrons standing on the corner smoking. He hoped the Board would take this into consideration.



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Randy Ramey, 935 Glenlake Drive, Carol Stream

Mr. Ramey stated that he represents GMP Energy that manufactures LED lights up in St. Charles, IL. They have been discussing with staff about implementing them here in Bartlett. He gave some highlights such as that they have savings up to 75% in Elgin on electric bills. They have full city installations in Wooddale, Villa Park, Westchester, Hanover Township and most of Elgin. He stated that one of the turns is that Illinois and in a program from DCEO, were incentivizing municipalities and government agencies to do these types of programs knowing that its energy saving, its green technology, and it would help their budgets. Those funds have been frozen by the Governor, so right now it isn't available. Right now the program started here on June 1st 2015, will have 35 million dollars ready to be dispersed when the Governor is ready to release it. It is not budgetary money, it's separate money that residents pay on electric bills that is held in a pot by Com-Ed. They are able to use this money to help the Village do this reinvestment. They are looking to help and alleviate budgetary problems when it comes to electric.

Trustee Deyne asked if staff was actively looking into this.

Village Administrator Valerie Salmons stated that they have looked at it, and right now there isn't any funding at the moment and it would be a tremendous amount of money they would have to put out. She stated, however, the timing isn't bad because they are looking at putting the Capital Budget together so it may be something they will take a closer look at this year.

President Wallace stated that they are changing each light one at a time as they go bad. He asked how that process stands.

Director of Public Works Dan Dinges stated that it was slow.

Bruce Suffern, 316 Oakbrook Ct.

Mr. Suffern stated that he was there tonight as a precursor to celebrating and kicking off the 6th Annual Bartlett Heritage Days. They were very excited this year for the tremendous community response to Bartlett Heritage Days from a variety of groups, churches, organizations and businesses in the town. He stated that they had a tremendous volunteer organization, such as Angie Lota and Roseanne Durango both business owners in their group. They also have two citizens volunteering a lot of time. They have some new stuff, such as the Civil War reenactment at Bartlett Park on Saturday. They are designing the craft show completely different and it's going to be on Oak Street. They will have the car show and flea market again. They have the participation of the Town Center and will have a magic act at the Town Center on Sunday. Business is supporting this as well as the owners of the Town Center. They are going to have two bands performing at Banbury Fair on Saturday night. He stated that it will be featured on cable TV. The dates were from September 11th – 13th.



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12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke presented Ordinance 2015-63, An Ordinance Granting a Site Plan Approval on Lot 4F in the Brewster Creek Business Park was covered and approved under the Consent Agenda.

Trustee Reinke stated that Resolution 2015-66-R, A Resolution Approving the Removal of a Dangerous Tree and Dead Branches in the Heritage Oaks Tree Preservation Easement at 330 S. Hickory Avenue was covered and approved under the Consent Agenda.

B. BUILDING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated Resolution 2015-67-R, A Resolution Approving of Disbursement Request for Payout No. 26 from the Subordinate Lien Tax Increment Revenue Note, Series 2007 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project was covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

Trustee Arends stated that the Lomeli/Special Amplifier Permit Request, Herman Ultrasonics Amplifier Permit Request, Durango Dental and Banbury Fair Amplifier Permit Requests were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro presented Resolution 2015-64-R, A Resolution Approving of the Contract Between the Village of Bartlett and Williams Architects for a Space Needs Analysis and Facility Evaluation and Options Study Regarding the Bartlett Police Station.

He stated that the Village reviewed the proposal from Williams Architects during the Committee of the Whole meeting on July 21, 2015. They moved to place it on the Village Board meeting agenda schedule for today. On April 1, 2015, the village published a request for an RFQ for architectural services. The services requested were broken in to three phases. Phase one of the project is the Space Needs Analysis phase. Phase 2 of the project is the Facility Evaluation and Option Study. There is no commitment to move beyond Phase 2, however, if after the review of Phase 1 and 2 reports, if the Village Board wishes to continue to Phase 3, Design and Construction for the renovation addition to the existing police facility or construction of a new police facility. The needs assessment and facility evaluation and options study will be used as a foundation to determine the site



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options and building layouts. They received a total of 13 responses to the initial RFQ. The selection committee reviewed each submittal and narrowed the number of firms to 4 for the interview phase. The four companies selected for the interviews were CORDOGANCLARK, Dewberry, FGM Architects, and Williams Architects. The committee unanimously selected Williams Architects as the firm to recommend for a contract to complete Phase 1, Space Needs Analysis, and Phase 2, Facility Evaluation and Option studies as listed in the RFQ. A Proposal from Williams Architects for Phase 1 and 2 of the Phase Architectural Services as stated in the police department's RFQ was attached for consideration. Staff is requesting a Resolution approving of the contract between the Village of Bartlett and Williams Architects for Space Needs Analysis and Facility Evaluation and Options Study regarding the Bartlett Police Station.

Trustee Carbonaro moved to approve Resolution 2015-64-R, A Resolution Approving of the Contract Between the Village of Bartlett and Williams Architects for a Space Needs Analysis and Facility Evaluation and Options Study Regarding the Bartlett Police Station as presented and that motion was seconded by Trustee Arends.

Trustee Camerer asked if it was necessary to have a Phase 1 when he can't understand how this will tell us something we don't already know. Is it absolutely necessary?

President Wallace asked if he was asking why they had to spend \$8,900 dollars on a question to which we already know the answer.

Administrator Salmons stated that they can't build upon that to have some sense of how much space is needed, and where to put it, and more importantly, what kind of space is it. She stated that there is going to be different space requirements if it is a Sergeant's office as opposed to a Roll Call room. They can't move on to Phase 2 without knowing where all these different pieces fit without knowing what they are and how big they are or how much a town our size, for our future, how much space we need to have. It's easy to conclude there isn't enough space, but we don't know what kind we need or where to put it and what we will need 10 years out or 20 years out.

Trustee Reinke stated that these architects were chosen because they have experience understanding the space needs and utilization of law enforcement.

ROLL CALL VOTE TO APPROVE RESOLUTION 2015-64-R APPROVING CONTRACT WITH WILLIAMS ARCHITECTS FOR POLICE STATION FACILITY

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

NAYS: None

ABSENT: None

MOTION CARRIED



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Trustee Carbonaro stated that Resolution 2015-65-R, A Resolution Approving of the Agreement Between the Village of Bartlett and School District U-46 Providing for a School Resource Officer was covered and approved under the Consent Agenda.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that there are two items on the Public Works Committee this evening, the first of which is the Oneida Avenue Water Tower Painting Project. This project was bid, and five bids were received ranging from a low of \$689,000 to a high of \$896,000. The bids were higher than expected because a containment curtain and a full sand blasting of the exterior will be required because lead was found in the existing paint, and due to market conditions for fall painting this year. Staff recommends rejecting all bids and rebid the project next year.

Trustee Camerer moved to reject all bids for the Oneida Avenue Water Tower Painting Project and it was seconded by Trustee Arends.

Trustee Deyne asked how they found the lead paint, how many samples did they take, where were the samples taken from, did the lead appear at the base or on the tank.

Public Works Director Dan Dinges stated that they had a consultant come in and take samples around the base of the legs of the tower and found lead in those samples.

Trustee Deyne asked if he looked at the analytical results as far as the lead, if it was the entire tower.

D. Dinges stated that the exterior coating is the same throughout.

Trustee Deyne asked when it was last painted.

D. Dinges stated that it was not painted since 1985.

Trustee Camerer asked what made D. Dinges think that the prices would be any better next year.

D. Dinges stated that it's all about how many projects are out there are only about 6 contractors. Since the weather was bad during the Spring, all of those projects got rolled over into the Fall. By waiting until next Spring, he hoped that it will give them better flexibility and they'll see better pricing even though he doesn't know for sure.

Trustee Camerer asked if it was necessary to sandblast it, couldn't they just paint over the lead paint.



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D. Dinges stated that they asked the same question, but the consultant recommended they do an adhesion test where they see how well it's holding on to the steel, and they recommended a total blast, otherwise it wouldn't last.

Trustee Camerer asked what the price difference would be between blasting it just painting it.

D. Dinges stated that he wasn't necessarily sure, but estimated a couple hundred thousand would be saved. The paint wouldn't hold for very long according to their consultant.

President Wallace asked what they would do with these water towers once they didn't need them anymore.

D. Dinges stated that they will still need them, regardless of their water supplier.

President Wallace asked if we could get bids in now and be the first on their list for Spring.

D. Dinges stated that they bid it this year and allowed them to move it to next Spring. He continued to entertain the idea of throwing out bids for Fall of 2016 and Spring of 2017 numbers just to see what kinds of offers they could get.

Trustee Camerer asked if it all had to be done at once. Could they just do the tower and leave the ball part for later.

Director Dinges stated that they were looking at doing the interior now and doing the exterior later. They would recommend doing the inside then the outside. Once they put up the rigging, it would be better to get it all done at the same time.

ROLL CALL VOTE TO REJECT ALL BIDS FOR ONEIDA WATER TOWER PAINTING

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

NAYS: None

ABSENT: None

MOTION CARRIED

The second item under the Public Works Committee is the 2015 Sanitary Sewer Lining Project. Through the DuPage Mayors and Managers, the Villages of Bensenville, Lombard and Glendale Heights bid sewer lining work on a unit price basis for the same scope of work that the Village of Bartlett is looking to have performed, and which is in the Capital Budget for sanitary sewer repairs for \$435,000. The low bidder on the third party bid project, Hoerr Construction, Inc., is willing to perform the sewer lining work of 13,380 linear feet of 50+ year old 8-inch and 10-inch sanitary sewer work in Bartlett at its bid unit



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prices for the other communities. At those unit prices, the total contract sum will not exceed \$384,155.14, which is more than \$50,000 under budget.

Trustee Camerer moved to approve Resolution 2015-68-R, A Resolution Waiving Bids and Approving of the 2015 Sanitary Sewer Lining Project Agreement Between the Village of Bartlett and Hoerr Construction as presented and was seconded by Trustee Arends.

Trustee Deyne asked if they were comfortable with the firm.

D. Dinges stated that he has met with them and talked to several of the communities that they have done work for and they have been satisfied with their work.

President Wallace asked if it would have been more if they had gone out on their own.

D. Dinges stated that chances are since now they are basically doubling the project so they are trying to get the economies to scale, that's why next year they will actually be bidding with these other communities in the bid process. They are hoping to see even better pricing, but doesn't think they would see a reduction if they were by themselves.

Trustee Hopkins stated there is currently going to be 13,000 linear feet that they are going to get done this year.

Director Dinges stated that it's all basically in the North East part of town from Prospect to Crest.

Trustee Arends stated that is was good to see it so far under budget.

ROLL CALL VOTE TO APPROVE RESOLUTION 2015-68-R APPROVING SANITARY SEWER LINING PROJECT AGREEMENT WITH HOERR CONSTRUCTION

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

NAYS: None

ABSENT: None

MOTION CARRIED

13. NEW BUSINESS

Trustee Hopkins asked if maybe at the next Committee meeting they could have a discussion about utility tax and trying to eliminate it.

President Wallace asked what more specifically he wanted to do.



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Trustee Hopkins stated that he wanted to see if they could eliminate the utility tax for another tax which he thinks the Board could discuss. Food and beverage tax was an option on the table that they could use. He said they could discuss other options to generate revenue.

President Wallace stated they had done it a few times already, but it doesn't hurt to review where they are at in total revenue for the utility tax and potential options to replace it.

Trustee Reinke stated that he heard that the owner of the property located at the northwest corner of Army Trail and Route 59, which he thinks was a residential property, may be interested in annexing to the Village. He wants to reach out to the owner and thinks it is a wonderful commercial gateway to the south side of the Village.

Administrator Salmons stated that they have had proposals for a Walgreens in the past that did materialize, but certainly, if they have that kind of lead, they will do it promptly and excitedly.

Trustee Arends asked when the next lift is due on the roadways in Brewster Creek Business Park.

J. Plonczynski stated that they put those lifts in some of those interior roadways when the units get more built out. They worked with the developer to phase it in and they are doing the east part of the park. They will hold off on the west side of the park until the activity there dies down. They are anticipating two to three new buildings next year.

Trustee Arends asked if they had 5 lots total on the burner right now.

J. Plonczynski confirmed this. He then stated that they are hoping this is why he is preparing all that and as they go into phasing in the acceptance of those roads, those final lifts will be installed prior to them accepting those roads. Right now they don't have all the roads in their system.

J. Plonczynski estimated about 60 percent. If everything goes well next year they would see that everything that is graded out will be under construction. He then stated that Triumph is going to start building the Ace Relocation soon. They are all in for building permits.

President Wallace stated that it was a mess when it came to parking on the road. He said that they really need to accelerate these businesses to get some parking somewhere.

J. Plonczynski stated that he has talked to the bigger culprits about bigger expansion plans that would incorporate parking. What he was seeing was that the existing buildings and units that they have, are being built out. Particularly with our food distributors and



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they tend to employ a lot of people and they are running three to four production lines in those buildings.

President Wallace stated that Camcraft has 100 employees coming in there and Rana Pasta just landed Olive Garden worldwide so there is going to be expansion there.

J. Plonczynski stated that they were looking to the property west of there.

President Wallace stated again that it's only going to get worse and that they have to keep up with the parking restrictions.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

15. ADJOURNMENT

President Wallace stated that the will be going into the Committee of the Whole meeting and then the Executive Session To Discuss Collective Negotiation Matters Pursuant to Section 2(c)2 of the Open Meetings Act.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:45 p.m.

Lorna Gilles
Village Clerk

LG/