



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
MAY 1, 2018**

President Wallace called the Committee of the Whole meeting to order at 7:32 p.m.

PRESENT: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Management Analyst Sam Hughes, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Planner Angela Zubko, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

May's Lounge Special Use Permit to Serve Alcohol at 211 S. Main Street

Chairman Hopkins stated that the petitioner is requesting a Special Use permit to serve alcohol in order to obtain a liquor license and obtain a State video gaming license. This request is for May's Lounge, a video gaming establishment, proposed to be located at 211 S. Main Street directly east of Village Hall in the Bartlett Town Center.

Community Development Director Jim Plonczynski stated that May's Lounge was represented by Angela Atamian. One of his staff members went to the May's Lounge in Lake Zurich and stated that it was more of an upscale café looking project. They want to sell beer and wine to their patrons and they are here prior to moving on to the required public hearing which would go to the Plan Commission for the Special Use for the liquor license.

Angela Atamian stated that she could answer any questions the Board may have. She stated that they have two locations that are open and about six that are in the buildout stage. She stated that their goal is to be an upscale gaming lounge with a personal experience like Las Vegas.

Chairman Camerer stated that there is a school (Arts in Bartlett) nearby and he really had concerns about the kids that attend. Secondly, the point of the findings of fact, seem to mean nothing. If we are elected officials, and we say that such will not under the circumstances to the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or the interest to property value, improvement in the vicinity. As elected officials, people are going to get what our moral values may be. In his estimation, there could be moral issues with this as well as health issues. It seems to be that the findings of fact is a farce. He likes to think that people in Bartlett do not want any more video gaming facilities.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
MAY 1, 2018**

Mr. Plonczynski stated that the findings of fact are the standard findings of fact that we have for the Special Use. They pertain to any developer or person that is going to get a Special Use. He stated that those are all good arguments as to why you would not want to have them, on the other hand you have video gaming just down the street in a restaurant that is walking distance and next to a restaurant called Two Toots which is basically a children's restaurant. This is a 21-year-old limited operation. They have calls weekly for video gaming and they are going to have a couple more very soon. The State has not put a limit on these kinds of facilities. It is a liquor license requirement under our ordinance.

Chairman Camerer stated that we should be looking at reevaluating our ordinance for findings of fact special uses. He would personally like to see this changed because it is useless.

Attorney Bryan Mraz stated that particular language comes from case laws in the State Statute. Each Board member votes on whether are not it meets those standards. From your comments, you feel that it's morally repugnant and you are entitled to that, but changing the findings of fact does not alter that. Not every Board member may have the same belief relative to gambling. Relative to the school question, that issue was spelled out in the State Statute. They talk about public and private elementary schools but the Arts in Bartlett school would not meet the strict requirements in the State Statute.

President Wallace stated that since two Chairmen had questions, they should review the parameters on the number of locations or requirements for new locations, and come to a consensus before we send Ms. Atamian down a path that is unknown. He thought they had some questions on the global concept of video gaming versus one individual petitioning for a suggested space. He suggested that the next Board meeting they have another Committee meeting to review some case law on the side of what we think is best for our Village based on these findings.

Chairman Hopkins agreed and asked if Arts in Bartlett has raised any issue with the gaming at O'Hare's Pub?

Mr. Plonczynski stated that he has not heard anything. He did get a call from an Arts in Bartlett person about this location but they did not file an objection. He explained that there would be a public hearing in front of the Plan Commission.

Attorney Mraz asked for this discussion to be on the June 5th Committee meeting instead of May 15th, as he will be out of town.

Chairman Hopkins stated that they have heard the comments from the committee and they can decide whether to proceed or not or wait until they talk about it further. He agreed with Chairman Camerer's comments but previous Boards have approved video gaming in this town.

President Wallace stated that this is a moving phenomenon and no one could have predicted the outcome of this. Most people predicted the complete and utter failure of small video gaming locations. There is a huge demand for this particular product so it is



VILLAGE OF BARTLETT COMMITTEE MINUTES MAY 1, 2018

in our best interest to figure out how the village leaders can support and supply that demand in our Village.

Chairman Gabrenya stated that the petitioner's concept and excellent description of business is appreciated. It is not your concept that is in question, it is the overall concept of gaming that we, as a Village, need to embrace a better understanding of. She stated that Bartlett is pro-business and she appreciated the presentation and the images she provided.

Ms. Atamain stated that one of their issues is that they do sign a lease and their decision to push this off concerns her. The business owners are trying not to be that diner that comes in with cheap furniture, etc. but a space that people will use for other things. She suggested that the parents would have something to do when they drop off their children at Arts in Bartlett. She thinks it is a very valid form of entertainment and in their Lake Zurich location, they have five chairs filled 90% of the day. May's is being seen a lot differently because it is a lot nicer than others out there.

President Wallace stated that her leasing is not something that the Village Board controls. They have to make sure that the bulk of the Board is unanimous with something like this.

FINANCE & GOLF, CHAIRMAN DEYNE

Presentation of Responses to Requests for Proposals for Broker/Consultant Services for the Village's Health, Dental and Life Insurance

Chairman Deyne stated that the Village of Bartlett issued an RFP soliciting proposals from insurance brokers/consultants qualified to perform and interested in providing brokerage services for the health, dental and life insurance plan.

Human Resources Director Janelle Terrance stated that on February 22, she issued Requests for Proposals (RFP) from insurance brokers and consultants interested in providing brokerage services for health, dental and life insurance plans.

They received nine responses. The staff's initial evaluation included a review of the experience and qualifications of the firm and account executive assigned to the Village's account, the description of how the account will be handled and the types of services provided, access to markets for health, dental and life insurance, and overall clarity and responsiveness of the proposal to this RFP. Also included in this evaluation was the experience with municipal clients, cost containment strategies and fees for service.

A decision was made to present four possible brokers/consultants for further consideration by the Village Board. The following four brokers/consultants are recommended for further review:



VILLAGE OF BARTLETT COMMITTEE MINUTES MAY 1, 2018

- Arachas Group
- GCG Financial
- The Horton Group
- HUB International Midwest Unlimited

Staff recommends the Village Board continue the selection process by inviting these four companies to make a presentation to the Village Committee of the Whole where the Board members will have the opportunity to direct questions to the brokers.

Chairman Deyne stated that it was an excellent idea to have these brokers come before the Board and make presentations. He wanted to add an additional broker by the name of Connor & Gallagher to the list.

President Wallace stated that this is a lot of work for staff and the Board looks forward to the presentations. After years and years of getting quotes for his own group health insurance he was sure it was not going to make a big difference. While quotes come from two or three large carriers, the best savings we are going to find is in massaging the actual benefits no matter who we choose. That is where you could save the most amount of money.

Chairman Carbonaro asked why there were no price quotes.

Ms. Terrance stated that some of the fees are commission based so it would depend on the totality of the plan under consideration and the cost of those plans. If it is a percentage of commissions, for example, our current broker is two percent commission based.

Chairman Carbonaro pointed out that none of these brokers are from Bartlett. We have somebody in Bartlett right now, why do we want to switch from a company we have been working with for thirty something years?

Ms. Terrance stated that our current broker from Bartlett is on the list.

Chairman Carbonaro stated that they are going to shop at the top two or three top level plans and will get the same quote from everyone. He was not quite sure why we were going through this process to remove an agent that we have worked with for many years?

President Wallace stated that the Board has requested staff to do an all-encompassing review of what it would cost us to renew our insurance and try to get competitive quotes with other brokers and try to adjust some of the coverages. There are many things that come into play these days with wellness and all kinds of ideas from different brokers that are experts at different things.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
MAY 1, 2018**

POLICE & HEALTH, CHAIRMAN CARBONARO

Review of the Vehicle Replacement Process for Police Vehicles

Chairman Carbonaro stated that the Village Board recently asked the police department to review its vehicle fleet replacement process and evaluate how other police departments determine when to replace their vehicles.

Deputy Police Chief Geoff Pretkelis stated that the police department has a total of 39 different vehicles, including marked, unmarked and specialty assignment vehicles. Each year, police and finance department staff review the police vehicles listed on the vehicle replacement fund replacement spreadsheet to determine which vehicles need to be replaced. The police department typically replaces patrol vehicles every three years at approximately 70,000–90,000 miles and specialty vehicles every five years depending on the mileage and age of the vehicles.

They surveyed ten other police departments to determine how they replace their patrol vehicles and found a majority of the departments replace their patrol vehicles at 100,000 miles. Many of the departments also take into account other factors such as vehicle condition, age, and mechanical issues in determining when to replace their vehicles.

They recently started to keep track of the engine idle hours for the vehicles we sold on the eBay online auction site. Even though mileage continues to be a popular method of measuring performance, many fleet managers are beginning to track engine idle hours to get a more accurate insight into the wear-and-tear on their vehicles. According to Ford Fleet, one hour of idling is considered to be the equivalent of 33 miles driven.

For example, the police department recently sold a 2015 Ford Explorer with 88,362 miles and 4,101 engine idle hours on the eBay online auction site. According to Ford Fleet, this calculates to the equivalent of 223,695 miles.

St. Charles and Oswego Police Departments utilize a vehicle replacement guideline evaluation form to determine when a vehicle qualifies for replacement or is considered a high priority replacement. A point system is designed based on factors such as the vehicle's age, miles/hours, type of service, reliability, maintenance and repair costs and condition. Upon reviewing our current vehicle fleet replacement process and surveying other police departments, we recommend increasing the average mileage at replacement to 100,000 miles. Additionally, we recommend utilizing a vehicle replacement guideline evaluation form similar to Oswego Police Department's to aid in determining when to replace our vehicles. This type of process would provide a better evaluation of whether or not a vehicle needs to be replaced instead of relying solely on the vehicle's age and mileage.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
MAY 1, 2018**

Chairman Reinke thanked him for all the work they did and thought it was very impressive.

Chairman Camerer agreed that he was concerned about the amount of miles and pushing it out a little bit. He felt that those questions were answered quite well and likes the plan they came up with.

Chairman Hopkins also thanked them and thought they put a lot of thought into this. He appreciated the quick turnaround.

Deputy Chief Pretkelis stated that they take vehicle maintenance very serious and he is very proud of how their vehicles are kept up. He thanked Sergeant Rybaski for the hard work he has done as well as Jackie, the police intern.

Chairman Gabrenya stated that in using the criteria that was found on the new form, did you apply any of your previous maintenance and change outs? How did that turn out?

Deputy Chief Pretkelis stated that they had an opportunity to look at several different vehicles, including the three vehicles they were going to replace. The federal tax force vehicle had 107,000 miles and doing all the factors, it came up with a point total of 24, which would be in the criteria for replacement. They also looked at the sergeant's vehicle with all the engine idling which had approximately 82,000 miles and it came up with a point total of 42. A lot of the issues deal with engine idling which is not taken into account. In talking with the mechanics at Bartlett Tire, they recommend, because of the heavy engine idling, that oil changes are performed every 3,000 miles instead of 5,000 miles. The other two sedans that were replaced had 82,000 miles and its point total was 29; the other had 80,000 miles and a point total of 29.

Chairman Camerer asked if the other police forces have their cars idling and why it was necessary?

Deputy Chief Pretkelis stated that they believe they can reduce engine idling, especially with the new building that has awnings to protect the car from weather elements. Their vehicles have very heavy electronics inside of them such as radar detractors that draw power, new thermal printers, computer systems, emergency light systems, they do feel that there will be circumstances where they will have to idle these vehicles.

Chief Patrick Ullrich stated that there are other idling times with officers in the squad cars and running radar or writing a report. They are most concerned about the idling time when it is sitting unoccupied and that's what they are trying to create policies for reducing.

Deputy Chief Pretkelis stated that they are very frugal when it comes to their vehicle maintenance. Not only do they try to keep services in town, they also seek the lowest



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
MAY 1, 2018**

rates. As far as the warranties go, our vehicles have a 3 year/36,000 mile warranty. They make sure that if anything falls under warranty, the vehicle is taken care of with no charge.

President Wallace asked who sponsored the report on 33 miles being equal to 1 idling hour?

Deputy Chief Pretkelis stated that it is printed in all vehicle manuals. He was able to find some research by doing a Google search from other fleet managers and it seems to be a common trend for that mileage.

President Wallace stated that upon adjournment of this meeting, the Board will be moving into Executive Session to Discuss and Set the Price for Sale of Property Owned by the Village of Bartlett Pursuant to Section 2(c)5 of the Open Meetings Act.

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

ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 8:17 p.m.

Lorna Gilless
Village Clerk