



**VILLAGE OF BARTLETT  
BOARD MINUTES  
FEBRUARY 3, 2026**

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1. CALL TO ORDER

President Gunsteen, called the regular meeting of February 3, 2026, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

2. ROLL CALL

PRESENT: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Assistant to the Public Works Director Sam Hughes, Planning & Development Director Kristy Stone, IT Director John Peebles, Head Golf Professional Phil Lenz, Police Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Kristian Johnson from Living Lord Lutheran Church

4. PLEDGE OF ALLEGIANCE

PRESIDENT'S ADDRESS: President Gunsteen expressed his sympathies and condolences to the family of Public Works employee David Hoday who was tragically struck by an Elgin bound passenger train. First responders treated Mr. Hoday and transported him to the hospital, where he succumbed to his injuries. President Gunsteen stated that it was a heartbreaking day for our community and that the impact of his loss was felt deeply by all those who knew and worked with Mr. Hoday. He thanked the Bartlett Police Department along with the Bartlett Fire Protection District for their immediate and professional response. President Gunsteen also thanked Metra, Hanover Township Emergency Services, and the Streamwood Police Department for their coordinated efforts which reflects the professionalism and dedication of our public safety partnerships. Trustee Deyne also expressed his condolences.

5. TOWN HALL - None

6. CONSENT AGENDA

President Gunsteen 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.



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Trustee Deyne stated that she would like to add item F. 2, A Resolution Approving the Construction Engineering Services Agreement Between the Village of Bartlett and Trotter & Associates, Inc. for The Country Place Lift Station and Lift Station Controls Upgrade Improvements to the Consent Agenda.

Trustee Hopkins stated that he would like to add items A. 1, An Ordinance Approving the First Amendment to the Annexation and Development Agreement Between the Village of Bartlett and Hanover Township, and item A. 2, An Ordinance Approving Final Site Plans/PUD Plans for Phase 2 and Phase 3 of the Hanover Township Campus Extension Planned Unit Development to the Consent Agenda.

President Gunsteen then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to Amend the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Amend the Consent Agenda and that motion was seconded by Trustee Suwanski.

**ROLL CALL VOTE TO AMEND THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Suwanski.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

7. MINUTES – Covered and approved under the Consent Agenda.
8. BILL LIST – Covered and approved under the Consent Agenda.
9. TREASURER'S REPORT - None
10. PRESIDENT'S REPORT - None



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11. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to recognize staff on their anniversaries as well as birthdays.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2026-05, An Ordinance Approving the First Amendment to the Annexation and Development Agreement Between the Village of Bartlett and Hanover Township, and Ordinance 2026-06, An Ordinance Approving Final Site Plans/PUD Plans for Phase 2 and Phase 3 of the Hanover Township Campus Extension Planned Unit Development were both covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte presented Resolution 2026-07-R, A Resolution Adopting the 2026-2030 Capital Improvements Program. He stated attached is the Resolution to adopt the 2026-2030 Capital Improvements Program and authorize the staff to begin engineering and design work on those projects included in the 2026-27 fiscal year. A 2026-27 Projects by Source of Funds is attached that lists the proposed projects that total \$17,080,000. If this Resolution is passed, the 2026-27 projects will be incorporated into the Operating Budget that will be presented to the Village Board at the February 17<sup>th</sup> Committee of the Whole meeting. Trustee LaPorte moved to approve Resolution 2026-07-R, A Resolution Adopting the 2026-2030 Capital Improvements Program, that motion was seconded by Trustee Deyne.

Mr. Coulter stated that the board will be approving the capital budget which is for 2026-2027 in the amount of \$17,080,000. He stated that bond issuance will be for years 2028 and after, and that discussion would come back to the board probably late summer/early fall with our bond advisor present. Mr. Coulter stated that the bonds do not affect what the board is voting on tonight. Trustee Suwanski asked if the bonds pay for what they are voting on tonight. Mr. Coulter stated that the bonds would be issued for the fiscal year 2028 and after. He went on to say that the board already approved an 8% increase rate and that we cut down on our water main replacement project for the next year to stay above the minimum. Mr. Coulter stated that it included an 8% water increase and \$1,000,000 transfer of ARPA funds. Trustee Suwanski stated that some people on the board were unclear that the 8% increase was going to finance debt service for bonds. Village Administrator Paula Schumacher stated that was not the case with this particular capital budget that the board is voting on tonight. She went on to say that tonight, the board is



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just voting on the first year of that plan that gets approved and goes into the operating budget. She stated that the remaining four years are part of the capital improvements plan, but that each year comes to the board for review and approval. Ms. Schumacher stated that's why the discussion about bonds will happen over the summer or early Fall. She stated that the 8% increase included bonds payments for the outgoing years, but not this first year.

Trustee Suwanski asked when water rate increases would begin. Ms. Schumacher stated those would begin May 1<sup>st</sup>. Trustee Suwanski asked about the water main replacement project. Mr. Coulter stated that project has been going on but that we're increasing it to 1% and hoping to start that in fiscal year 2028 if the bonds are approved. He stated that if the bonds don't get approved, we won't be able to do 1% of our water mains. Trustee Suwanski stated that she went back and listened to the minutes, and that President Gunsteen asked twice if the 8% covers debt service on the bonds. Ms. Schumacher asked staff to go over the water main replacement program and how it's paid for the board. Public works Director Dan Dinges stated that the water main project that we currently have out to bid, was reduced to 2 million dollars. He stated that the project was originally budgeted for 5 million plus and had to be reduced because we won't have that money with the rate increase starting May 1<sup>st</sup>. He stated that this fiscal year 2026-2027 will cover the 2-million-dollar water main replacement and years after, if the board approves the bond and the 8% increases, we will spend 5 million to replace the water main.

President Gunsteen wanted to confirm that from May 2026 the increase goes into effect until May 2027. He asked if that increase in water rate will cover 2 million. Mr. Coulter stated that the project for water main in fiscal year 2027 is for 2 million. He went on to say that including the 8% increase and the 1 million transfer, we would be at our minimum balance of about 3.5 million in the water fund. Trustee Suwanski wanted to clarify the 8% increase. President Gunsteen stated that the water increase rate is 8% for this coming year. He stated that we're not taking bonds until 2027, which will be another 8% increase. Trustee Suwanski stated that it would be 16% to help cover the bond cost and that it would probably be for 20-30 years. Mr. Coulter stated that it would likely be a 20-year period. He stated that Stantec's plan is a 10-year plan, and if we're going to do 1% of our water mains every year, that's 5 million every year which means we have to do 3 bond issuances. He stated their plan includes 8% increase for those ten years so that after that point our revenues are at a point where we could do that water main replacement project without issuing bonds at that point. He stated that it will also help pay back the current bonds plus have the revenue to do this going forward continuously.

Trustee Gandsey wanted to confirm that the board was just voting for the one year 8% increase not a five-year plan. Mr. Coulter stated that the board is voting to approve capital expenses of \$17,080,000 and that the board already approved the 8% increase which will take place in May. Trustee Gandsey wanted to confirm that it was for just one year and that they would have to vote again next year. Mr. Coulter stated that was correct. Trustee Gandsey asked how that would work to ensure they have all the current information. Trustee Suwanski stated that she voted no several times to the rate increases, tax levy increase, as well as rolling this into the budget. She stated the reason she voted no is because she doesn't want a future board to be tied down to this decision. She stated that 10 years from now, this will be brought to that board and they will get told that they have to vote for this because we have debt service and can't pay for it. Ms.



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Schumacher stated that we currently have that debt service now. She went on to say that she understands the board's position and apologized for not being as clear as they should've been, which is why they're brought it back to the board for discussion. She stated that if the board doesn't want to replace the 5 million and thinks moving forward with 2 million is fine, we can do that but we still have to pay for it whether it's with bonds or a water rate increase. Ms. Schumacher stated that we had 10 water main breaks this past weekend and this infrastructure needs to be updated and taken care of. She went on to say that the consultants brought forward a 10-year plan and if the board doesn't feel comfortable doing that, then they have a right to say no and we would need to come up with a different plan.

Trustee Suwanski stated that she understood that was an option unless the bonds are already approved. President Gunsteen stated that when the bond conversation comes before the board, they will have a discussion in great detail about bonds. He stated that the 8% increase isn't just the bonds and the water mains. He stated that every year there's increases from DuPage water which is significant. President Gunsteen stated that in the past we've absorbed some of those increases but now we're at the point where we have to increase it regardless of whether we were doing the water main project. He stated that Trustee Suwanski wants to make sure that there is an option to opt out when we discuss bonds so that we're not locked into anything. Mr. Coulter stated that they would come before the board every year to discuss this. Trustee Hopkins stated that we will also talk about rate increases to cover the bond and that discussion will infinitely cover that bond. Mr. Coulter stated that was correct. Trustee Hopkins stated that would mean that other boards down the road won't necessarily have that problem because the rate increase is already established. Mr. Coulter stated that was correct and perhaps some years we could do less than 5 million for the water main. He went on to say that we will make sure that the board approves everything that we're doing including issuance. Trustee Hopkins stated that he thinks it's important that the board knows which water main we are replacing or fixing before we approve a bond. Mr. Dinges stated that as Ms. Schumacher stated, we had 10 water main breaks over the weekend. He went on to say that we could put a plan in place, but plans do change and we need to pivot depending on where we see the most activity is occurring. President Gunsteen stated that he wanted to reiterate that just because we're replacing water mains, doesn't necessarily mean that we're not going to have water main breaks as that's inevitable. Mr. Dinges discussed a meeting with a consultant today about new technology where they can do soundings on mains and get the condition of the main prior. He stated that they're looking to try to incorporate some of that into their analysis as well.

Trustee LaPorte stated that they can all agree that they want what's best for Bartlett and to make sure the funds go where they need to go. He stated that he didn't recall the bond conversation with Stantec and thought the 8% increase would cover everything. President Gunsteen stated that a sewer and water main project isn't something that wows anyone or makes residents feel like the town is progressing forward. However, when an entire subdivision loses water for an entire weekend, they would understand what this project entails and why it's so important. He stated that it is important for us to move forward for our infrastructure if we want to stay ahead of the game.

Trustee Suwanski asked what the Municipal Building improvements were that were presented in



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the budget. Mr. Dinges stated those were the village hall improvements which include Council Chamber AV equipment, carpet replacement as well as HVAC controls. Trustee Suwanski wanted to confirm that if they're uncomfortable with the projects that come before the board that they can push back and have further discussion. President Gunsteen stated that as the actual purchases come before the board, they would be voting on every single item separately

**ROLL CALL VOTE TO APPROVE RESOLUTION 2026-07-R, A RESOLUTION ADOPTING THE 2026-2030 CAPITAL IMPROVEMENTS PROGRAM**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

Trustee LaPorte introduced the Lauterbach & Amen LLP Auditor Extension. He stated that the Village of Bartlett's three-year contract with our current auditors, Lauterbach & Amen LLP, expired with the completion of the April 30, 2025, audit. Lauterbach & Amen LLP has extensive governmental auditing experience, and the Village has been very pleased with the services they have provided. Therefore, staff recommend extending the engagement with our current auditors for another three years. He stated that attached is a proposal from Lauterbach & Amen LLP, to extend their contract for three additional years along with the fee schedule from the prior contract. The contract has a three-year total of \$142,005. Trustee LaPorte moved to approve the Lauterbach & Amen LLP Auditor Extension. That motion was seconded by Trustee Deyne.

Trustee Gandsey proposed that we utilize a new accounting firm stating that we've used them for the last six years or so. She stated that she'd like to see the village get a different firm. Mr. Coulter stated that for a municipality our size, there's only two firms that we can go with. He stated that three years ago, they did take this to RFP where they sent it to eleven auditing firms and only two responded. Ms. Schumacher wanted to clarify that it's not the same auditors that come out, it's a different auditing team each time. Village Attorney Kurt Asprooth stated that based on his experience with other clients, there have been several firms that have backed away from performing audits with public clients. He stated that as Mr. Coulter stated, the pool of firms that are used to perform these services has really been narrowed. Trustee Suwanski and Trustee LaPorte stated that they agree it's good to do a rotation and would support an RFP. President Gunsteen asked what time frame is needed to lock this in. Mr. Coulter stated that we usually have the preliminary audit meeting at the end of March early April which would put us in a time crunch. Trustee LaPorte suggested that we do a one-year contract to give us time to do research and bring it back to the board. Ms. Schumacher and Village Attorney Asprooth stated that they don't have to have formally competitive bids, we can just seek quotes from companies to see what those look like if that's what the board would like. President Gunsteen stated that staff should seek quotes and bring it back to the board. If we don't get any quotes, then we can discuss the RFP process. Trustee Suwanski stated that they could also explore the one-year contract at the same time as well.



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President Gunsteen asked for a motion to table the Lauterbach & Amen LLP Auditor Extension. Trustee Suwanski moved to table the Lauterbach & Amen LLP Auditor Extension. That motion was seconded by Trustee LaPorte

**ROLL CALL VOTE TO TABLE THE LAUTERBACH & AMEN LLP AUDITOR EXTENSION**

AYES: Trustees Battermann, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: Trustee Deyne  
ABSENT: None  
MOTION CARRIED

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN**

Trustee Battermann stated that there was no report

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI**

Trustee Suwanski stated that there was no report.

**F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**

Trustee Deyne stated that Ordinance 2026-08, An Ordinance Authorizing the Sale by Internet Auction of Surplus Personal Property Owned by the Village Of Bartlett, Resolution 2026-09-R, A Resolution Approving the Construction Engineering Services Agreement Between the Village of Bartlett And Trotter & Associates, Inc. for The Country Place Lift Station and Lift Station Controls Upgrade Improvements, and Ordinance 2026-10, An Ordinance Authorizing the Disconnection of Property from the Village of Bartlett were covered and approved under the Consent Agenda.

13. NEW BUSINESS – None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES – None

**15. ADJOURNMENT**

President Gunsteen stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO ADJOURN**



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AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

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

Jackie Cardoza  
Executive Assistant