CITY OF BATAVIA
100 N. Island Avenue
Batavia, IL 60510
(630) 454-2000 http://www.cityofbatavia.net

CITY COUNCIL AGENDA
Monday, July 18, 2016
6:00 p.m. – Council Chambers 1st Floor

1. **MEETING CALLED TO ORDER**
2. **INVOCATION Followed By PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ITEMS REMOVED/ADDED/CHANGED**
5. **CONSENT AGENDA:**

(The consent agenda is made up of items recommended by city staff or council subcommittees which require approval. This agenda is placed as a separate item on the overall City Council agenda. The items on the consent agenda usually have unanimous committee support and are voted on as a "package" in the interest of saving time on non-controversial issues. However, the Mayor or any council member may, by simple request, remove an item from the consent agenda to have it voted upon separately.)

Accept and Place on File:

A. Committee of the Whole Minutes for June 21, 2016
B. June 2016 Building Report
C. Historic Preservation Minutes for June 13, and June 27, 2016
D. Washington-Wilson TIF 5 Eligibility Findings (Chris Aiston 7/6/16 COW 7/12/16 12/0)

Approvals:

E. July 15, 2016 Payroll $786,132.29
F. Accounts Payable Check Register $3,529,720.76
G. City Council Minutes for July 5, 2016
H. **APPROVAL:** Water Street Studios/BEI Loan Forgiveness Year 7 (Peggy Colby 7/6/16

COW 7/12/16 12/0) GS

I. **APPROVAL:** Class B-5 Liquor License The Pride of Batavia (BP Amoco) (Chief Schira 6/30/16 COW 7/12/16 12/0) GS
J. **RESOLUTION 16-60-R:** Authorizing Agreement with Thorne Electric Inc. for 1801 Suncast Lane Electric Service Installation for an amount not-to-exceed $190,279.00

(Mustafa Kahvedzic 7/1/16 COW 7/12/16 12/0) PU

K. **ORDINANCE 16-40:** Amending Title 8 of the Batavia Municipal Code regarding Electric
Rates and Metering (Peggy Colby 7/6/16 COW 7/12/16 12/0) PU

Documents:

16-07-18 AP Totals.pdf
WSS Art Forgivable Loan--2016.pdf
ClassB-5LiqLic-BP Amoco.pdf
RES 16-60-R Authorizing 1801 Suncast Ln.pdf
ORD 16-40 Amending Title 8 of the Batavia Municipal Code for Electric Rates and Metering.pdf
Washington-Wilson RE Eligibility Findings.pdf

6. **WORKSHOP WITH BATAVIA PARK DISTRICT: 6:30 Pm To 7:30 Pm**
   a. Fox River Discussion (Rahat Bari 7/14/16)
   b. Flag Day Monument Discussion

   Documents:

   Fox River Discussion-Alternatives to Dam Removal.pdf

7. **MATTERS FROM THE PUBLIC: (For Items NOT On The Agenda)**

8. **MAINSTREET MINUTE**

9. **OATH: Swear In Police Officer Lawrence Hill**

10. **PRESENTATION: Lifesaving Award To 5 Batavia Police Officers By The IL Association Of Chiefs Of Police**

11. **RECOGNITION: Battalion Chief Robert "Jami" White With 36+ Years Of Service (Chief Deicke 7/12/16)**

    Documents:

    Jami White Recognition.pdf

12. **OATH: Swear In - John Lucas To Battalion Chief (Chief Deicke 7/12/16)**

    Documents:

    Swearing In Battalion Chief Lucas.pdf

13. **OATH: Swear In - Steven Smit To Lieutenant (Chief Deicke 7/12/16)**

    Documents:

    Swearing Lt Smit.pdf

14. **RECOGNITION: John Dillon (Water Dept. Super) With 37+ Years Of Service**

15. **PRESENTATION: The Innovation Center For The Fox Valley (IN2@IMSA) Steve/Britta McKenna**

16. **ADMINISTRATOR'S REPORT**

17. **COMMITTEE REPORTS**

18. **OTHER BUSINESS**

19. **MAYOR'S REPORT**

20. **EXECUTIVE SESSION:**

a. Purchase and Sale of Electric Power
b. Land Acquisition

21. **ADJOURNMENT**

Individuals with disabilities should notify the City Administrator's office at 630-454-2053 if they have a disability which will require special assistance or services and, if so, what services are required. This notification should occur as far as possible before the City-sponsored function, program, or meeting.

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
ACCOUNTING PERIOD: 7/16

FUND - 10 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194551 V	07/01/16	10051	APPLIED CONTROLS, I	1031	6237	RADAR UNITS	0.00	-3,829.00
1020	194646	07/08/16	10010	ABE & DOC'S SERVICE	1031	6310	TIRES/BRAKES #81	0.00	461.69
1020	194646	07/08/16	10010	ABE & DOC'S SERVICE	1031	6310	OIL CHANGE #83	0.00	32.50
TOTAL CHECK								0.00	494.19
1020	194647	07/08/16	10015	ACCURATE OFFICE SUP	1017	6230	MISC OFFICE SUPPLIE	0.00	78.69
1020	194647	07/08/16	10015	ACCURATE OFFICE SUP	1017	6230	TONER/CHAIRMAT/PAPE	0.00	222.39
1020	194647	07/08/16	10015	ACCURATE OFFICE SUP	1017	6230	PAPER	0.00	-77.55
TOTAL CHECK								0.00	223.53
1020	194648	07/08/16	11605	AFFORDABLE ROOFING	1045	6315	P/W ROOF REPAIRS	0.00	400.00
1020	194651	07/08/16	17960	APPLIED CONCEPTS IN	1031	6237	RADAR UNITS	0.00	3,829.00
1020	194651	07/08/16	17960	APPLIED CONCEPTS IN	1031	6225	SHIPPING	0.00	20.00
1020	194651	07/08/16	17960	APPLIED CONCEPTS IN	1031	6237	ANTENNA CABLE	0.00	276.00
TOTAL CHECK								0.00	4,125.00
1020	194652	07/08/16	17199	ATEC AMBULANCE INC	1031	6210	CPR CLASS	0.00	200.00
1020	194652	07/08/16	17199	ATEC AMBULANCE INC	1031	6210	CPR CLASS	0.00	400.00
1020	194652	07/08/16	17199	ATEC AMBULANCE INC	1031	6210	CPR CLASS	0.00	200.00
1020	194652	07/08/16	17199	ATEC AMBULANCE INC	1031	6210	CPR CLASS	0.00	400.00
TOTAL CHECK								0.00	1,200.00
1020	194653	07/08/16	10045	AT & T	1016	6250	630 879-2013 013 5	0.00	324.29
1020	194657	07/08/16	16954	ADAM CHOLEWA	10	4352	TICKET OVERPAYMENT	0.00	15.00
1020	194658	07/08/16	11088	CLARKE ENVIRONMENTA	1045	6356	MOSQUITO MANAGEMENT	0.00	7,725.00
1020	194660	07/08/16	10157	COMMUNICATIONS DIRE	1031	6340	RADIO REPAIRS	0.00	95.25
1020	194664	07/08/16	10176	EJ USA INC	1045	6240	UND FRAMES/FLAT GR	0.00	3,809.68
1020	194668	07/08/16	10188	FOX VALLEY FORD INC	1031	6310	BLACK OUT SQUAD #86	0.00	62.50
1020	194669	07/08/16	10194	GALLS LLC	1031	6255	ATHLETIC FOOTWEAR	0.00	78.00
1020	194669	07/08/16	10194	GALLS LLC	1031	6225	SHIPPING	0.00	5.00
TOTAL CHECK								0.00	83.00
1020	194670	07/08/16	12719	GLOBAL EMERGENCY PR	1032	6233	SPRING PNEUMATIC	0.00	15.73
1020	194670	07/08/16	12719	GLOBAL EMERGENCY PR	1032	6233	MISC PARTS FOR REPA	0.00	79.98
1020	194670	07/08/16	12719	GLOBAL EMERGENCY PR	1032	6233	MOTOR SUBASSY	0.00	629.15
1020	194670	07/08/16	12719	GLOBAL EMERGENCY PR	1032	6233	LIGHT IND RECT INCA	0.00	51.83
TOTAL CHECK								0.00	776.69
1020	194674	07/08/16	10469	ILLINOIS ASSOCIATIO	1013	6210	QTRLY TRNG-07/13/16	0.00	35.00
1020	194677	07/08/16	10249	INITIAL IMPRESSIONS	1031	6255	UNIFORM SHIRTS-GRAM	0.00	53.55
1020	194677	07/08/16	10249	INITIAL IMPRESSIONS	1031	6255	HAT	0.00	7.05
1020	194677	07/08/16	10249	INITIAL IMPRESSIONS	1031	6255	EMBROIDERING SERVIC	0.00	54.00
1020	194677	07/08/16	10249	INITIAL IMPRESSIONS	1031	6255	HAT	0.00	7.05

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CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194677	07/08/16	10249	INITIAL IMPRESSIONS	1031	6255	UNIFRM SHIRTS-SCHUM	0.00	96.70
1020	194677	07/08/16	10249	INITIAL IMPRESSIONS	1031	6255	UNIFRM SHIRTS-DARLI	0.00	155.63
TOTAL CHECK								0.00	373.98
1020	194678	07/08/16	10822	JAKE THE STRIPER IN	1031	6310	REMOVE VEH GRAPHICS	0.00	200.00
1020	194680	07/08/16	16990	KENDALL HILL NURSER	10	1973	SPRING PARKWAY TREE	0.00	7,163.83
1020	194681	07/08/16	14258	KRAMER TREE SPECIAL	1045	6355	JUN 16 BRUSH REMOVA	0.00	29,865.00
1020	194682	07/08/16	15980	LABSOURCE INC	1032	6257	NITRILE GLOVES	0.00	360.00
1020	194683	07/08/16	10795	MCDONALD'S	1031	6259	PRISONER FOOD	0.00	6.86
1020	194684	07/08/16	10280	MENARDS	1032	6264	MISC SUPPLIES	0.00	46.89
1020	194684	07/08/16	10280	MENARDS	1016	6315	MISC SUPPLIES	0.00	3.20
1020	194684	07/08/16	10280	MENARDS	1045	6264	MALE THRD RPR	0.00	5.97
TOTAL CHECK								0.00	56.06
1020	194687	07/08/16	10835	NORTH EAST MULTI-RE	1031	6210	INVESTIGATION TRNG	0.00	200.00
1020	194687	07/08/16	10835	NORTH EAST MULTI-RE	1031	6210	TACTICAL SHOOTING T	0.00	300.00
TOTAL CHECK								0.00	500.00
1020	194688	07/08/16	17457	NORTHERN ILLINOIS R	1022	6355	1/2 PAGE AD	0.00	800.00
1020	194690	07/08/16	11058	PEDAL & SPOKE LTD	1032	6255	UNIFORM SHIRTS	0.00	149.50
1020	194690	07/08/16	11058	PEDAL & SPOKE LTD	1032	6255	UNIFORM SHIRTS	0.00	212.00
TOTAL CHECK								0.00	361.50
1020	194691	07/08/16	10460	JANA CRISCI - PETTY	1031	6255	CLOTHING ALLOW-PD	0.00	9.16
1020	194691	07/08/16	10460	JANA CRISCI - PETTY	1045	6225	CERTIFIED MAIL-STAC	0.00	12.94
1020	194691	07/08/16	10460	JANA CRISCI - PETTY	10	1203	AWARD TAXES	0.00	23.14
1020	194691	07/08/16	10460	JANA CRISCI - PETTY	1032	6205	CHIEFS MEETING	0.00	26.00
1020	194691	07/08/16	10460	JANA CRISCI - PETTY	1031	6210	LUNCHEON/TRNG LUNCH	0.00	89.24
TOTAL CHECK								0.00	160.48
1020	194692	07/08/16	10460	JANA CRISCI - PETTY	10	4352	REPLENISH PETTY CAS	0.00	35.00
1020	194694	07/08/16	12391	POMP'S TIRE SERVICE	1045	6310	TIRES/PARTS/SERVICE	0.00	565.84
1020	194694	07/08/16	12391	POMP'S TIRE SERVICE	1045	6310	TIRES/PARTS/SERVICE	0.00	461.69
TOTAL CHECK								0.00	1,027.53
1020	194696	07/08/16	14523	PRAIRIE MATERIAL SA	1045	6240	4000PSI FLT AIR MID	0.00	124.00
1020	194697	07/08/16	13950	PUGSLEY & LAHAIE, L	10	1973	SPRING TREE PLANTIN	0.00	7,000.00
1020	194698	07/08/16	10341	QUALITY FASTENERS,	1045	6264	FASTENERS	0.00	346.20
1020	194699	07/08/16	10342	RAY O'HERRON CO., I	1031	6255	PANTS/SHIRT	0.00	310.45
1020	194699	07/08/16	10342	RAY O'HERRON CO., I	1031	6225	FREIGHT	0.00	7.25
1020	194699	07/08/16	10342	RAY O'HERRON CO., I	1031	6255	TIE BAR	0.00	17.06
1020	194699	07/08/16	10342	RAY O'HERRON CO., I	1031	6255	NAMEPLATE	0.00	29.85

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1020	194699	07/08/16	10342	RAY O'HERRON CO., I	1031	6225	FREIGHT	0.00	10.00
1020	194699	07/08/16	10342	RAY O'HERRON CO., I	1031	6255	MISC UNIFORMS	0.00	200.54
TOTAL CHECK								0.00	575.15
1020	194700	07/08/16	14194	RED WING SHOE STORE	1045	6255	WORK BOOTS-B. WING	0.00	186.99
1020	194702	07/08/16	14501	GARY SCHIRA	1031	6246	ILACP ANNIVERSRY GA	0.00	75.00
1020	194703	07/08/16	10619	SECRETARY OF STATE	1031	6310	2016 EXPLORER TITLE	0.00	95.00
1020	194704	07/08/16	16581	SITEONE LANDSCAPE S	1045	6264	WEED CONTROL SUPPLI	0.00	249.68
1020	194705	07/08/16	17961	SKEETER KELL SPORTS	1031	6255	RECRUIT UNIFORM PKG	0.00	165.00
1020	194707	07/08/16	10196	SUPERIOR ASPHALT MA	1045	6240	HMA N50 D SURFACE	0.00	116.58
1020	194709	07/08/16	10274	THOMPSON AUTO SUPPL	1032	6233	ROLL HEAT/HOSE	0.00	3.73
1020	194709	07/08/16	10274	THOMPSON AUTO SUPPL	1032	6233	MISC SUPPLIES	0.00	132.65
TOTAL CHECK								0.00	136.38
1020	194710	07/08/16	10577	TRICITY FAMILY SERV	1012	6355	3RD INSTALLMENT	0.00	2,315.50
1020	194712	07/08/16	13760	TYLER MEDICAL SERVI	1012	6203	HEPATITIS INJECTION	0.00	100.00
1020	194714	07/08/16	10351	VERMEER-ILLINOIS IN	1045	6233	OIL TANK	0.00	590.00
1020	194715	07/08/16	16107	WALDSCHMIDT & ASSOC	1045	6355	WEEKLY MOWING	0.00	237.38
1020	194715	07/08/16	16107	WALDSCHMIDT & ASSOC	1045	6355	WEEKLY MOWING	0.00	2,275.36
TOTAL CHECK								0.00	2,512.74
1020	194717	07/08/16	10483	W.E. HANNA SURVEYOR	1013	6355	PREPARE ANNEX PLAT	0.00	300.00
1020	194718	07/08/16	17866	WRB LLC	1012	6204	RECRUITMENT SERVICE	0.00	13,133.32
1020	194719	07/08/16	12855	ZIMMERMAN FORD	1032	6310	MISC VEHICLE MAINT	0.00	269.23
1020	194729	07/15/16	10010	ABE & DOC'S SERVICE	1031	6310	OIL CHG/ROTATE TIRE	0.00	66.50
1020	194729	07/15/16	10010	ABE & DOC'S SERVICE	1031	6310	OIL CHANGE	0.00	32.50
1020	194729	07/15/16	10010	ABE & DOC'S SERVICE	1031	6310	OIL CHANGE/RPL TIRE	0.00	104.50
TOTAL CHECK								0.00	203.50
1020	194730	07/15/16	10015	ACCURATE OFFICE SUP	1031	6230	ENVELOPES	0.00	109.56
1020	194731	07/15/16	14502	ADVANCE AUTO PARTS	1031	6233	VEHICLE BATTERY	0.00	185.99
1020	194732	07/15/16	12199	ALLMAKE APPLIANCE R	1032	6315	DRYER REPAIRS	0.00	162.45
1020	194733	07/15/16	16823	ALL SPOKED UP, INC.	1031	6340	TUNE-UP PD BICYCLES	0.00	188.43
1020	194734	07/15/16	10048	ANDERSON PEST CONTR	1045	6355	PEST CONTROL SVCS	0.00	20.00
1020	194737	07/15/16	17879	AR500 ARMOR	1031	6255	BODY ARMOR	0.00	805.00

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1020	194738	07/15/16	16341	ARISTA INFORMATION	1019	6225	POSTAGE-UB MAILINGS	0.00	3,943.35
1020	194738	07/15/16	16341	ARISTA INFORMATION	1019	6355	PRINTING-UTILITYBIL	0.00	1,465.47
TOTAL CHECK								0.00	5,408.82
1020	194740	07/15/16	10045	AT & T	1016	6250	630 482-9587 434 7	0.00	108.89
1020	194740	07/15/16	10045	AT & T	1016	6250	630 406-1981 953 4	0.00	239.45
1020	194740	07/15/16	10045	AT & T	1016	6250	630 406-8304 249 2	0.00	326.62
TOTAL CHECK								0.00	674.96
1020	194741	07/15/16	10558	AT & T	1016	6250	ACT# 051 564 2482 0	0.00	43.41
1020	194742	07/15/16	14241	BACKGROUNDS ONLINE	1012	6204	BACKGROUND CHECKS	0.00	427.80
1020	194744	07/15/16	10101	BATAVIA FLORAL & DE	1012	6207	FLOWERS-LALLY	0.00	65.00
1020	194747	07/15/16	12352	CITYTECH USA, INC.	1012	6205	MEMBERSHIP FEE	0.00	390.00
1020	194748	07/15/16	10152	CIVIC SYSTEMS, LLC	1019	6231	JUL-DEC 2016 SUPPOR	0.00	6,989.00
1020	194750	07/15/16	14677	COMCAST CABLE	1031	6320	INTERNET SERVICES	0.00	12.95
1020	194750	07/15/16	14677	COMCAST CABLE	1016	6260	CABLE SERVICES	0.00	8.45
TOTAL CHECK								0.00	21.40
1020	194752	07/15/16	10400	DAILY HERALD	1017	6235	TREASURER'S REPORT	0.00	161.00
1020	194753	07/15/16	10170	DON'S SHARPENING CE	1032	6256	MISC PARTS	0.00	63.15
1020	194753	07/15/16	10170	DON'S SHARPENING CE	1032	6256	STARTER/CHAIN OIL	0.00	89.67
TOTAL CHECK								0.00	152.82
1020	194754	07/15/16	16248	DRENDEL & JANSONS L	1010	6358	JUNE 2016 LEGAL SVC	0.00	15,960.00
1020	194755	07/15/16	10457	EJ EQUIPMENT INC	1045	6233	VALVE, GATE 3	0.00	-91.76
1020	194755	07/15/16	10457	EJ EQUIPMENT INC	1045	6233	GATE VALVES	0.00	77.05
1020	194755	07/15/16	10457	EJ EQUIPMENT INC	1045	6233	VALVE, 3 GATE	0.00	100.27
TOTAL CHECK								0.00	85.56
1020	194756	07/15/16	12437	EMBLEM ENTERPRISES,	1032	6255	PATCHES	0.00	276.32
1020	194756	07/15/16	12437	EMBLEM ENTERPRISES,	1032	6255	PATCHES	0.00	150.90
TOTAL CHECK								0.00	427.22
1020	194760	07/15/16	17966	PATRICK FRANCISCY	10	1979	DRIVEWAY DEPT REFUN	0.00	990.00
1020	194760	07/15/16	17966	PATRICK FRANCISCY	10	1977	SIDEWALK DEP REFUND	0.00	1,800.90
1020	194760	07/15/16	17966	PATRICK FRANCISCY	10	1976	GRADING DEP REFUND	0.00	2,500.00
TOTAL CHECK								0.00	5,290.90
1020	194762	07/15/16	15861	GREEN THUMB~BROWN B	1013	6355	GRASS/WEED ABATEMEN	0.00	393.00
1020	194763	07/15/16	16465	GREEN T LAWN CARE I	1032	6315	LAWN TREATMENT	0.00	59.00
1020	194766	07/15/16	17590	HIX BROS MUSIC INC	1018	6405	PA SYSTEM UPGRADE	0.00	4,663.70

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1020	194769	07/15/16	12603	INTOXIMETERS	1031	6242	INTOIMETER DRYGAS	0.00	119.00
1020	194770	07/15/16	16608	JASON KALUZNY	1031	6242	TRAINING BATONS	0.00	201.00
1020	194770	07/15/16	16608	JASON KALUZNY	1031	6210	TRAINING LUNCHES	0.00	47.02
1020	194770	07/15/16	16608	JASON KALUZNY	1031	6255	BATON/SCABBARD	0.00	94.00
TOTAL CHECK								0.00	342.02
1020	194771	07/15/16	12929	KENDALL COUNTY CLER	1031	6205	NOTARY PUBLIC	0.00	10.00
1020	194776	07/15/16	17962	LAURA NEWMAN	1010	6205	ICMA MEMBERSHIP	0.00	1,320.00
1020	194777	07/15/16	10835	NORTH EAST MULTI-RE	1031	6210	TRAINING	0.00	400.00
1020	194778	07/15/16	15326	OFFICE DEPOT	1031	6230	COPY PAPER	0.00	37.96
1020	194781	07/15/16	17500	PRESIDIO NETWORKED	1018	6325	PHONE SYSTEM MAINT	0.00	15,317.58
1020	194784	07/15/16	10342	RAY O'HERRON CO., I	1031	6255	MAJOR LVS GLD MINI	0.00	8.98
1020	194784	07/15/16	10342	RAY O'HERRON CO., I	1031	6225	FREIGHT	0.00	25.61
1020	194784	07/15/16	10342	RAY O'HERRON CO., I	1031	6255	ARMORSKIN, POLY	0.00	67.49
1020	194784	07/15/16	10342	RAY O'HERRON CO., I	1031	6255	MISC UNIFORMS/EQUIP	0.00	3,079.80
1020	194784	07/15/16	10342	RAY O'HERRON CO., I	1032	6251	FUSEES, 20 MIN PLAI	0.00	218.26
TOTAL CHECK								0.00	3,400.14
1020	194787	07/15/16	17872	R.J. O'NEIL MECHANI	1016	6315	HVAC REPAIRS	0.00	1,190.42
1020	194788	07/15/16	17356	RUSH POWER SYSTEMS	1045	6340	GENERATOR PM SERVIC	0.00	208.33
1020	194788	07/15/16	17356	RUSH POWER SYSTEMS	1016	6315	GENERATOR PM SERVIC	0.00	1,200.00
TOTAL CHECK								0.00	1,408.33
1020	194789	07/15/16	12226	SAFETY LANE INSPECT	1045	6310	VEHICLE SAFETY TEST	0.00	155.00
1020	194789	07/15/16	12226	SAFETY LANE INSPECT	1045	6310	VEHICLE SAFETY TEST	0.00	170.00
TOTAL CHECK								0.00	325.00
1020	194790	07/15/16	10343	SERVICES, ETC.	1045	6225	SHIPPING SERVICES	0.00	47.15
1020	194792	07/15/16	17417	STEPHEN A. LASER AS	1031	6201	OFFICER ASSESSMENT	0.00	550.00
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	1045	6240	ASPHALT	0.00	92.80
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	1045	6240	ASPHALT	0.00	58.00
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	1045	6240	BLACKTOP	0.00	115.42
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	1045	6240	ASPHALT	0.00	229.10
TOTAL CHECK								0.00	495.32
1020	194795	07/15/16	10274	THOMPSON AUTO SUPPL	1032	6233	MISC FUSES	0.00	14.28
1020	194795	07/15/16	10274	THOMPSON AUTO SUPPL	1032	6233	COUPLERS	0.00	59.98
TOTAL CHECK								0.00	74.26
1020	194797	07/15/16	13760	TYLER MEDICAL SERVI	1012	6203	PRE-EMPLOYMENT EXAM	0.00	95.00
1020	194797	07/15/16	13760	TYLER MEDICAL SERVI	1012	6203	PRE-EMPLOYMENT EXAM	0.00	341.00
TOTAL CHECK								0.00	436.00

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
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FUND - 10 - GENERAL FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194798	07/15/16	10660	UNIVERSITY OF ILLIN	1032	6210	TRAINING	0.00	520.00
1020	194802	07/15/16	10373	WEST SIDE TRACTOR S	1045	6233	RPL CONTROL VALVE	0.00	2,663.02
TOTAL CASH ACCOUNT								0.00	156,285.86
TOTAL FUND								0.00	156,285.86

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
ACCOUNTING PERIOD: 7/16

FUND - 11 - T.I.F. DISTRICT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194686	07/08/16	13081	MIDWEST GROUNDCOVER	1109	6355	DOWNTOWN FLOWERS	0.00	2,197.60
1020	194686	07/08/16	13081	MIDWEST GROUNDCOVER	1109	6355	DOWNTOWN FLOWERS	0.00	1,795.35
1020	194686	07/08/16	13081	MIDWEST GROUNDCOVER	1109	6355	DOWNTOWN FLOWERS	0.00	1,879.25
1020	194686	07/08/16	13081	MIDWEST GROUNDCOVER	1109	6355	FLOWERS RETURNED	0.00	-312.00
1020	194686	07/08/16	13081	MIDWEST GROUNDCOVER	1109	6355	RESTOCKING FEE	0.00	78.00
TOTAL CHECK								0.00	5,638.20
1020	194743	07/15/16	17965	BAR EVOLUTION INC	1109	6420	TIF GRANT PAYOUT	0.00	6,507.50
1020	194786	07/15/16	16374	RIVER STREET BUILDI	1109	6420	TIF GRANT PAYOUT	0.00	4,750.00
TOTAL CASH ACCOUNT								0.00	16,895.70
TOTAL FUND								0.00	16,895.70

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
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FUND - 15 - CITY'S HEALTH BENEFIT

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194713	07/08/16	17159	UNITED STATES TREAS	1540	6135	720-HEATH INSURANCE	0.00	1,019.72
TOTAL CASH ACCOUNT								0.00	1,019.72
TOTAL FUND								0.00	1,019.72

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
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FUND - 20 - WORKMEN'S COMP BENEFITS

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194665	07/08/16	13454	EMPLOYER'S CLAIM SE	2020	6355	3RD QTR 2016 WC ADM	0.00	3,000.00
TOTAL CASH ACCOUNT								0.00	3,000.00
TOTAL FUND								0.00	3,000.00

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
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FUND - 21 - ELECTRIC UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	V1397	07/08/16	11986	PJM SETTLEMENT INC	2164	6711	06/01/16-06/29/16-R	0.00	-5,386.53
1020	V1397	07/08/16	11986	PJM SETTLEMENT INC	2164	6711	06/01/2016-06/29/20	0.00	111,095.22
TOTAL CHECK								0.00	105,708.69
1020	V1398	07/15/16	15503	NORTHERN ILLINOIS M	2164	6710	PRAIRIESTATE-JUN 20	0.00	835,639.20
1020	V1398	07/15/16	15503	NORTHERN ILLINOIS M	2164	6708	PRAIRIESTATE-JUN 20	0.00	1,866,975.00
TOTAL CHECK								0.00	2,702,614.20
1020	V1399	07/15/16	11986	PJM SETTLEMENT INC	2164	6711	06/01/16-06/30/16-R	0.00	1,142.67
1020	V1399	07/15/16	11986	PJM SETTLEMENT INC	2164	6711	06/01/2016-06/30/20	0.00	85,606.21
1020	V1399	07/15/16	11986	PJM SETTLEMENT INC	2164	6711	07/01/16-07/06/16-R	0.00	-3,412.94
1020	V1399	07/15/16	11986	PJM SETTLEMENT INC	2164	6711	07/01/2016-07/06/20	0.00	69,942.10
TOTAL CHECK								0.00	153,278.04
1020	194648	07/08/16	11605	AFFORDABLE ROOFING	2164	6315	P/W ROOF REPAIRS	0.00	400.00
1020	194650	07/08/16	10217	ANIXTER POWER SOLUT	2164	6264	PORTABLE FEEDTHRU	0.00	7,098.75
1020	194654	07/08/16	17959	ERIK BARTOW	21	2115	ELEC DEPOSIT REFUND	0.00	14.90
1020	194662	07/08/16	10400	DAILY HERALD	2164	6264	BID NOTICE	0.00	65.55
1020	194673	07/08/16	10215	HI-LINE UTILITY SUP	2164	6264	BATTERIES/CUTTER	0.00	518.33
1020	194680	07/08/16	16990	KENDALL HILL NURSER	2164	6357	SPRING PARKWAY TREE	0.00	5,935.45
1020	194695	07/08/16	12565	POWER LINE SUPPLY	21	1250	ELBOW CONDUIT	0.00	521.00
1020	194697	07/08/16	13950	PUGSLEY & LAHAIE, L	2164	6357	SPRING TREE PLANTIN	0.00	6,080.00
1020	194706	07/08/16	10345	STEINER ELECTRIC CO	2164	6264	3A D BOX/BOX UL	0.00	-104.21
1020	194708	07/08/16	17638	TEREX UTILITIES INC	2164	6310	RPR ROTATING BOOM	0.00	795.00
1020	194734	07/15/16	10048	ANDERSON PEST CONTR	2164	6355	PEST CONTROL SVCS	0.00	20.00
1020	194735	07/15/16	10217	ANIXTER POWER SOLUT	2161	6452	TRANSFORMER	0.00	14,027.00
1020	194735	07/15/16	10217	ANIXTER POWER SOLUT	2161	6452	TRANSFORMER	0.00	14,027.00
1020	194735	07/15/16	10217	ANIXTER POWER SOLUT	2161	6452	TRANSFORMER	0.00	14,027.00
TOTAL CHECK								0.00	42,081.00
1020	194739	07/15/16	11904	ASPLUNDH TREE EXPER	2164	6357	TREE TRIMMING	0.00	3,807.68
1020	194739	07/15/16	11904	ASPLUNDH TREE EXPER	2164	6357	TREE TRIMMING	0.00	6,130.40
1020	194739	07/15/16	11904	ASPLUNDH TREE EXPER	2164	6357	TREE TRIMMING	0.00	2,855.76
1020	194739	07/15/16	11904	ASPLUNDH TREE EXPER	2164	6357	TREE TRIMMING	0.00	5,210.84
1020	194739	07/15/16	11904	ASPLUNDH TREE EXPER	2164	6357	TREE TRIMMING	0.00	1,189.90
TOTAL CHECK								0.00	19,194.58
1020	194780	07/15/16	12565	POWER LINE SUPPLY	21	1250	WIRE	0.00	11,820.00
1020	194785	07/15/16	10525	RESCO	2161	6452	TRANSFORMERS	0.00	55,053.00

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FUND - 21 - ELECTRIC UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194788	07/15/16	17356	RUSH POWER SYSTEMS	2164	6340	GENERATOR PM SERVIC	0.00	208.33
1020	194791	07/15/16	11153	STATE COLLECTION SE	21	4539	COLLECTION SERVICES	0.00	482.39
1020	194802	07/15/16	10373	WEST SIDE TRACTOR S	2164	6233	RPL CONTROL VALVE	0.00	2,663.01
TOTAL CASH ACCOUNT								0.00	3,114,448.01
TOTAL FUND								0.00	3,114,448.01

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
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FUND - 30 - WATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194648	07/08/16	11605	AFFORDABLE ROOFING	3073	6315	P/W ROOF REPAIRS	0.00	400.00
1020	194649	07/08/16	10456	AIRGAS USA LLC	3072	6264	LATEX GLOVES	0.00	398.16
1020	194656	07/08/16	10733	BFC	3072	6355	WATER REPORT	0.00	1,886.00
1020	194661	07/08/16	17801	CONLEY EXCAVATING &	3071	6435	WTR PRJTS RETAINAGE	0.00	21,740.54
1020	194663	07/08/16	15187	DIXON ENGINEERING I	3072	6340	GRND STORAGE TANK P	0.00	2,525.00
1020	194666	07/08/16	14300	ENGINEERING ENTERPR	3071	6440	ENG SVC-CHLORINE GE	0.00	700.00
1020	194666	07/08/16	14300	ENGINEERING ENTERPR	3071	6440	ENG SVC-WTR WRKS SY	0.00	7,680.75
TOTAL CHECK								0.00	8,380.75
1020	194672	07/08/16	10206	HACH COMPANY	3072	6258	MISC CHEMICALS	0.00	459.89
1020	194672	07/08/16	10206	HACH COMPANY	3072	6258	ASCORBIC ACID PWD P	0.00	57.49
TOTAL CHECK								0.00	517.38
1020	194675	07/08/16	10967	ILLINOIS EPA	3072	6355	NPDES PERMIT FEE	0.00	500.00
1020	194676	07/08/16	11410	ILLINOIS POTABLE WA	3073	6210	REGISTRATION FEES	0.00	450.00
1020	194679	07/08/16	10092	JPMORGAN CHASE BANK	3073	6264	AMAZON-MISC SUPPLIE	0.00	43.68
1020	194684	07/08/16	10280	MENARDS	3073	6264	MISC SUPPLIES	0.00	50.90
1020	194685	07/08/16	10332	MID AMERICAN WATER,	3073	6281	NON SHEAR COUPLING	0.00	305.76
1020	194685	07/08/16	10332	MID AMERICAN WATER,	3073	6281	PVC FLEX	0.00	170.00
TOTAL CHECK								0.00	475.76
1020	194689	07/08/16	12827	NORTHERN SAFETY CO	3073	6264	MAGNIFICATION EYEWE	0.00	129.37
1020	194691	07/08/16	10460	JANA CRISCI - PETTY	3073	6225	CERTIFIED MAIL-STAC	0.00	6.47
1020	194701	07/08/16	10499	REMPE-SHARPE	3071	6440	WTR MAIN REPLACEMEN	0.00	664.00
1020	194701	07/08/16	10499	REMPE-SHARPE	3071	6440	WTR MAIN ENG SVCS	0.00	5,156.60
TOTAL CHECK								0.00	5,820.60
1020	194711	07/08/16	16387	TRI-R SYSTEMS INCOR	3072	6355	SCADA SYSTEM SVC CA	0.00	720.00
1020	194716	07/08/16	10766	WATER PRODUCTS COMP	3073	6281	10T TOP SECTION	0.00	72.00
1020	194716	07/08/16	10766	WATER PRODUCTS COMP	3073	6281	10 TOP SECTION	0.00	72.00
1020	194716	07/08/16	10766	WATER PRODUCTS COMP	3073	6281	TWO BOLT COUPLING	0.00	642.00
TOTAL CHECK								0.00	786.00
1020	194734	07/15/16	10048	ANDERSON PEST CONTR	3073	6355	PEST CONTROL SVCS	0.00	20.00
1020	194740	07/15/16	10045	AT & T	3072	6250	630 R07-2870 537 4	0.00	642.26
1020	194740	07/15/16	10045	AT & T	3072	6250	630 208-7504 453 0	0.00	108.43
TOTAL CHECK								0.00	750.69
1020	194755	07/15/16	10457	EJ EQUIPMENT INC	3073	6233	GATE VALVES	0.00	77.04

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FUND - 30 - WATER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194755	07/15/16	10457	EJ EQUIPMENT INC	3073	6233	VALVE, GATE 3	0.00	-91.75
1020	194755	07/15/16	10457	EJ EQUIPMENT INC	3073	6233	VALVE, 3 GATE	0.00	100.26
TOTAL CHECK								0.00	85.55
1020	194760	07/15/16	17966	PATRICK FRANCISCY	30	1931	B-BOX DEPOSIT REFUN	0.00	300.00
1020	194764	07/15/16	10206	HACH COMPANY	3072	6258	MISC CHEMICALS	0.00	415.10
1020	194765	07/15/16	10410	HD SUPPLY WATERWORK	3073	6281	MISC SUPPLIES	0.00	1,094.00
1020	194774	07/15/16	10280	MENARDS	3073	6264	MISC SUPPLIES	0.00	57.96
1020	194775	07/15/16	10459	MIDWEST METER INC	3073	6268	METERS/ENCODER/MT K	0.00	7,075.11
1020	194782	07/15/16	14878	RAILROAD MANAGEMENT	3073	6355	SWR PIPELINE CROSSI	0.00	176.86
1020	194788	07/15/16	17356	RUSH POWER SYSTEMS	3073	6340	GENERATOR PM SERVIC	0.00	4,033.34
1020	194790	07/15/16	10343	SERVICES, ETC.	3073	6225	SHIPPING SERVICES	0.00	57.70
1020	194791	07/15/16	11153	STATE COLLECTION SE	30	4630	COLLECTION SERVICES	0.00	181.50
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	3073	6240	ASPHALT	0.00	225.62
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	3073	6240	BLACKTOP	0.00	115.42
1020	194793	07/15/16	10196	SUPERIOR ASPHALT MA	3073	6240	ASPHALT	0.00	174.00
TOTAL CHECK								0.00	515.04
1020	194795	07/15/16	10274	THOMPSON AUTO SUPPL	3073	6233	LUBE/FUEL FILTER	0.00	34.88
1020	194795	07/15/16	10274	THOMPSON AUTO SUPPL	3073	6233	AIIR FILTER	0.00	38.49
TOTAL CHECK								0.00	73.37
1020	194802	07/15/16	10373	WEST SIDE TRACTOR S	3073	6233	RPL CONTROL VALVE	0.00	2,663.01
TOTAL CASH ACCOUNT								0.00	62,329.84
TOTAL FUND								0.00	62,329.84

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FUND - 31 - SEWER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194653	07/08/16	10045	AT & T	3182	6250	630 879-5561 929 1	0.00	239.12
1020	194655	07/08/16	16400	BATTERIES PLUS BULB	3182	6340	12V 49 FLOODED	0.00	257.90
1020	194659	07/08/16	17381	CLEAR EDGE FILTRATI	3182	6340	FILTER	0.00	1,974.00
1020	194667	07/08/16	12854	ENVIRONMENTAL INC -	3182	6355	SLUDGE ANALYSES	0.00	190.00
1020	194671	07/08/16	10374	GRAINGER, INC.	3182	6340	LOCKOUT PADLOCKS	0.00	141.75
1020	194684	07/08/16	10280	MENARDS	3182	6264	MISC SUPPLIES	0.00	82.82
1020	194684	07/08/16	10280	MENARDS	3182	6315	MISC SUPPLIES	0.00	12.72
1020	194684	07/08/16	10280	MENARDS	3182	6315	WEED KILLER	0.00	27.68
TOTAL CHECK								0.00	123.22
1020	194693	07/08/16	13029	POLYDYNE, INC.	3182	6258	CLARIFLOC	0.00	2,835.00
1020	194709	07/08/16	10274	THOMPSON AUTO SUPPL	3182	6310	BOLTS	0.00	3.33
1020	194731	07/15/16	14502	ADVANCE AUTO PARTS	3182	6310	OIL/FILTER/LUBE	0.00	115.20
1020	194736	07/15/16	10248	APEX INDUSTRIAL AUT	3182	6340	3 PHASE AC MOTOR	0.00	3,991.64
1020	194745	07/15/16	17658	BN CONTROLS INC	3182	6355	SCADA/RADIO TESTS	0.00	5,332.50
1020	194757	07/15/16	10366	EMERGENT SAFETY SUP	3182	6261	CALIBRATION GAS 58L	0.00	166.67
1020	194759	07/15/16	12870	FASTENAL COMPANY	3182	6340	MISC SUPPLIES	0.00	46.04
1020	194759	07/15/16	12870	FASTENAL COMPANY	3182	6340	MISC SUPPLIES	0.00	25.20
TOTAL CHECK								0.00	71.24
1020	194767	07/15/16	13375	HYDRO-KINETICS CORP	3182	6340	MISC SUPPLIES	0.00	164.00
1020	194768	07/15/16	10967	ILLINOIS EPA	3182	6248	NPDES PERMIT FEE	0.00	15,000.00
1020	194768	07/15/16	10967	ILLINOIS EPA	3182	6248	NPDES PERMIT FEE	0.00	500.00
TOTAL CHECK								0.00	15,500.00
1020	194772	07/15/16	17964	MACHINERY COMPONENT	3182	6340	ALTERNATOR REPAIR	0.00	92.00
1020	194773	07/15/16	16259	MARTIN IMPLEMENT SA	3182	6310	RPL 4 TIRES	0.00	1,075.94
1020	194775	07/15/16	10459	MIDWEST METER INC	3183	6268	METERS/ENCODER/MT K	0.00	7,075.11
1020	194779	07/15/16	15085	PETROLIANCE	3182	6264	MOBIL SCH 630/VELOC	0.00	1,442.04
1020	194783	07/15/16	10364	RANDALL PRESSURE SY	3182	6340	HOSE/FITTINGS	0.00	95.38
1020	194790	07/15/16	10343	SERVICES, ETC.	3182	6340	SHIPPING SERVICES	0.00	47.56
1020	194794	07/15/16	17963	THOMAS PUMP COMPANY	3182	6340	SUBMERSIBLE PUMP	0.00	5,279.00
1020	194795	07/15/16	10274	THOMPSON AUTO SUPPL	3182	6340	OIL FILTERS	0.00	36.47

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FUND - 31 - SEWER UTILITY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194796	07/15/16	10494	TROTTER & ASSOCIATE	3181	6440	ENGINEERING SERVICE	0.00	98,285.69
1020	194799	07/15/16	10649	USA BLUE BOOK	3182	6340	LIQUID LEVEL CONTOL	0.00	1,179.95
1020	194800	07/15/16	10380	VWR INTERNATIONAL L	3182	6238	CAP MEMBRANE KIT	0.00	146.74
TOTAL CASH ACCOUNT								0.00	145,861.45
TOTAL FUND								0.00	145,861.45

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
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FUND - 33 - FLOOD/BLDG PROJECTS FUND

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194751	07/15/16	14193	THE CONSERVATION FO	3334	6370	ECOLOGICAL MANAGEME	0.00	1,500.00
1020	194758	07/15/16	17794	ENGINEERING RESOURC	3334	6370	ENVIROMENTAL CONSUL	0.00	534.75
1020	194801	07/15/16	15738	WBK ENGINEERING LLC	3334	6470	DRAINAGE STUDY	0.00	4,928.98
1020	194801	07/15/16	15738	WBK ENGINEERING LLC	3334	6370	MARSH M&M	0.00	236.88
TOTAL CHECK								0.00	5,165.86
TOTAL CASH ACCOUNT								0.00	7,200.61
TOTAL FUND								0.00	7,200.61

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
ACCOUNTING PERIOD: 7/16

FUND - 42 - DEERPATH BRIDGE REHAB

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194749	07/15/16	13946	CIVILTECH ENGINEERI	4242	6474	ENG-DEERPATH BRIDGE	0.00	14,427.46
TOTAL CASH ACCOUNT								0.00	14,427.46
TOTAL FUND								0.00	14,427.46

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
ACCOUNTING PERIOD: 7/16

FUND - 48 - CITY HALL CAPITAL IMPROVE

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194706	07/08/16	10345	STEINER ELECTRIC CO	4848	6472	MISC ELEC SUPPLIES	0.00	226.11
1020	194761	07/15/16	11269	FRANK MARSHALL ELEC	4848	6472	SERVER ROOM REMODEL	0.00	4,176.00
TOTAL CASH ACCOUNT								0.00	4,402.11
TOTAL FUND								0.00	4,402.11

SELECTION CRITERIA: transact.trans_date between '20160704 00:00:00.000' and '20160715 00:00:00.000' and transact.fund between '10' a
ACCOUNTING PERIOD: 7/16

FUND - 61 - TRUST & AGENCY

CASH ACCT	CHECK NO	ISSUE DT	VENDOR	NAME	ORGANIZATION	ACCNT	----DESCRIPTION----	SALES TAX	AMOUNT
1020	194746	07/15/16	17724	CELLEBRITE INC	61	1903	TRAINING	0.00	3,850.00
TOTAL CASH ACCOUNT								0.00	3,850.00
TOTAL FUND								0.00	3,850.00
TOTAL REPORT								0.00	3,529,720.76

CITY OF BATAVIA

DATE: **July 6, 2016**
TO: **Mayor and City Council**
FROM: **Peggy Colby, Finance Director**
SUBJECT: **Art Center Forgivable Loan**

Summary and Background: The City Council authorized a forgivable loan in the amount of $85,000 to Batavia Enterprises in 2009 (Ordinance 09-10) to establish the new Batavia Art Center (Water Street Studios). The concept was to create affordable work and gallery space for up to 25 artists to promote the arts within the community and add unique, active uses to the downtown. The loan is to be forgiven over a 10-year term. For each "successful" year of the term, 10% of the loan may be forgiven.

The loan start date was August 2009. The loan years are from August 1 to July 31. The parties agreed that the determining factor for whether all or a portion of the $85,000.00 loan is repayable by the Developer is whether or not a particular year of operation of the Center was "successful." A year is deemed "successful" if there is no period of 90 days or longer during which fewer than 16 of the artist units are rented. In the event a tenant rents more than one unit, each unit shall be counted in the determination of the term, "successful".

The occupancy criteria will be met for year seven. Please see the attached list of tenants for the year ending July 31, 2016 and the letter confirming full occupancy. This qualifies them for the loan to be forgiven for year seven reducing the outstanding loan amount to $25,500.

Please consider a recommendation to approve (under approvals) forgiveness of year seven of the loan reducing the outstanding principal of the loan to $25,500. This will be on the agenda for the July 12th Committee of the Whole meeting.

Thank you

C: Mayor & City Council
Bill McGrath
Laura Newman
File

Studio	Artist Name	Email	Media	
1a	Fawn Clark-Peterson	fcpeterson@hotmail.com	Ceramics	
2	Mark Adams	markadams2667@yahoo.com	Metal/Mixed	-
3	Lisa Dienst-Thomas	benchloedylan@yahoo.com	Metalsmith/Jewelery	
4	Kathie Collinson	aksocol@yahoo.com	Encaustic/Drawing/Painting	
5	Alysha Kupferer	alyshakupferer@gmail.com	Textiles	
6a	Jim Jenkins	jimjenkinsarts@gmail.com	Metal/Sculpture	-
6b	Marty Murphy	martymurphy13@gmail.com	Photography/Mixed	-
7	Eddie Johnson	eddieaj1958@yahoo.com	Ceramics	-
7	Kathy Thielman	kathy_thielman@yahoo.com	Ceramics	-
8	Victoria Belz	victoriabelz@hotmail.com	Glass	-
9	Bonnie King	misterbonnie@gmail.com	Drawing/Painting	
10	Kerri Ann Branson	kb@kerriann.me	Oil Painting	
11	Christine Willett	c.willett@sbcglobal.net	Photography Studio	-
12	Sabrina Martin	budamart@comcast.net	Mixed	-
13	Lisa Youngdahl	Lisa@lsydesign.com	Graphic Design	-
14	Lorraine Mahoney	capturedbylorraine@gmail.com	Photography	
15	Katherine Marra	katherine.marra@comcast.net	Mixed	-
16	Brian Grebner	brian.j.grebner@gmail.com	Mixed	-
17	Christopher Cudworth	cudworthfix@gmail.com	Acrylic/Watercolor	
18	Dave Martin	martinnn@sbcglobal.net	Watercolor	-
19	Lesley Jackson	lesleyjackson1188@gmail.com	Painting/Sculpture	-
20	Rebecca Allen	rallen@allenpepa.com	Mixed	-
22	Ladan Ghajar	l.ghajar@gmail.com	Mixed	
23	Art Flow Classroom	kari@waterstreetstudios.org	School of Art/Outreach Director	
24	Angela Wilson	angelarosewilson@gmail.com	Mixed	
25	Dave Wensel	david.wensel@gmail.com	Photography	
26	Christine Willett	c.willett@sbcglobal.net	Photography	

June 27, 2016

To whom it may concern,

For the year August 1, 2015-July 31, 2016 there was no period of 90 days or longer during which fewer than 16 of the artist units are rented.

Thank you,

Sarah Davis
Senior Lease Administrator

CITY OF BATAVIA

MEMO TO: William R. McGrath
City Administrator

FROM: Gary J. Schira
Chief of Police

DATE: June 30, 2016

SUBJECT: Class B-5 Liquor License Application for The Pride Stores Inc. d/b/a The Pride of Batavia, 200 No. Randall Road (BP Amoco)

The Batavia Police Department conducted an investigation and background check (Report #16-13281) to determine whether the corporation (The Pride Stores Inc.), d.b.a. The Pride of Batavia located at 200 North Randall Road (BP Amoco) and the manager (Joseph T. McGlynn) might be suitable to receive a liquor license in the City of Batavia. We have found no problems which would preclude the corporation or manager from receiving a liquor license as of this date.

I would ask that this be put on the Committee of the Whole agenda of Tuesday, July 12 and then the City Council agenda on Monday, July 18, 2016 for final approval. Should you have any questions in this regard, please contact me.

PC: Liquor File
Deputy Chief Autenrieth
Detective Bretz

CITY OF BATAVIA

DATE: July 01, 2016
TO: Committee Of The Whole - PU
FROM: Mustafa Kahvedzic, Project Engineer
SUBJECT: 1801 Suncast Ln –35 kV URD service installation

Summary: The City of Batavia Electric Utility will be providing new underground 35kV electric service for SUNCAST Corporation new facility addition at 1801 Suncast Ln.

Background: Existing SUNCAST facility is serviced from 15kV electric distribution system and reached its maximum capacity utilizing two 15kV feeders. The City of Batavia Electric Utility proposed underground 35kV circuit installation project for new SUNCAST facility expansion at 1801 Suncast Ln. The Electric Utility prepared bidding documents and sought total lump sum for the proposed work from twelve contractors. Unfortunately, only one contractor, Thorne Electric Inc, submitted a bid as summarized in Attachment 1. The Electric Utility verified all submitted references and received excellent report from other municipalities and local business representative. City utilized Thorne Electric Inc. for similar work in the previous years and we were satisfied.

The quote from Thorne Electric Inc is for $172,981.31. This price also includes the delivery and installation of HDPE pipe by directional boring method. The cost of all work will be reimbursed by SUNCAST Corporation as part of 100% on-site development costs.

Staff recommendations:

Recommend approve Resolution 16-60-R authorizing agreement for 1801 Suncast Lane electric service installation with Thorne Electric Inc. for an amount not-to-exceed $190,279.00 which cost includes a ten percent contingency.

Attachment 1:

1. Bidders List , Tabulation and analysis

ATTACHMENT #1

BID FORM

Bidder's Name and Address:

Thorne Electric, Inc.
P.O. Box 321
Wheaton, IL 60187
630-668-4853

The undersigned, as Bidder, declares that he has carefully examined the Contract Documents and is familiar with the scope and nature of the Work described therein, and hereby proposes and agrees, if the Bid is accepted, to complete the Work in accordance with the Contract Documents and within the time stated for the following lump sum amounts:

Total Lump Sum Amount in Numbers:$ 172,981.31

Total Lump Sum Amount Writing:

One hundred seventy two thousand nine hundred eighty one and 31/100 dollars

Schedule of Adjustment Unit Prices:

The worksheet of significant pay items shall be completed to arrive at the total lump sum bid amount. The worksheet submitted and schedule of hourly rates may be used for increases or decreases to the work.

Said amount (lump sum and unit prices) includes all taxes, the furnishing of all materials, the performing of all labor, and the providing of all necessary machinery, tools, apparatus, and other means of construction; also the performance and completion of all the Work in the manner set forth, described and shown in the Specifications and on the Drawings.

The Bidder hereby agrees to enter into Agreement with the Owner within twenty-one (21) calendar days from the date of notification thereof, and to commence work upon receipt of Notice to Proceed and instructions by the Engineer, and to diligently prosecute the Work to completion before the expiration of the Contract Time as stated in the Agreement.

ACKNOWLEDGMENT OF ADDENDA:

The following Addenda were received, and considered in making this Bid:

None

SIGNATURE OF BIDDER

X

By Kenneth D. Thorne

Title: Manager

BID SCHEDULE
1801 SUNCAST LN - 35kV URD

WORKSHEET OF SIGNIFICANT PAY ITEMS FOR ADDITIONS AND DELETIONS TO THE LUMP SUM CONTRACT

$ 29.10 6" HDPE Installation per foot

$ 13.99 6" PVC Conduit Installation per foot

$ 339.37 6" PVC – 90/45 DEG. Bend

$ 28.56 5" HDPE Installation per foot

$ 11.21 5" PVC Conduit Installation per foot

$ 297.98 5" PVC – 90/45 DEG. Bend

$ 9.97 2" HDPE Installation per foot

$ 8.30 2" PVC Conduit Installation per foot

$ 87.78 2" PVC – 90/45 DEG. bend

$ 7,075.65 Install Pad Mount 3-phase transformer

$ 482.86 Install elbow – load break, 200A, 35kV

$ 413.88 Install elbow – load break, 200A, 15kV

$ 7.29 Install cable 3/C – 4/0MCM, 35kV,per foot

$ 6.04 Install cable 3/C – 1/0MCM, 15kV,per foot

$ 896.72 35kV 4/0 MCM Aluminum 3-Phase Splices

Installation

$ 620.81 15kV 1/0 MCM Aluminum 3-Phase Splices Installation

$ 922.38 Install Handhole/Splice box

$ 263.55 Install Grounding (Switch, XFMR, Primary Meter)

$ 131.77 Install Grounding (Manhole , Handhole)

CITY OF BATAVIA, ILLINOIS
RESOLUTION 16-60-R

AUTHORIZING AGREEMENT FOR 1801SUNCAST LN-35KV URD SERVICE INSTALLATION

WHEREAS, the City of Batavia owns and operates an electric utility whereby it purchases wholesale power and resells same to its citizens; and

WHEREAS, the City of Batavia Municipal Electric Utility shall install underground conduits, vaults, and handholes associated with the directional boring to improve electrical distribution network; and

WHEREAS, request for quotes were sought and received from qualified contractors to provide the equipment, labor, and materials for installation by directional boring method and restoring the land, and upon review it has been determined that Thorne Electric Inc has submitted the lowest responsible bid and further, that Thorne Electric Inc has the experience and qualifications necessary to provide the work in a satisfactory and safe manner; and

WHEREAS, it is in the best interests of the City of Batavia that the proposal from Thorne Electric Inc be accepted, and a Contract with Thorne Electric Inc be entered into; and

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That the Mayor and City Clerk are hereby authorized to enter into a Contract with Thorne Electric Inc for the 1801 Suncast Ln – 35kV URD service installation in the amount of $190,279.00 which cost includes a ten percent contingency.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 18th day of July, 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 18th day of July, 2016.

_____

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Fisher				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Thelin Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE: Ayes Nays Absent Abstentions Total holding office: Mayor and 14 aldermen										

ATTEST:

_____

City Clerk

CITY OF BATAVIA

DATE: **July 6, 2016**
TO: **Mayor and City Council**
FROM: **Peggy Colby, Finance Director**
SUBJECT: **Ordinance 16-40 Amending Title 8 Chapter 1 of the Batavia Municipal Code**

Attached is Ordinance 16-40 that is proposing amendments to the City of Batavia Municipal Code under Title 8 Chapter 1 Article A and Article B. I have attached a copy showing how the code will change and also a clean copy with the changes removed.

The first change amends the price that the City is crediting customers for solar power generated by self-installed systems that is not used and pushed back to the Batavia grid. The code is currently silent on that. The policy has been that we credit the customer what they pay (retail rate). By doing this, we are giving the customer more than we should. The Customer gets the benefit of our infrastructure without having to pay for it (they would have no way to send it back otherwise). The customer is entitled to something though and in looking at other utilities, it is reasonable to use some kind of market rate. The Ordinance proposes paying them 90% of the average real-time market rate at the Batavia hub over the last year. So the customer would receive 90% of what the City receives for their excess power. The actual rate is not included in the code so that we do not have to amend the code each year. I also added language that protects the City from accepting excess power should we get a multitude of applications. The limit is 2% of our system peak from the prior year.

The second change is to remove incorrect and duplicate wording for the due date on bills. It also amends and removes outdated meter testing code that had been in the code since 1975. Meters are very accurate now and do not require testing as they did in the past. I left wording in the code that allows a customer to request a test every five years or more often if deemed necessary by the customer and the Director of Public Works.

The last change is also in regards to solar power customers. The code currently allows for up to 40kW capacity systems. I reduced that to 10kW with larger installations to be considered on a case-by-case basis. Current customers that exceed that will be allowed unless they disconnect and then want to reconnect at a future date at which time it would be subject to review.

This will be on the agenda for the July 12th Committee of the Whole meeting.

Thank you

C: Mayor & City Council
Bill McGrath
Laura Newman
Gary Holm
File

CITY OF BATAVIA, ILLINOIS
ORDINANCE 16-40

AMENDING TITLE 8 OF THE BATAVIA MUNICIPAL CODE RELATING TO ELECTRIC SERVICE RATES AND METERING

ADOPTED BY THE MAYOR AND CITY COUNCIL THIS 18th DAY OF JULY, 2016

Published in pamphlet form
by authority of the Mayor
and City Council of the City of Batavia,
Kane and DuPage Counties, Illinois,
This 18th of July, 2016

Prepared by:

City of Batavia
100 N. Island Ave.
Batavia, IL 60510

CITY OF BATAVIA, ILLINOIS ORDINANCE 16-40

AMENDING THE CITY OF BATAVIA MUNICIPAL CODE RELATING TO ELECTRIC SERVICE RATES AND METERING

WHEREAS, the City of Batavia has reviewed the existing provisions within Title 8, Chapter 1A, Section 5, of the Batavia Municipal Code relating to electric utility rates and charges; and Title 8 Chapter 1A, Section 10, of the Batavia Municipal Code relating to electric meters; and

WHEREAS, it is necessary to provide for photovoltaic metering service and rates and it is in the best interests of the City of Batavia, and that Title 8, Chapter 1A, Section 5, of the Batavia Municipal Code be modified, as set forth below; and

WHEREAS, it is necessary to make a correction to the code in regards to metering and it is in the best interests of the City of Batavia, and that Title 8, Chapter 1A, Section 10, of the Batavia Municipal Code be modified, as set forth below; and

WHEREAS, it is necessary to make a correction to the code to reflect the correct kW size and it is in the best interests of the City of Batavia, that Title 8, Chapter 1B, Section 19, of the Batavia Municipal Code be modified, as set forth below; and

NOW THEREFORE, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: That effective September 1, 2016, Title 8, Chapter 1A, Section 5, of the Batavia Municipal Code is hereby modified to include as follows:

"8-1A-5: RATES:

The following rates are hereby established and applicable to all customers served by the municipal electric utility:

K. Net Metering for Small Photovoltaic Systems:

1. A "photovoltaic system" shall be defined as an electrical power generating system that uses photovoltaic cells to directly convert sunlight into electricity.

2. Measurements of Net Energy: Bidirectional metering equipment shall be installed to measure the flow of electrical energy in each direction. The bidirectional meters shall be provided and installed by the City of Batavia electric utility at the utility's expense. The customer must provide one meter socket meeting specifications satisfactory to the City of Batavia, and installed per the specifications of the City of

Batavia. Upon the system being disconnected from the City of Batavia electric utility grid, the City of Batavia shall disconnect the bidirectional meter from the system and remove the meter from the customer's premises. The customer will be charged a minimum of one hour at meter shop crew leader rate for each subsequent reconnection or disconnection.

3. Net Metering Rate: Flow of energy received by the customer and flow of energy delivered to the City of Batavia shall be recorded by the bidirectional meter. The customer shall be billed for their use of energy at the customer's applicable rate. Any credits to the customer for energy sent back to the grid shall be at 90% of the average price of power paid at the Batavia PJM real time hub during the prior year.

4. Applicability: This rate is applicable to residential or commercial customers who operate photovoltaic generating systems, meeting the requirements of section 8-1B-19 of the Batavia Municipal Code, located on their premises. In no circumstances shall the customer be allowed to resell power generated by such facilities. New connections will only be allowed if total capacity including the new customers does not result in more than 2% of the City of Batavia system peak from the prior calendar year coming from such connections.

SECTION 2: That effective September 1, 2016, Title 8, Chapter 1A, Section 10, of the Batavia Municipal Code is hereby amended as follows.

8-1A-10: ELECTRIC METERS:

A. Metering Equipment: Metering equipment that is the property of the City shall be tested as often as is deemed necessary by the Public Works Director. The customer may request that the meter be tested for accuracy once every 5 years or more often if agreed upon by the City and the customer. Billing adjustments shall be determined on a case-by-case basis.

8-1B-19: INTERCONNECTING SMALL PHOTOVOLTAIC SYSTEMS TO ELECTRIC UTILITY GRID:

SECTION 3: That effective September 1, 2016, Title 8, Chapter 1A, Section 10, of the Batavia Municipal Code is hereby modified and revised as follows:

A. A "photovoltaic system" shall be defined as an electrical power generating system that uses photovoltaic cells to directly convert sunlight into electricity. Allowable small photovoltaic system will be 10kW capacity or less. Applications for greater than 10kW will be considered on a case-by-case basis. Systems installed prior to the passage of this Ordinance are allowed unless disconnected at a future date.

SECTION 4: That this Ordinance 16-40 shall be in full force and effect upon its presentation, passage and publication according to the law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 18th day of July 2016.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 18th day of July 2016.

_____

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Fischer				
2	Callahan					Wolff				
3	Hohmann					Chanzit				
4	Mueller					Stark				
5	Botterman					Thelin Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE: Ayes Nays Absent Abstentions Total holding office: Mayor and 14 aldermen										

ATTEST:

_____

Christine Simkins, City Clerk

CITY OF BATAVIA

DATE: **July 6, 2016**
TO: **Committee of the Whole**
FROM: **Chris Aiston, Economic Development Consultant**
SUBJECT: **Washington-Wilson Tax Increment Financing Eligibility Findings**

Summary

Staff has been approached by a local developer with interest in acquiring and redeveloping certain properties located east of River Street and north of East Wilson Street. As proposed, the project includes creating a public-private partnership, both financially and with respect to land use and building allocation. In order to make the project economics viable for the developer, the City must offer financial assistance through Tax Increment Financing (TIF).

The subject real estate is wholly located within the existing boundaries of either TIF 1 or TIF 3 (the project area is split between the two different districts). Theoretically then, under current conditions, the City and developer could consider entering into the proposed partnership via a TIF Redevelopment Agreement. However, in order for the anticipated TIF tax increment to fully support estimated TIF-funded costs necessary to make the project economics work for the developer, the City will need to extract the subject real estate from the existing TIF 1 and TIF 3 Districts and place it wholly within an altogether new TIF District, as designated at a future date, and thereby reset the 23-year TIF term during which TIF increment can be realized and dedicated to provide financial support of the proposed redevelopment project.

As is the case when considering the designation of any TIF Redevelopment Project Area and District, the City is required to determine whether or not the area in question is eligible for designation as a TIF district per Illinois statutes. In accordance with the paradigm set forth in state statute, the city's economic development consultant and city staff have completed such an eligibility study and a report of same is attached hereto. A summary of the findings follows:

These findings indicate that the area in question ("Project Area") qualifies as a "Conservation Area" TIF according to the criteria established by state statute, based on the predominance and extent of parcels and/or buildings exhibiting the following characteristics:

Age of Buildings;
Deterioration of Buildings, Structures and Properties;
Presence of Structures Below Minimum Code Standards;
Excessive Vacancies;
Deleterious Land Use or Layout;
Lack of Community Planning; and
Decline in Equalized Assessed Property Valuation.

The report, "Washington-Wilson District Tax Increment Financing Eligibility Findings" is provided for COW Council consideration in determining the appropriateness of further pursuing the Washington-Wilson District TIF District designation.

Alternatives
The COW may consider the material set forth in the instant report and recommend that the City Council pursue the following alternative courses of action:

1. **Take the report under advisement but pursue no further action at this time.**

2. **Undertake the next step required for pursuing TIF district designation, specifically, developing a draft Washington-Wilson District Tax Increment Financing District Redevelopment Project and Plan, in accordance with Illinois State Statute.**

Note that according to state statute, a Housing Impact Study must be completed in conjunction with the eligibility study concerning a proposed new TIF district:

i. If there are 75 or more inhabited housing units within the proposed TIF district boundaries. *As there are fewer than 75 inhabited housing units within the proposed TIF district, this standard does not apply.*

ii. If the "redevelopment plan would result in displacement of residents from 10 or more inhabited residential units…" *As there are NO inhabited residential units located within the proposed new TIF district, this standard also does not apply.*

Budget Impact
There is no additional budget impact in considering and accepting the findings of the subject report. Further, the City's economic development consultant is confident that, with the assistance of city staff and the city attorney, and in recognition that the redevelopment plan presently before the City includes all but one parcel located within the proposed redevelopment project area, the aforementioned Redevelopment Project and Plan document and all required components in considering any future actual TIF District designation (e.g., public notice requirements, public hearing, convening the Joint Review Board) can be completed "in-house", in full compliance with applicable state statute and without additional budget impact.

Staffing Impact
It is anticipated that there is sufficient staff resources presently available to meet service demands necessary in further pursuit of the West Town TIF initiative.

Timeline for actions
If Alternative 1 is chosen, there is no timeline. If instead Alternative 2 is selected, staff would anticipate having a consideration for TIF designation before the COW in 4-6 months.

Staff recommendation
Staff recommends the COW take the attached Eligibility Report and Findings under consideration and recommend to the City Council its acceptance, and formally notifying all affected taxing bodies of same.

Attachment
Washington-Wilson Tax Increment Financing Eligibility Findings

CC: Mayor Schielke
Department Heads

WASHINGTON-WILSON DISTRICT
TAX INCREMENT FINANCING
ELIGIBILITY FINDINGS

City of Batavia, Illinois
June, 2016

CC Aiston Consulting, Ltd.

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Section I.
INTRODUCTION

A. The City of Batavia's Comprehensive Plan. Pursuant to Illinois State Statutes (65 ILCS 5/11-12-6 and 12-7), an officially adopted comprehensive plan (including its amendments and maps) serves a community and its constituents as the principal advisory document in making land use, development and redevelopment decisions. The City of Batavia's Comprehensive Plan establishes goals and objectives that are consistent with this charge, including those that encourage the conservation and/or enhancement of the taxable value of its residential, commercial and industrial land and buildings.

It is commonly held that a city's plan is to be used as the principal guide when determining whether or not a proposed land use or development is appropriate for a given location. If the plan tends to support the proposal, the city should be amenable to allowing it. However, a city plan is not only a critical tool used in reacting to a given proposal but should also serve as a basis for the City to be proactive in establishing and implementing land use and development policies and programs.

In 2007, the City of Batavia adopted a wholesale update to its Comprehensive Plan. This plan has been regularly updated since that date, including the latest update in 2014. These officially adopted updates rightly portray the City's proactive position in keeping contemporary its policies affecting land use, property development and, specifically with respect to the underlying purpose of this study, the redevelopment of existing areas within the City of Batavia.

The City's Comprehensive Plan sets forth eleven specific "issues" related to land use for the City. Three of these eleven issues are particularly pertinent when considering the applicability of Tax Increment Financing as a tool to stimulate positive change in an existing, developed area like the area subject to this instant report. These three issues are as follows:

> "Transitioning from an environment of new growth to one of redevelopment (e.g., "emphasiz[ing] redevelopment of existing properties and infill development)";
> "The continued redevelopment of the downtown as a mixed-use area, with added residential, retail, entertainment and office uses a priority"; and
> "Maintaining a balance of land uses and housing types to serve all portions of community (e.g., [addressing the] shortage of higher density residential uses…and downtown living opportunities)".

Further, the following statements are included as specific "Goals and Policies" set forth in the aforementioned Comprehensive Plan and serve to reflect the community's intent and policies to address the eleven identified issues:

> "Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land use";
> "Plan land uses to achieve an efficient provision of public facilities and services (e.g., Focus higher density and intensity development in and adjacent to the downtown, Avoid underdevelopment of property with ample utility capacity, especially in the downtown)";
> "Maintain a diversity of housing types, prices and styles for all segments of the community (e.g., Provide a mixture of housing types and densities on large scale mixed use redevelopment parcels)";
> "Coordinate land use and transportation planning (e.g., Locate higher density residential uses convenient to transit corridors and employment centers)";
> "Continue to make the downtown and Fox River the focal point of the community (e.g., Focus the most intense development in the downtown, Use redevelopment Tools, including tax increment

most intense development in the downtown, Use redevelopment Tools, including tax increment financing, to encourage and shape downtown development, Require development projects to take advantage of the views and access to the Fox River)"; and

"Maintain sufficient retail and employment areas to ensure the fiscal economic vitality of the City".

In February 2014, the City passed an amendment to its 2007 City's Comprehensive Plan, including new sections ("Elements") entitled, "Economic Development and Redevelopment", "Housing, Neighborhood Conservation and Historic Preservation", and "Urban Design".

The 2014 amendment makes clear that successful economic development and redevelopment is predicated upon, and will result in the further improvement of high quality land development and utility infrastructure that serve to both accommodate the needs of existing business enterprises, as well as make Batavia an attractive place for new private investment. With respect to the area subject to this TIF Eligibility Study, the Comprehensive Plan's 2014 Economic Development and Redevelopment element draws particular attention to the City's downtown (its "heart and soul") [where] "cultural/social interaction as well as economic activity is concentrated", noting that the downtown's existing building stock "is in some cases ill suited for contemporary downtown uses". This portrayal begs the question as to which buildings are so ill-suited and what can be done to address this issue.

Furthering the discussion on economic development and redevelopment, the aforementioned 2014 amendment to the City's Plan sets forth a number of specific goals, including:

"Increase employment and housing opportunities;

"Form effective partnerships with the private sector to stimulate redevelopment";

"Ensure that redevelopment strengthens downtown Batavia as the center of the community"; and

"Increase customer and visitor activity".

Concerning housing, the 2014 Plan amendment cites the need for greater housing diversity across Batavia, specifically citing "higher density housing in conjunction with mixed-use developments". Aging building stock, underperforming property maintenance and ill-suited parcel size as it relates to efficient land use are also cited in the amendment as areas of concern. Finally, as to the character of the city's built environment, the amendment states that "[r]edevelopment of the downtown is one of the City's highest priorities", specifically emphasizing that such redevelopment must be "economically viable" and characterized by reintroducing "streetwalls" and "taller buildings" located in the City's downtown.

In all the above-cited cases, the 2014 amendment supports the redevelopment of existing land development areas where deemed appropriate and necessary. By stressing the importance of economically viable, higher density, mixed-use redevelopment in the City's downtown business district *and* private investment through public-private partnerships in the development of this land use form, the amendment provides sufficient rationale for City decision-makers to consider the need and merits of establishing and, ultimately employing tax increment financing as a tool to foster the implementation of each of the aforesaid goals.

B. Property Conditions Inconsistent with the City's Comprehensive Plan. As previously stated, the City encourages the conservation and/or enhancement of the taxable value of its residential, commercial and industrial land and buildings. However, because of certain, identifiable conditions, there are locations where one cannot reasonably expect policy statements and land use decisions alone to result in the implementation of such established goals and objectives. It is at this point when it may be determined that, but for the City taking direct measures to encourage redevelopment efforts in these locations, including providing financial assistance, sufficient private economic development activity will not occur.

It will be shown through this report that the aforementioned conditions are present today within the subject area ("Washington-Wilson District", as further described below) and that these conditions inhibit private investment, weaken the City's tax base, affect the safety of community residents, and hinder the City's ability to promote a cohesive development of compatible land uses. However, through the use of tax increment financing, the City may provide financial incentives and construct certain public improvements to ameliorate these investment-inhibiting conditions.

Section II.
TAX INCREMENT FINANCING

A. The Act. The Tax Increment Allocation Redevelopment Act (65 ILCS 5/11 - 74.4 - 1, et seq.) (the " Act") stipulates specific procedures which must be adhered to in designating a Redevelopment Project Area. By definition, a Redevelopment Project Area is:

> " ..an area designated by the municipality, which is not less in the aggregate than 1 ½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as an industrial park conservation area, or a blighted area or a conservation area, or a combination of both blighted areas and conservation areas (Section 11-74.4-3)."

Section 11-74.4-3 defines a conservation area as:

" ...any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area but because of a combination of 3 or more of the following factors is detrimental to the public safety, health, morals or welfare and such an area may become a blighted area..."

The factors named by the statute with regard to conservation areas are as follows: dilapidation, obsolescence, deterioration, presence of structures below minimum code standards, illegal use of individual structures, excessive vacancies, lack of ventilation, light, or sanitary facilities, inadequate utilities, excessive land coverage and overcrowding of structures and community facilities, deleterious land use or layout, lack of community planning, environmental clean-up, and decline of equalized assessed value (" EAV").

B. Summary Determination of Eligibility. The determination of eligibility of the Washington-Wilson District TIF Redevelopment Project Area is based on data gathered through field observation by CC Aiston Consulting, Ltd, and City Community Development and Public Works Staff and through document and archival research. This information was then compared against the eligibility criteria set forth in the Act.

According to the Act, in order to be designated as a "conservation area", at least 50% of the structures must be 35 years or more in age, and a combination of at least three of the other blighting factors identified in the Act must be present to a meaningful extent and reasonably distributed throughout the Project Area. As will be presented below, the Project Area is eligible for designation as a conservation area. This is based on the predominance and extent of parcels exhibiting the following characteristics: age, deterioration, presence of structures below minimum code standards, excessive vacancies, lack of community planning and decline in equalized assessed value. Each of these factors contributes significantly towards the decline of the Project Area.

Section III.

DESCRIPTION OF THE PROJECT AREA

A. Location and History. The Project Area, alternatively called hereafter, "Washington-Wilson District", is an area of approximately 210,000 square feet (4.8 acres) and is generally located between River Street and North Washington Avenue, and between State and East Wilson Streets, although there is a single parcel within the subject Project Area that is located along the south side of East Wilson Street, specifically at the southeast corner of E. Wilson and South Washington Ave. A aerial photographic map of the Washington-Wilson District area is found at Figure 1.

Historically, the bulk of the Project Area is located north of East Wilson Street and was first surveyed, legally established as part of Block 7 in the first platting of land east of the Fox River and made part of Town of Batavia in July, 1845. The sole land parcel located south of East Wilson Street was created as part of the March, 1844 platting of Block 1 of Wilson's Addition to the Town of Batavia.

In relying on John Gustafson's Historic Batavia (Robinson and Schielke, 1998) and Sanborn Fire Insurance maps, we find that the commercial and industrial land use east of the Fox River in Batavia was first developed circa 1840, facilitated by the new Fox River bridge at Wilson Street (a dirt roadway named after Judge Isaac Wilson, reportedly the first person using the name "Batavia" rather than "Head of Big Woods"). The Challenge Mill Company was established along the East bank of the Fox River in 1867, just north and east of the Project Area and by 1870, commercial buildings were appearing within two blocks east of the River along both the south and north sides of Wilson Street. According to early Sanborn mapping (1885 – 1928), a number of individual residences had been established within the Project Area, though mostly fronting South Street (renamed State Street, circa 1910) and Washington Avenue. However, the majority of the buildings were non-residential, fronting either East Wilson Street or River Street.

Sanborn maps dated from 1885 through 1928 depict retail (agricultural implements, twine, furniture, clothing and dry goods, boots and shoes, groceries, meats, bicycles and cigars) service (cobbler, tailor, blacksmith, furniture and upholstery repair, restaurant and banquet, as well as a number of saloons) and light assembly/sales (millinery, gloves) buildings. The cornerstone of the First Baptist Church, located at the Northwest corner of E. Wilson Street and N. Washington Avenue was laid in 1888. The First Baptist Church sold this property to the City of Batavia in 2006, ultimately relocating to a property west of the city limits, establishing the Faith Baptist Church. Although the former church building is still standing, it has fallen into disrepair and, in recent years, has been used primarily for storage purposes.

Finally, Sanborn Insurance maps show evidence that sometime between 1907 and 1916, an area of approximately 3000 square feet located in the northeast corner of the Project Area was being used as a "junk yard". The company's 1928 map shows no evidence of this junk yard use still ongoing but instead represents mostly individual dwellings and their accessory storage buildings located generally northerly half of the Block 7. This map also shows two houses located within the Project Area and south of mid-block, Block 7, one such home located immediately north of the church building that is known to have served as the church's parsonage.

B. Existing Land Use. With respect to the Project Area itself, today one finds at least a version of the aforementioned former First Baptist Church building still standing at the northwest corner of North Washington Avenue and East Wilson Street. This vast, essentially vacant building is owned by the City of Batavia and, in part, is currently serving storage needs for certain local, not-for-profit organizations.

The existing commercial buildings at 121 and 113 E. Wilson Street were constructed prior to 1916 and 1928, respectively. 121 E. Wilson St. is shown on the 1916 Sanborn Insurance Map as being a "boots and shoes" store. For the past eighty-plus years, however, this building has been occupied by an insurance office. 113 E. Wilson is represented on the company's 1928 map as simply a "store". Going back nearly twenty years from the date of this study, this building has been occupied by a local dental practice.

There are three other existing principal structures found within the project area. Two of these structures are habitable buildings and have East Wilson Street addresses (111 and 206 E. Wilson Street). The third principal structure is a two-tiered, public parking deck, located at the Southeast corner of North River Street and State Street and is addressed 20 North River Street.

The building at 111 E. Wilson, located on a flag lot some 120 feet off the street, is a single-story, cinder block building of approximately 2500 square feet. It was built in 1958, originally occupied by a pattern maker shop and was last home to a Service Master business. The City of Batavia purchased the property in 2013 and, to this date, it has been either vacant or used to store vehicles and equipment. The building at 206 E. Wilson Street (circa 1940) is a former automobile fuel and service station. As of the date of this report, the building has been vacant for more than four months and, besides the building itself, all that remains on the property presently are an overhead fuel pump canopy and a pylon sign. The canopy and sign are technically noncompliant accessory structures according to City code.

The last yet-mentioned principal structure currently located within the project area is the aforementioned two-tiered, public parking deck. The City owns and maintains this property, having built the parking deck in 1993. The City also owns and maintains two surface parking lots within the Project Area having, in the aggregate, surface area of approximately 44,000 square feet.

All told, the Project Area comprises approximately 4.8 acres of contiguous land, containing 9 individual land parcels and the public rights-of-way within State, North River, and East Wilson Streets and North and South Washington Avenues. For the purposes of this study, when the term "parcel" is used, we refer to an individual tract of land with its own separate "Parcel Identification Number" (or PIN), as ascribed by the Kane County Supervisor of Assessments. A parcel may or may not be identical to an individual private property, under a single ownership entity. Often two or more contiguous parcels are combined to make up one private property owner's real estate holding, or lot. Consequently, in searching property records, one may find that a building, together with a nearby accessory building, driveway or parking lot, may be under the same ownership, have a single street address and be located on a single parcel. On the other hand, these conditions may alternatively exist on or across two or more separate parcels, each with its own PIN. Property conditions described herein will be attributed to parcels, buildings and/or structures wherever the need for specific clarity is warranted.

Of the nine total parcels within the Project Area, there are six containing buildings/structures where a principal zoning activity has been established. Four of these parcels are commercial in principal use (111 and 206 E. Wilson St.), though presently each contain a single, vacant building. Of the six parcels containing a building, one is currently institutional in use (the former church). Finally, two parcels contain the aforementioned parking structure and surface lots. (See Fig. 2, Existing Land Use Map).

Section IV.
ELIGIBILITY FINDINGS

Field surveys were completed for the Project Area during April and May, 2016 (See Table 1 for Properties, By Associated Street Address). These surveys included the on-site inspection of each property and associated building(s), photographing and completing field notes for each parcel. Said photographs and notes are on file with the City's Economic Development Office and serve to further document the observed conditions. With respect to existing utility conditions, field observations were supplemented with information from City's Public Works Department. The results of the survey are summarized below.

A. Age of Buildings. Based on field analysis, Township Assessor's records, the aforementioned Sanborn Insurance Maps and John Gustafson's Historic Batavia, 5 of the 6 principal buildings (or 83%) and 5 of the 8 total buildings (62.5%) are documented to be more than 35 years old. This exceeds the statutory requirement that at least 50% of the buildings in a conservation area be 35 years of age or older.

All buildings that are documented as 35 years of age or older and subject to this eligibility characteristic are well distributed throughout the district as a whole (see Table 2 and Figure 3). ***Therefore, age is a contributing factor in the eligibility of the Project Area as a TIF District.***

B. Dilapidation. Dilapidation refers to an advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

Although the former First Baptist Church building at 133 E. Wilson Street is clearly in a state of significant dilapidation, this factor is not otherwise prevalent throughout the project area and therefore, this condition does not contribute to the designation of the Project Area.

C. Obsolescence. Obsolescence is the condition or process of falling into disuse. Obsolete structures have become ill-suited for the original use.

Due to current code requirements for assembly use and occupancy, the former Baptist Church building is ill-suited for church use at present. Further, the original use established for the building at 111 E. Wilson Street, manufacturing/light assembly, could not be reestablished at the subject property without someone undertaking significant physical improvements to the building. However, the remaining four existing structures (or 67% of all principal structures) within the project area are not obsolete or falling into disuse and, as such, this condition does not contribute to the designation of the Project Area.

D. Deterioration. According to statute, deterioration is a condition evidenced by the physical state of buildings and/or surface improvements in the Project Area. With respect to buildings, deterioration refers to defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters and downspouts, and fascia. With respect to surface improvements, the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas may show evidence of deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.

There is evidence of deterioration on all six parcels containing a principal structure (including the parking deck) within the total nine-parcel Project Area. Further, improvements within the Project Area public rights-of-way show evidence of deterioration pursuant to the statutory definition above. (See Fig. 4).

As there is evidence of deterioration of both building and surface improvements at or abutting most parcels within the Project Area, this factor contributes to the designation of a conservation area.

E. Presence of Structures Below Minimum Code Standards. Structures below minimum code standards include all structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes. It should be noted that many of these structures may not meet minimum standards but are not necessarily in violation of the applicable codes, as there are numerous examples where when this condition exists, the structure is in a legal, non-conforming status, having been established prior to current land development regulations.

The City's Community Development Department staff regularly identifies, inspects and updates records, including photographs, to document structures that generally do not comply with minimum code standards. These records, coupled with the aforementioned field observations, prove the presence of such structures below minimum code standards within the Project Area. The capital investment required to bring these structures into minimum code compliance, where possible, may pose a significant economic challenge, discouraging the redevelopment and/or adaptive re-use of these properties.

Specifically with respect to the City's Zoning Ordinance, all properties containing buildings within the Project Area have one or more conditions that are below standards. Examples of such conditions include non-compliant parking assets (both in number of spaces and lot design) and the absence of conforming refuse enclosures. Various "grandfather" entitlements have expired, resulting in certain properties now containing illegal structures on site (e.g., the former gas station's canopy, pumps, pump islands, and freestanding sign). Further, there is evidence of nonconforming conditions concerning required wall transparency (former Church and existing dental office), and adherence to street setback requirements (former Church and gas station).

All or nearly all project area buildings are non-conforming with respect to fire suppression and fire alarm systems. Finally, across the project area generally, one also finds non-compliance with the federal American with Disabilities Act (ADA).

Due to the many and varied documented cases where structures are below minimum codes standards throughout the Project Area), this factor contributes to the designation of a conservation area.

F. Illegal Use of Individual Structures. Illegal use of individual structures refers to the use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards. Whereas some structures within the Project Area were determined to be in violation of City codes and standards, there are no known uses in violation of State or Federal regulations. Therefore, this factor does not contribute to the designation of the Project Area as a conservation area.

G. Excessive Vacancies. Evidence of excessive vacancies refers to the presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

In terms of total building floor area within the project area, the total floor area representing the three essentially vacant, principal buildings located at 115, 133 and 206 E. Wilson (former Service Master, Church and gas station buildings, respectively) is approximately 14,700 square feet. When comparing this figure with that of the approximately 3,200 square feet comprising the combined floor area of the two

occupied buildings at 113 and 121 E. Wilson (dental and insurance office buildings), some 82% of the total floor area of all buildings (this does not include the parking deck structure at 20 North River Street) within the Project Area is essentially vacant.

After considering the extent of building vacancy within the subject area, it is clear this factor does contribute to the designation of the Project Area as a conservation area.

H. Lack of Ventilation, Light, or Sanitary Facilities. Inadequate ventilation is characterized by the absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence or inadequacy of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage areas, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress through interior spaces within a building.

This condition is not prevalent within the Project Area and does not contribute to the eligibility of the area.

I. Inadequate Utilities. This factor concerns the condition of underground and overhead utilities, such as storm structures, sanitary sewers, water lines, and gas, telephone, and electrical services. Inadequate utilities are those that are: (i.) insufficient in capacity to serve the uses in the redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

There are sufficient and adequate public electric and water utilities presently serving the Project Area and, as such, this condition does not contribute to a determination of the eligibility for the area.

J. Excessive Land Coverage and Overcrowding of Structures and Community Facilities. This factor relates to the over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.

As the Project Area is wholly located within an historic downtown, one would anticipate higher building density and degrees of land coverage. In fact, the City's planning and zoning documents largely encourage this land use pattern in the City's downtown still today. In light of this fact, the conditions of "excessive" land coverage and "overcrowding" of structures and community facilities are not prevalent within the Project Area and therefore do not contribute to the eligibility of the area.

K. Deleterious Land Use or Layout. Deleterious land uses include the existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.

Except for former Service Master building, which was originally constructed and remains physically more characteristic of an industrial building than one suitable for downtown commercial or residential use, and the auto fuel and service station parcel, deleterious land use is not prevalent in the Project Area. If one

were to argue the prevalence of deleterious layout within the Project Area, such an argument is more suitably made below in paragraph L. "Lack of Community Planning". As such, neither deleterious land use nor deleterious layout is a contributing factor with respect to determining eligibility.

L. Lack of Community Planning. Lack of community planning occurs when the proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.

The City of Batavia adopted its first zoning ordinance in 1946 and approved its first land use plan, "A Plan for the City of Batavia, Illinois" in 1953. As presented above in Section III, the Project Area was essentially fully subdivided through survey and platting before 1850, with re-subdivisions occurring to accommodate property purchases and developments throughout the remainder of the nineteenth century. In short, the Project Area was developed prior to the adoption of any comprehensive or community plan for the subject area.

Examples of the lack of community planning across the Project Area include a subdivision of land resulting in a flag lot, multiple properties relying on private easements to access public streets and parking areas, building encroachments onto adjacent properties and parcels that are today, ill-suited to accommodate independent redevelopment. The aforementioned industrial buildings (former Service Master) juxtaposed within the context of office (dentist and insurance agent) and institutional uses (former First Baptist Church), as well as the auto fuel and service station immediately adjacent to neighboring downtown, pedestrian-friendly uses (retail, office, banking, church) speak to demonstrating incompatible land-use relationships within the Project Area.

There is sufficient evidence demonstrating the lack of community planning within the Project Area to indicate that this factor contributes to a finding of eligibility.

M. Environmental Clean-Up. This factor is relevant when the area has incurred Illinois Environmental Protection Agency (IEPA) or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.

There are properties within the Project Area where there is sufficient data and history to indicate that certain clean-up activities will be necessary to remediate environmental concerns there. The City's environmental consultant has found floor tiles containing asbestos in the former Church building. Considering the age of the other buildings on site, there is some likelihood of additional asbestos found within the Project Area.

Additionally, results from preliminary soil borings and trench excavation indicate evidence of petroleum based products within subsurface soils on the former Church property, though not in amounts that would result in significant handling and disposal costs. Finally, in light of the fact that automobile service, including engine repair, and fuel sales have occurred for decades at 206 E. Wilson Street, it is likely, though not yet proven, that environmental remediation activities will be required in redeveloping this parcel, particularly if the proposed redevelopment contemplates residential uses on site.

With information currently available, one cannot prove the need for environmental clean-up within the Project Area sufficient to show that the costs of same constitute a material impediment to the development or redevelopment of the redevelopment project area and therefore environmental clean-up is not a contributing factor in determining the eligibility of the subject study area for conservation area designation.

N. Decline in Equalized Assessed Value (EAV). This factor can be cited if the total equalized assessed value of the proposed redevelopment project area has declined for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the balance of the municipality for 3 of the last 5 calendar years for which information is available; or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for 3 of the last 5 calendar years for which information is available.

The 2010 – 2015 Project Area EAV totals are shown below. As shown, these values have declined three of the last five years and have not kept pace with CPI growth. As such, the decline in EAV is a contributing factor toward the designation of the Project Area as a conservation area.

ID No.	PIN	Address	2010	2011	2012	2013	2014	2015
1	1222276009	111 E. Wilson	$ 29,525	$ 30,074	$ 30,597	$ 17,900	$ 0	$ 0
2	1222276010	113 E. Wilson	$ 45,717	$ 46,567	$ 47,377	$ 41,640	$ 42,469	$ 43,850
3	1222276011	115 E. Wilson	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
4	1222276012	(Driveway - 111)	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
5	1222276013	(Driveway - 111)	$ 0	$ 0	$ 0	$ 0	$ 0	$
6	1222276014	121 E. Wilson	$ 36,777	$ 37,461	$ 38,113	$ 32,266	$ 26,945	$ 27,820
7	1222276022	20 N. River St	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
8	1222276023	133 E. Wilson	$ 0	$ 0	$ 0	$ 0	$ 0	$ 0
9	1222280001	206 E. Wilson	$ 305,519	$ 311,201	$ 316,616	$ 316,616	$ 286,439	$ 274,406
			$ 417,538	$ 425,303	$ 432,703	$ 408,422	$ 355,487	$ 346,076
		Project Area-Wide Percent Change From Prior Year		**1.86**	**1.74**	**-5.61**	**-13.0**	**-2.64**

	2010	2011	2012	2013	2014	2015
Consumer Price Index - 2010-2015	**1.5**	**3.0**	**1.7**	**1.5**	**0.8**	**0.7**

Section V.
CONCLUSION

Based on the findings contained herein, the Project Area qualifies as a conservation area according to the criteria established by the Act, based on the predominance and extent of parcels exhibiting the following characteristics:

Age;
Deterioration;
Presence of Structures Below Minimum Code Standards;
Excessive Vacancies;
Lack of Community Planning; and
Decline in Equalized Assessed Valuation.

Each of these factors contributes to the eligibility of the Project Area as a conservation area. All of these characteristics point to the need for designation of the Project Area as a tax increment financing district, which will make possible public intervention in order that redevelopment might occur. Further, it should be noted that though some of the conditions mentioned in this report are not substantially prevalent enough to be considered as qualifying elements, designating Washington-Wilson District as a Conservation Area Tax Increment Financing District could enable the City and private investment interests to address and ameliorate these conditions.

Appendix A
WASHINGTON-WILSON DISTRICT
TAX INCREMENT FINANCING
ELIGIBILITY FINDINGS

Figures and Tables

Figure 1. Map of Washington-Wilson District ("Project Area")

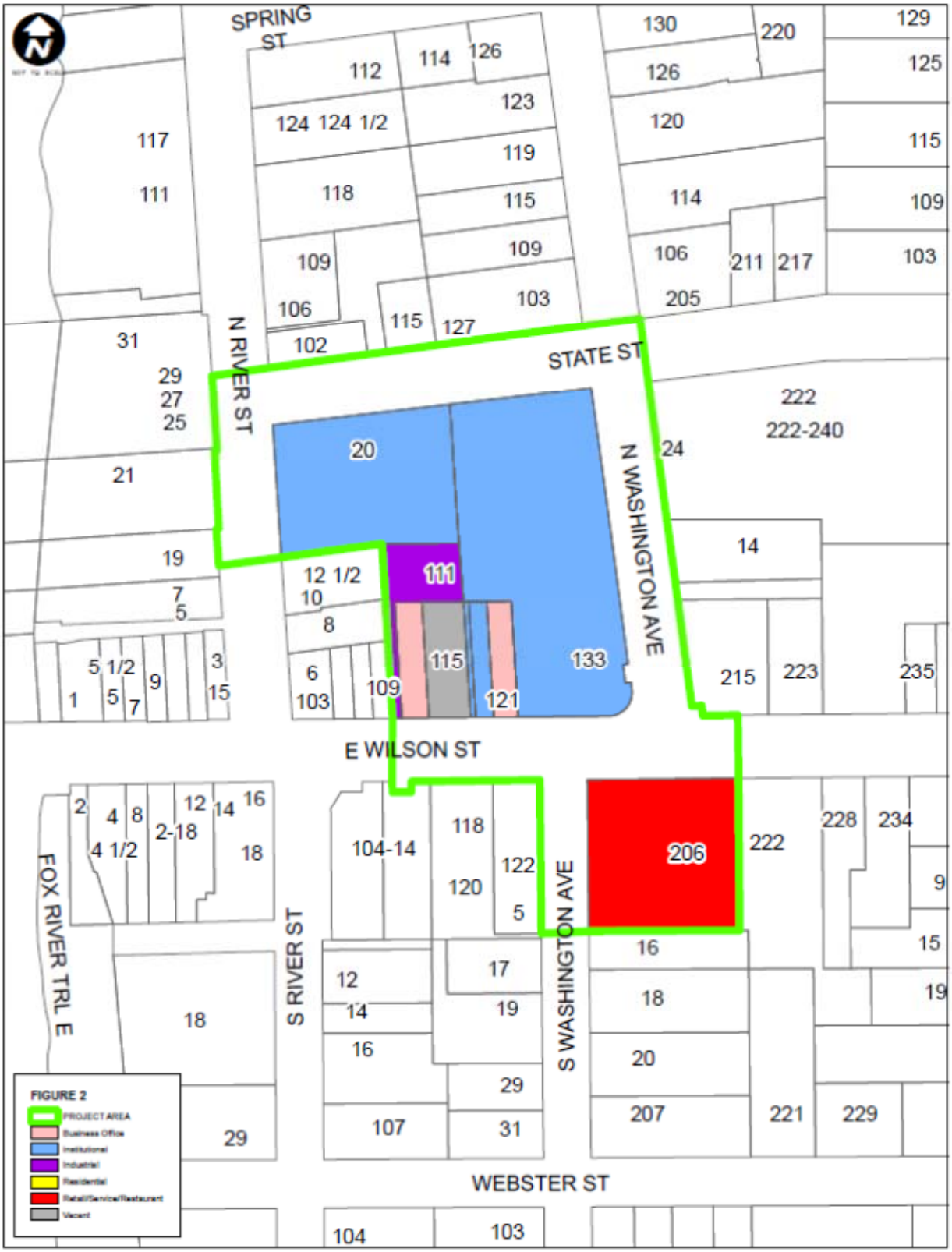


Figure 2. Existing Land Use Map

Table 1. Properties By Parcel Identification Number (PIN)

and Associated Street Address

ID No.	PIN	Address	City	State
1	1222276009	111 E. Wilson	BATAVIA	IL
2	1222276010	113 E. Wilson	BATAVIA	IL
3	1222276011	115 E. Wilson	BATAVIA	IL
4	1222276012	(Driveway/Alleyway - 111)	BATAVIA	IL
5	1222276013	(Driveway/Alleyway - 111)	BATAVIA	IL
6	1222276014	121 E. Wilson	BATAVIA	IL
7	1222276022	20 N. River St	BATAVIA	IL
8	1222276023	133 E. Wilson	BATAVIA	IL
9	1222280001	206 E. Wilson	BATAVIA	IL

Table 2. Known Ages of Area Structures

ID No.	PIN	Address	Principal Use	# of Buildings on Property	Year Principal Structure Built	Year Accessory Structure Built
1	1222276009	111 E. Wilson	Vacant Ind/Svc	1	1958	NA
2	1222276010	113 E. Wilson	Dental Office	1	NLT* 1928	NA
3	1222276011	115 E. Wilson	Vacant	0		
4	1222276012	(Driveway/Alleyway - 111)	Vacant	0		
5	1222276013	(Driveway/Alleyway - 111)	Vacant	0		
6	1222276014	121 E. Wilson	Insurance Office	1	NLT* 1916	NA
7	1222276022	20 N. River St	Public Parking	1	1993	NA
8	1222276023	133 E. Wilson	Vacant Inst	2	1888	Unknown
9	1222280001	206 E. Wilson	Vacant Commercial	2	1940	Unknown
				8	* No Later Than	

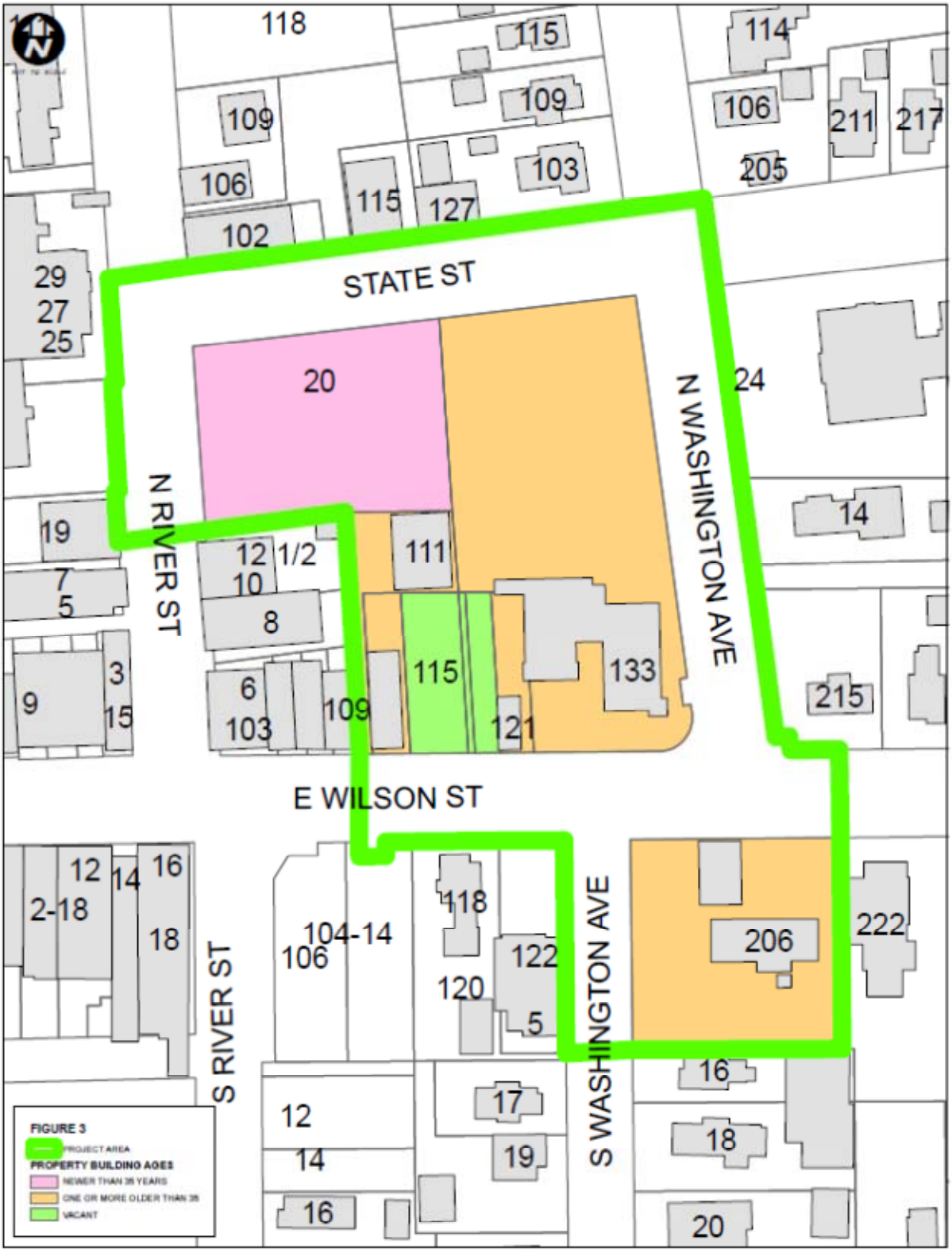


Figure 3. Distribution of Structures Known to be At Least 35 Years Old

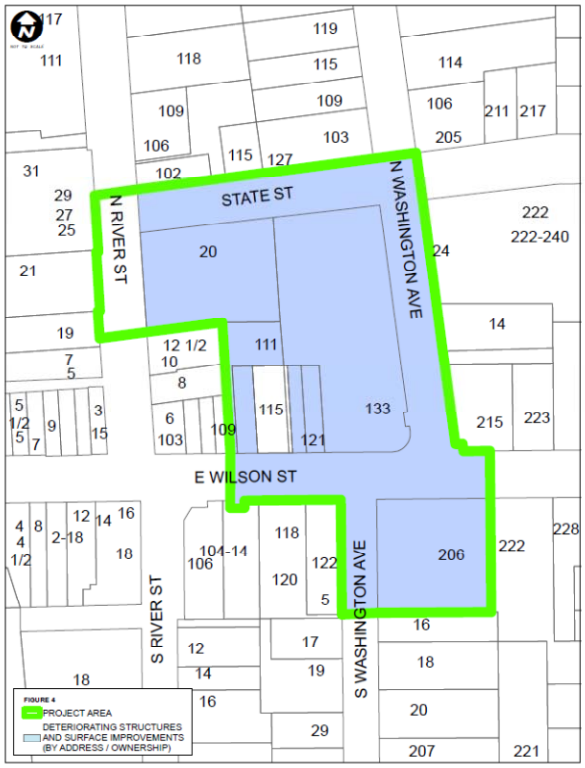


Figure 4. Distribution of Structures and Surface Improvements Displaying Deterioration

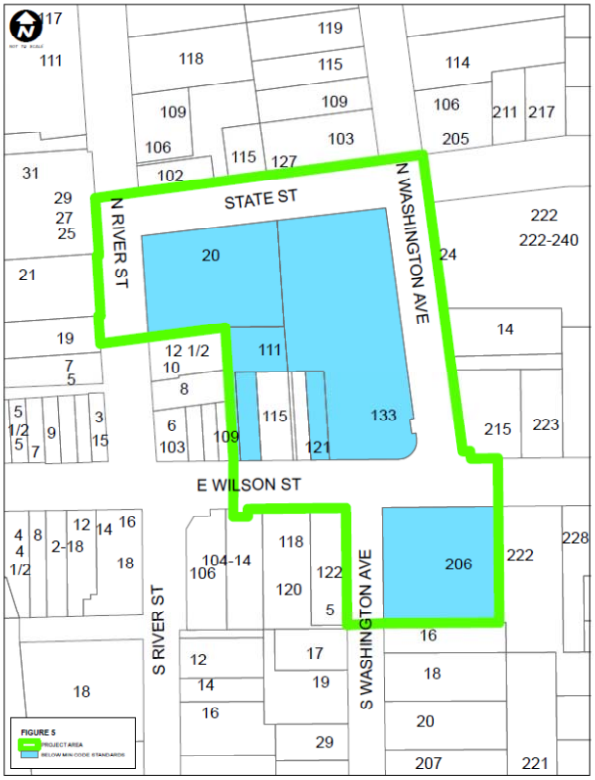


Figure 5. Distribution of Properties with Buildings/Structures that Are Below Minimum Code Standards

Appendix B

Photo Documentation Depicting Deterioration

Across Public and Private Properties within Project Area

North Washington Ave.

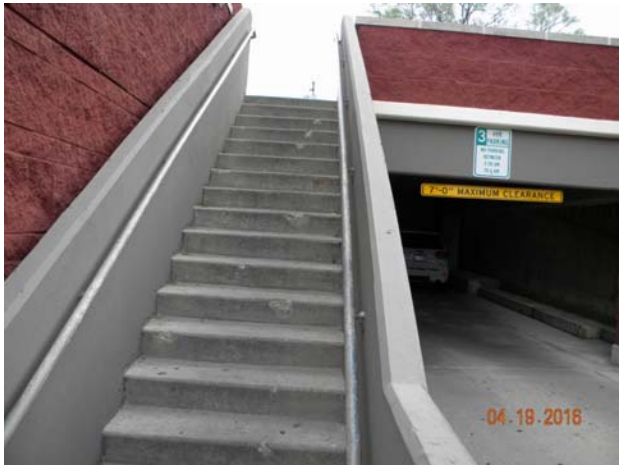
South Washington Ave.

State St.

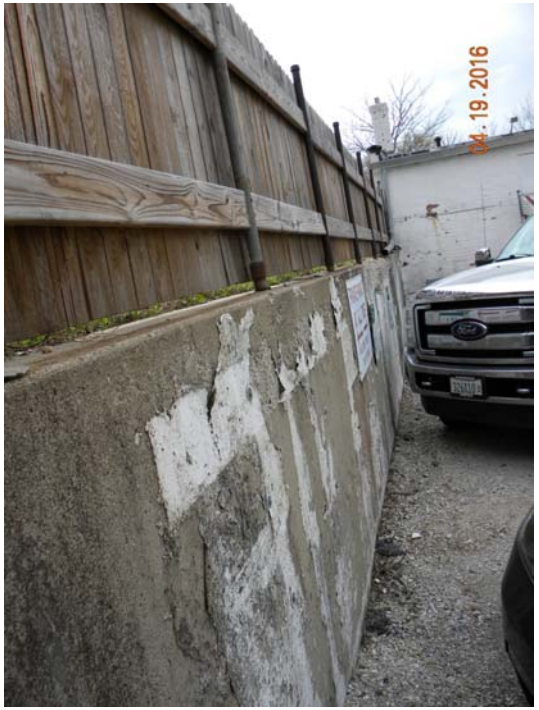
Wilson St.

Parking Deck (Lower Level / Interior)

Parking Deck (Second Level / Exterior)



111 E. Wilson (former Service Master)



113 E. Wilson (Dental Office)

115 E. Wilson (City's vacant lot)

121 E. Wilson (Insurance Office)

133 E. Wilson St. (Former First Baptist Church)

04 19 2016

04 19 2016

04 19 2016

04 19 2016

206 E. Wilson (former Auto Fuel & Service Station)

CITY OF BATAVIA

Date: July 14, 2016

To: The City Council

From: Rahat Bari, P.E. – City Engineer

Re: **Fox River Discussion-Alternatives to Dam Removal**

BACKGROUND:

The City Council and the Batavia Park District Board have requested that staff makes a presentation regarding different alternatives to dam removal that were identified in 2000.

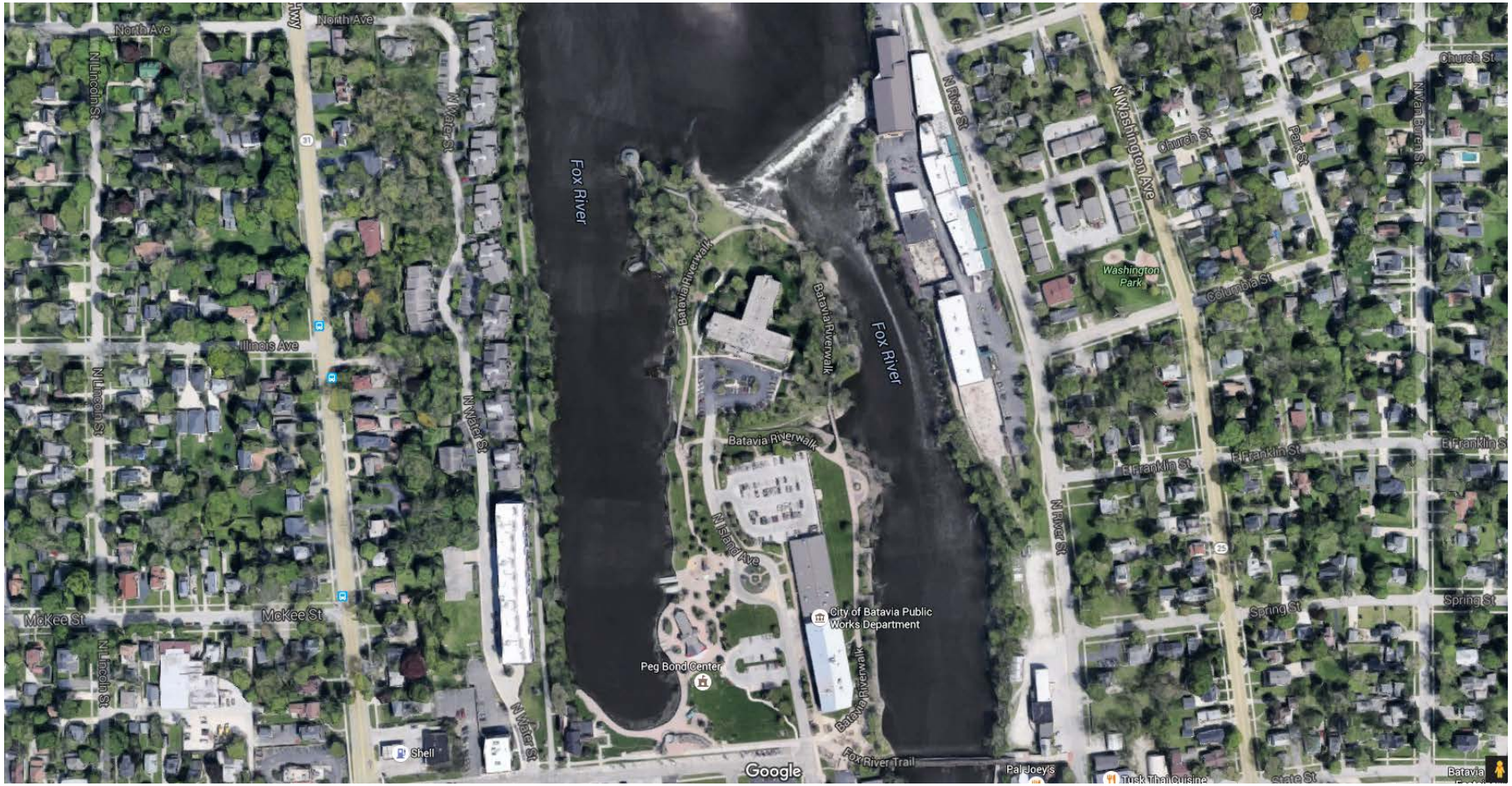
DISCUSSION:

In December 2000, Illinois Department of Natural Resources (IDNR) prepared an Alternative Evaluation Report for replacement of Upper Batavia Dam in Kane County, Illinois. The attached presentation provides the different alternatives that were discussed in that report.

Recommended Action:

Staff recommends that the City council discusses these alternatives along with other alternatives that were not presented in the report.

Dam Alternatives and Depot Pond



Joint session by the City Council and Batavia Park District

July 18, 2016

History of Dam

- 1830- Dam was originally constructed as a wood and rock crib dam to generate hydro-mechanical power for a saw and grist mill
- Early 1900s-Dam was replaced with a concrete modified ogee shape
- Mid 1970s- West abutment was breached, repair unsuccessful
- 1990s- East Abutment is breached which prompted investigation of Dam removal
- Alternative Evaluation Report by Illinois Department of Natural Resources (IDNR) in December 2000.

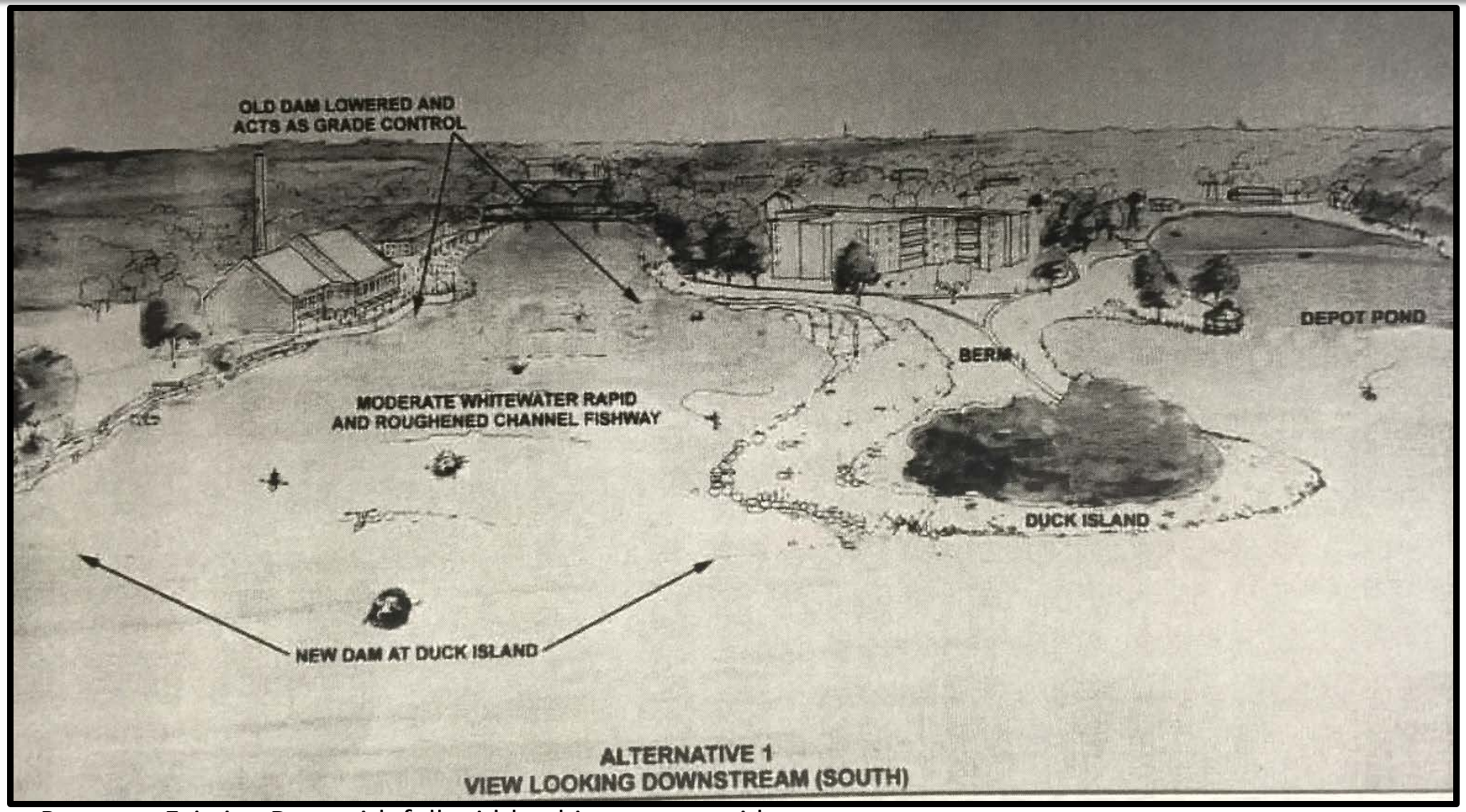
Objectives of different Alternatives

- Safety-low structure that does not result in drowning
- Flood Conveyance-maintain or improve
- Upstream pool-maintain an upstream pool
- Cost effectiveness-must be cost effective
- Boat Passage- to allow or promote recreational use of river
- Fish Passage- effective fish passage
- Maintenance- reduce maintenance costs
- Depot Pond-Lower maintenance costs and improve water quality

Four Alternatives plus one

- Alternative 1-Full width Whitewater rapid
- Alternative 2-River-Right whitewater bypass
- Alternative 3-Whitewater course through the cut
- Alternative 4-Small whitewater rapid with Depot Pond
- Alternative 5-Do nothing (City Option)

Alternative -1 (Full Width Whitewater Rapid)



- Removes Existing Dam with full-width white water rapid
- maintains the existing dam impoundment upstream by about 900 feet
- allows for fish to pass over
- passage of canoes

Alternative -1 (Full Width Whitewater Rapid)

- Duck Island would be connected to the peninsula to create a long berm. Between that long berm and the east bank of the Fox a 900-foot ramped, sloped dam would be created from three intermediate structures. North of Duck Island the pool would remain as it is now.
- The City would maintain ownership of all dam structures. Estimates for maintenance range from $15,000 in the first year to $5,000 or more over the life of the project; these estimates do not take into consideration any impact to liability insurance.

Alternative -2 (River Right Whitewater Rapid)

- New Stepped Dam in the same location
- Whitewater bypass around the west abutment
- This alternative was rejected during the evaluation process by IDNR, design team and City of Batavia as it
  - places high recreation traffic adjacent to retirement community
  - It requires a levee or berm around the retirement community
  - It causes negative impacts on riverwalk

Alternative -3 (Whitewater course through the Cut)

- New Stepped Dam in the same location
- Cut needs to be widened to accommodate course
- Existing road, bridge and pathways need relocation
- This alternative needed further evaluation if selected

Alternative -4 (Full Dam Removal)

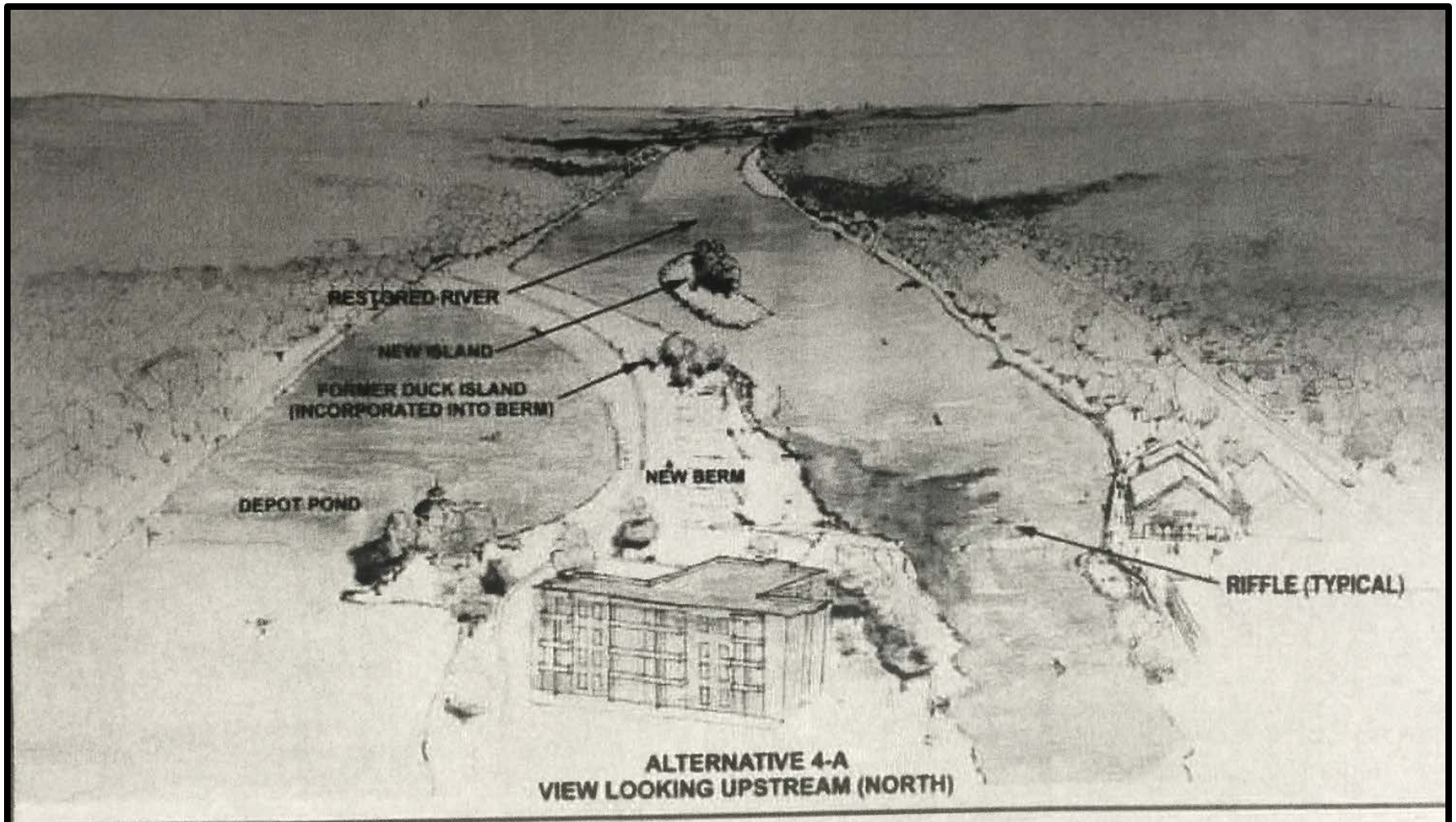


Figure 36 - Artist's Rendering of Alternative 4a

the full dam removal which has also been called dam removal with additional riffles.

Alternative -4 (Full Dam Removal)

Construction of a berm connecting the tip of the island to the west bank of the river, incorporating duck island and making dam modifications to provide a low gradient whitewater rapid. This options maintains the water level in Depot Pond.

Alternative -4 (Full Dam Removal)

- Fox River would be reduced from 618 Ft. to 458 Ft. and the surface area would drop from 89 acres to 65 acres
- State would construct, operate, and maintain the Dam removal/river restoration features (riffles).
- The City of Batavia and the Park Board would maintain ownership and maintenance responsibilities for berm and Depot Pond because that serves local interests only.
- Maintenance Cost was estimated at $18,000 per year to support keeping water in the pond (i.e. pumps and electric).

Comparisons between Alternative 1 and Alternative 4

Alternative 1 (Replace Dam 900 feet upstream)	Alternative 4 (Remove Dam with Additional Riffles)
Pool above the Dam provides recreational opportunities	Pool above the Dam provides recreational opportunities
provide canoe passage	provide six-mile open-river reach
provides the fish passage necessary	provides the fish passage necessary
Provides public safety	Provides public safety
Cost estimate in 2000 - $8,260,000	Cost estimate in 2000- $8,620,000
City Maintains Dam, berm and Depot Pond	City Maintains berm, Depot Pond IDNR maintains riffle structures
	IDNR preferred Alternative

So…What happened?

- Batavia City Council and Park District chose Option 4-Dam Removal and berm construction incorporating Duck Island
- Public Referendum in April 2003-chose “keep the Dam”.
- The project was terminated due to lack of support and funding.
- The dam kept deteriorating over the last 13 years

What's Next?

- Batavia Residents, City Council and Park District need to consider options.

  - Alternative 1-Full width Whitewater rapid
  - Alternative 2-River-Right whitewater bypass
  - Alternative 3-Whitewater course through the cut
  - Alternative 4-Small whitewater rapid with Depot Pond
  - Alternative 5-Do nothing
  - Alternative 6-Something else?

CITY OF BATAVIA

TO: Jeffery D. Schielke, Mayor

FROM: Randy Deicke, Fire Chief

DATE: July 12, 2016

RE: Retirement of Battalion Chief Robert "Jami" White

Battalion Chief Robert "Jami" White will be retiring from the City of Batavia Fire Department after over 36 years of service to the community. **Please recognize his years of service at the City Council meeting on July 18, 2016.**

For any further information, questions, etc., please do not hesitate to contact me.

RD/cjc

cc: City Council
William McGrath, City Administrator
Laura Newman, City Administrator
Heidi Wetzel, City Clerk
Wendy Bednarek, Human Resource Director

CITY OF BATAVIA

TO: Jeffery D. Schielke, Mayor

FROM: Randy Deicke Fire Chief

DATE: July 12, 2016

RE: Swearing In of John Lucas to Battalion Chief

Mayor, as you know we have one authorized position for Battalion Chief, which is a replacement for Jami White who will be retiring on July 15, 2016. **Please perform the swearing in ceremony for our new Battalion Chief John Lucas at the City Council meeting on July 18, 2016.**

John has been a firefighter for the City of Batavia for over 10 years. He started his career as a full time firefighter in January of 2006 and was promoted to Lieutenant in 2013. John is a certified Firefighter III, Paramedic, Fire Officer II, Incident Safety Officer and Fire Service Instructor III. He also holds numerous certifications in Hazardous Materials and Rescue.

For any further information, questions, etc., please do not hesitate to contact me.

RD/cjc

cc: City Council
William McGrath, City Administrator
Laura Newman, City Administrator
Heidi Wetzel, City Clerk
Wendy Bednarek, Human Resource Director

CITY OF BATAVIA

TO: Jeffery D. Schielke, Mayor

FROM: Randy Deicke, Fire Chief

DATE: July 12, 2016

RE: Swearing in of Lieutenant Steven Smit

Please perform the swearing in ceremony for Lieutenant Steven Smit at the City Council meeting on July 18, 2016. The Fire and Police Commissioners promoted Steven Smit at their meeting on June 30, 2016, as he is the top candidate on the Lieutenant List. The position has become available due to the promotion of a lieutenant to battalion chief.

Steven Smit was hired as a full-time firefighter on September 2, 2003. Steven is a certified Firefighter III, Paramedic, Fire Officer I, Arson Investigator and Juvenile Firesetter Specialist. He also holds numerous certifications in Hazardous Materials and Rescue.

For any further information, questions, etc., please do not hesitate to contact me.

RD/cjc

cc: City Council
William McGrath, City Administrator
Laura Newman, City Administrator
Heidi Wetzel, City Clerk
Wendy Bednarek, Human Resource Director