

**MINUTES**  
**August 2, 2016**  
**Committee of the Whole**  
**City of Batavia**

Please **NOTE:** These minutes are not a word-for-word transcription of the statements made at the meeting, nor intended to be a comprehensive review of all discussions. They are intended to make an official record of the actions taken by the Committee/City Council, and to include some description of discussion points as understood by the minute-taker. They may not reference some of the individual attendee's comments, nor the complete comments if referenced.

Chair Brown called the meeting to order at 7:30pm.

**1. Roll Call**

**Members Present:** Chair Brown; Ald. Atac, Stark, Chanzit, Wolff, Fischer, O'Brien, Callahan, Mueller, Botterman, Cerone and McFadden

**Members Absent:** Ald. Russotto, Hohmann

**Also Present:** Laura Newman, City Administrator; Wendy Bednarek, Human Resources Director; Howard Chason, Information Systems Director; Peggy Colby, Finance Director; Chris Aiston, Economic Development Consultant; and Jennifer Austin-Smith, Recording Secretary

**2. Approve Minutes for July 19, 2016**

**Motion:** To approve the minutes for July 19, 2016

**Maker:** Wolff

**Second:** Stark

**Voice Vote:** 12 Ayes, 0 Nays, 2 Absent  
Motion carried.

**3. Items to be Removed/Added/Changed**

There were no items to be removed, added or changed.

**4. Matters From the Public (For items NOT on the agenda)**

Margie Bringardner shared that the storms were life altering and they were just getting on their feet when the 7-29 storm struck their house again. The devastating events robbed them of physical possessions and they have also lost emotional strength. The floodings were costly events. They were offered no tax breaks and no financial relief from the City. The City now knows of the events that we face and inaction is unacceptable. Brown stated that she does not need to state her address but if she could state where they are located it would be helpful. She answered that they live on Chillem Drive. She explained that storm water came in from everywhere. Once the street backs up the water goes up their front year and then keeps coming in their house.

Brown stated that we have to do something. Brown continued that it is a matter of funding but these storms seem to reoccur more and more. These last two years he has heard more complaints about flooding. Bringardner stated that it is a big concern and they lost their washer, dryer,

furnace and water heater. They had to do all the contractor research on their own and the City offered no suggestions for contractors. Brown stated that we should make the effort to look at their neighborhood to see what could be done. He asked if it was sewage or stormwater she was experiencing. Brengarner stated that the water is coming up from the sewers on the street. It was stormwater. Brown suggested that the City take out a bond and pay it over the course of so many years. He informed her that she has not been the first to come to us. These are our residents and this is our City. All the City could help pay for infrastructure repairs through the bond. He suggested that we discuss this in the future. Stark commented that a stormwater utility has been voted down. O'Brien stated that he was in support of that utility and it should be something that helps us bring our utilities up-to-date and also keep track of where our money goes. Chanzit stated that it makes sense to ask staff to see about accelerated funding on this list. Atac supported the request. The Committee asked the City Administrator to meet with staff to come up with a plan and a timeline on what we can do to alleviate the problems. Brown stated we have to start somewhere and this needs to be expedited. O'Brien agreed. Brown suggested that staff review this neighborhood to see if anything could be done, such as clearing areas that have sheds in stormwater runoff areas.

## 5. Consent Agenda

**(The Consent Agenda is made up of items recommended by city staff that requires recommendation to the full City Council by the COW. This agenda is placed as a separate item on the COW agenda. The items on the Consent Agenda are usually minor items, already budgeted, standard non-policy activities or outgrowths of earlier meetings and are voted on as a "package" in the interest of saving time on non-controversial issues. However, any council member may, by simple request, have an item removed and placed on the "regular" agenda.)**

- a) **Resolution 16-58-R: Authorization to Purchase Network Switches from Presidio Networked Solutions, Inc for an amount not-to-exceed \$34,000 (Howard Chason 7/27/16)**
- b) **Ordinance 16-47: Surplus Property and Authorizing Sale Thereof (Howard Chason 7/27/16)**

**Motion:** To recommend to City Council approval of the Consent Agenda as presented  
**Maker:** O'Brien  
**Second:** Stark  
**Voice Vote:** 12 Ayes, 0 Nays, 2 Absent  
Motion carried.

## 6. Discussion: Health Insurance Changes to Insurance Risk Pool – IPBC (Wendy Bednarek 8/2/16)

Wendy Bednarek, presented a PowerPoint presentation and discussed the following:

- 2016 Strategic Goal for service delivery and financial sustainability
- Actions to reduce health insurance costs three prong approach (Plan Design, Broker/Insurance Carrier, dependent eligibility verification = Goal)
- What is IPBC?
- Unique pooling of risk

- IPBC Average PPO Rate History
- 5 Year History: NIHII & Batavia
- IPBC Average PPO Rate History
- Potential Benefits vs. Potential Risks
- Final Recommendation of membership to IPBC with the effective of 1/1/17

Fischer asked if this is something that we would take a look at every two years to see where we are with claims and insurance. Bednarek stated absolutely, we should always take a look at the trend data and consider the long-term. She explained that IPBC is a long-term financial tool. One of the things that they do have is reserves. All the dividends come back into that. We could always take money out of the reserves if needed. The Committee discussed the cost, claim years, and the comparison of payments on IPBC and the City's current insurance.

Greg Gallagher, IPBC, shared that on January 1<sup>st</sup> they will be at 111 members. He stated that employees would have no loss or no gain but a bigger list on the doctor's side. His presentation included the following information:

- List of the members.
- IPBC sub-pools members
- The history of IPBC
- PBC Average PPO Rate History
- Individual Member Five-Year History Chart
- Stop loss and increased risk to the City
- Banded Layer (subpools)
- Differentiators

Gallagher stated that they take the City out of the risk business. He stated that the last group to leave IPBC was the Village of Cary. They left in 2011 and returned in 2015. The cost share is completely transparent and out of the risk business, that is why no one leaves. He stated that the City would have the purchasing power of 15,000 employees, almost 40,000 different people. They are a dedicated municipal service team. They are budgetable, predictable, stable, flexible and fully transparent.

Chanzit asked for some scenarios in which this would be a bad deal for the City of Batavia because it sounds too good to be true. Gallagher stated that as long as we continue to grow 5-10% a year, we create leverage in the market place where Blue Cross does not increase our administration rates. The numbers in the middle column do not lie (IPBC Average PPO Rate History). A scenario in which this would be a bad deal for Batavia would be numerous catastrophic claims. He added that they have never kicked anyone out of the pool. On the other side, if you have bad claims now you will more than likely be heading to some really good years. Atac asked if a regional disaster could affect the pool. Gallagher stated that they have one hundred and five million sitting in reserve accounts so they are in good shape to handle that. Also, the members are spread out all over state. Brown asked about the commitment. Gallagher stated that it is a one year commitment at a time. Reserve funds and dividends earned would be returned to take with the City. Brown asked if the staff does not like the program what would

happen. Bednarek stated that staff would have a discussion on that matter and bring it back to the Committee for discussion.

Brown stated that he thinks that we should proceed cautiously and there is an exit and a potential for huge savings so we should proceed. The consensus of the Committee was in agreement with Brown. Bednarek stated that there is a resolution that would need to be adopted and that would be sent out to the Committee.

## **7. Project Status**

Chris Aiston stated that there is concern that the Shodeen project may not park itself and not leave enough parking on the site for the surrounding demand that is there already. That being said, they went back to the drawing board and added more parking spaces and the potential for additional residential units. Aiston presented a PowerPoint presentation and discussed the proposed mixed-use multi-story building garage plan. They plan on adding 14+/- parking spaces in the two donut holes that would otherwise be land on the two levels of the parking deck making a total of 56 new spaces to the parking deck. He showed the Committee the revised 4<sup>th</sup> floor residential unit plan, which is to add 15 additional units onto the project. The additional units would be added to supplement the cost of the additional parking. The additional units would not cover the entire cost of the additional parking. The Original with Revised Development Plan Comparison Grid was displayed and discussed. O'Brien asked for Aiston to distribute the grid to the Committee members.

\*Chanzit exited the meeting at 9:00pm.

O'Brien stated that parking is important but he does not want to build the additional spaces and not need them. Aiston stated that if you need them, you couldn't build them after the fact. Wolff stated that this is an opportunity for this project as well as other properties in the area that may need more parking in the future. Wolff explained that this is an opportunity to add more parking within the envelope that has been designed. He stated that we have to do this and if we don't we will regret it. Brown agreed. He added that opening up the space makes it safer for everyone to park versus looking around the corners and having one's view obstructed. O'Brien stated that he does feel that there is going to always be a need for parking and as we continue to develop, parking will be at a premium.

Newman stated that there was anxiety over how many children would be added to our school system as part of this development. Newman stated that it was covered in the redevelopment agreement. Should we be charged by the School District for any additional children then the amount the City would be charged would be added on top of the debt service. The SSA would cover the debt service and what we would be charged for additional children.

Atac discussed the green roof and the size. Patzelt stated that structurally they have to make sure they keep track of the weight placed on top of the green roof. Shrubs and potted plants or flowers would be appropriate. Trees would not be able to grow there.

Mark Hogan, Owner of Wilson Street Tavern, disagrees with the number of parking stalls. Formulas were given to him by a friend who is a local developer and another who develops CVS

stores in the Chicago area. He has sources from the Journal of American Planning Association. None of the figures support what we have there. There are 160 stalls there now and they will be all gone. The simple formula shows that we would need 406 stalls. These numbers are very under-parked. Lombard requires 1.5 parking stalls for one and two bedrooms. The 1.2 is very under-parked. The developer's job is to build as few parking spaces as he can. Hogan stated that we have a parking problem in downtown Batavia and everything that we have will be taken away and we are not replacing it. Brown stated that we would be trying to obtain other properties to provide additional parking. Hogan stated that where is the parking that is going away, Wilson Street, State Street and the church. Aiston stated that the Wilson street parking would not be taken away. Hogan stated that he may be off by ten parking stalls but this project still does not provide enough parking. He would like to have someone that does not have money invested into this project to tell him the parking that is needed. Brown stated that there is going to be a parking study. Hogan stated that everyone in that whole area uses the deck and that is gone for us. He thanked the Committee for their time. He loves this project but he feels that we need to address the parking.

Callahan shared that he has seen a sleepy fishing village in Pampano Beach, Florida develop over the past five to six years due to investing in streetscapes, TIFs and businesses. Developments have been drawing people there. He has seen the doubts go away because all of the concerns were prefaced on if this city is going to be able to support it. He believes that if this project is going to happen, we have to either buy into that belief that our city will be a draw for people to live here and shop here. We have to be comfortable with the trend that we see where our town is going.

Brown stated that he would support the additional units with the additional parking. He thinks it would be a success and the developer thinks so otherwise they would not be doing it. The consensus of the Committee was in favor of Brown's support. Aiston reported that this will go through the Plan Commission process and we will by then have a parking study.

## **8. Other**

There were no others.

## **9. Adjournment**

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 9:42pm; Made by O'Brien; Seconded by Stark. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith