

MINUTES
August 30, 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. Russotto, Stark, Chanzit, Wolff, Fischer, Callahan, Hohmann, Mueller, Botterman, Cerone, and McFadden

Members Absent: Aldermen Atac and O'Brien

Also Present: Mayor Schielke (entered at 7:36pm); Kevin Drendel, Legal Counsel; Laura Newman, City Administrator; Rahat Bari, City Engineer; Peggy Colby, Director of Finance; Bob Rogde, Electric Division Senior Engineer; Chris Aiston, Economic Development Consultant; and Jennifer Austin-Smith, Recording Secretary

2. Items to be Removed/Added/Changed

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

3. Matters From the Public (For Items NOT on Agenda)

Bill Carlton, owner of property on State and River, stated he is disgusted with the whole situation. From what he has heard no one is going to profit from this other than Shodeen. The parking lot will be for Shodeen's use. He asked the Committee to look at where all the money is going. He has not heard of any of this from the City. He read about it in the paper. The City would be tearing down a perfectly good parking lot that us business owners helped pay for.

Katrina, of Katrina's salon, addressed the Committee. She has heard nothing about this development even though she has been in that building for fourteen years on River Street. The fact that she didn't know all about this and she was shown the plans for the development left her dumbfounded. None of this was brought to us business owners. The City should show respect for our community and our business owners. Six months from now her business will suffer greatly due to the construction as it did during River Street construction. The business owners want to address the fact that there was no communication. Parking is a huge concern to River Street business owners. We have 120 parking spots now and there were none available on Thursday night. The way that this proposed development is being done is not right. There will be new residents and new businesses as part of this project. You need to protect the current and the new businesses that are coming in. The proposed parking is just not enough. We want to make sure that we succeed and live through these three years. We are thinking about valet parking and the business owners should not have to pay for that service alone. The City should consider this as part of their expense. She has employees and tenants to consider. We have financial plans based

on growth. If we would have known we could have worked that into our business plan. She wants answers on what is going to happen with that alley, her parking and her garbage. She asked the City to communicate the public notices better to the community and local businesses. She noted that Batavia MainStreet has all of their emails. She added that River Street businesses are busiest during the evenings and Saturdays.

Gaetano stated that we should all get together in a meeting and learn how this is going to affect us. Newman stated that that a meeting is being planned and an invitation would be sent out.

Jon Hamill, owner of Pal Joeys, asked that going forward there is communication between the City and the River Street business owners. If not done properly, this project has the potential impact to close half the businesses on River Street. This is the least amount of money you could spend and the only time that you could do this right. He stated that there is a parking problem now, and the City and developer need to figure out how to alleviate the parking issues. Hamill stated that he leases additional parking spaces from Larsen Becker now. We need to have the parking addressed. He asked that the City consider having the development impact only one summer, not two. He explained that summer is the busiest and most viable time for the River Street business owners.

Mary Claire Harris stated it is really important for us to be here to support our tenants. The main thing is communication, better dialogue, and she is hopeful for the project but concerned about several things.

Melissa Mano is concerned about handicap parking. She asked if there was an option to have the parking deck to remain. She asked if there is a certain amount of additional parking within a certain radius.

Chanzit stated that the City needs better communication. Chanzit stated that he would vote no on any budget that does not include a Communications Director.

Mark, owner of Wilson Street Tavern, asked Aiston if there was a parking deficit.

Aiston stated that in the preliminary study that was completed, there is a parking deficit in the immediate area that is derived from the parking demand along River Street, between River Street and the River. There is substantial amount of building space and occupancy use that generates a lot of demand and there is very limited public parking. The immediate area in question there is a parking deficit that remains today if you only go six hundred feet from the project area. If you add parking where people walk than it is 900 feet. Then you have public parking associated with this property as well as Houston Street. Aiston explained that they have asked the parking analyst to consider six hundred feet because beyond that in a suburban town the literature states that people don't really want to walk. If you were in Chicago than you might walk six blocks to get to where you want to go. Aiston reiterated that there is a six hundred foot radius of this development there is a deficit.

Mark, Wilson Street Tavern, stated that there is a deficit and the proposed project will now make it worse. He questioned why is Shodeen the only one working on it and why aren't there other

developers involved. He would like to hear positives about Shodeen as a developer. He has never heard one person comment that Shodeen has helped anyone out. The Shodeen company is a marketing company, not a building company. He shared a story that that Shodeen owed a landscaper for the city \$40,000 and it took Shodeen six years to pay him back.

4. 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) July Financials

Motion: To recommend to City Council approval of the Consent Agenda as presented

Maker: McFadden

Second: Cerone

Voice Vote: 12 Ayes, 0 Nays, 2 Absent

Motion carried.

CONSENT AGENDA

5. Resolution 16-74-R: Authorizing Execution of an Agreement with Hitachi HVB, Inc. for 345kV Breaker Maintenance for \$50,000 (Bob Rogde 8/22/16) PU

Rogde reported that as part of the agreement with Fermi Lab was to provide the breakers and perform maintenance on them. The City has in their budget \$110,000 to do the maintenance on these two breakers. Staff has a quote from the manufacturer for materials, labor and expenses to do the maintenance. Staff is recommending going through the manufacturer because these are specialty devices. The second breaker will be done in 2017. Staff would like to carry over the \$60,000 for next year's work.

Motion: To recommend to City Council approval of Resolution 16-74-R: Authorizing Execution of an Agreement with Hitachi HVB, Inc. for 345kV Breaker Maintenance for \$50,000

Maker: Stark

Second: Wolff

Voice Vote: 12 Ayes, 0 Nays, 2 Absent

Motion carried.

6. Resolution 16-75-R: Authorizing Execution of a Master Services Agreement with Schweitzer Engineering Laboratories, Inc.

Rogde reported that staff has done a lot of work with Schweitzer Engineering Laboratories on various substations. This resolution is to enter into a Master Services Agreement with Schweitzer Engineering Laboratories, Inc.

Motion: To recommend to City Council approval of Resolution 16-75-R: Authorizing

Execution of a Master Services Agreement with Schweitzer Engineering Laboratories, Inc.

Maker: Stark
Second: Wolff
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.

7. Resolution 16-76-R: Authorizing Execution of an Agreement with Schweitzer Engineering Laboratories, Inc. for Task 1 for an amount not to exceed \$148,200.00 (Bob Rogde 8/23/16) PU

Rogde discussed the info-graphics regarding the project (included in the memo) with the Committee. He stated that this work will not be done during peak time and should not interfere with service to our residents.

Motion: To recommend to City Council approval of Resolution 16-76-R: Authorizing Execution of an Agreement with Schweitzer Engineering Laboratories, Inc. for Task 1 for an amount not to exceed \$148,200.00
Maker: Wolff
Second: Stark
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.
CONSENT AGENDA

8. Project Status

There were no project status reports at this time.

9. Other

There were no others at this time.

10. Executive Session:

a) Sale/Purchase of Real Estate

The Committee entered Executive Session at 8:35pm and exited at 9:16pm.

Motion: To enter into executive session for the purpose of sale/purchase of real estate
Maker: Stark
Second: Fischer
Voice Vote: 12 Ayes, 0 Nays, 2 Absent
Motion carried.

11. Adjournment

There being no other business to discuss, Brown asked for a motion to adjourn the meeting at 9:16pm; Made by McFadden; Seconded by Russotto. Motion carried.

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Minutes respectfully submitted by Jennifer Austin-Smith