

**CITY OF BATAVIA
COMMITTEE OF THE WHOLE
MEETING MINUTES
JANUARY 31, 2017**

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 Board 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.

Chairman Brown called the meeting to order at 7:30 p.m.

1. ROLL CALL

Members Present: Chair Brown; Ald. Botterman, Callahan, Cerone, Meitzler, McFadden, Mueller, O'Brien, Rusotto, Stark, and Wolff (arrived at 8:35 p.m.)

Members Absent: Ald. Atac, Chanzit, Salvati

Others Present: Jeff Schielke, Mayor; Laura Newman, City Administrator; Gary Holm, Director of Public Works; Jeff Albertson, Building Commissioner; and Cheryl Shimp, Recording Secretary

2. ITEMS REMOVED/ADDED/CHANGED

None.

3. MATTERS FROM THE PUBLIC (Items NOT on the Agenda)

Brett Larson, S. Jefferson Street, Batavia (Larson-Becker Company) – Came before the Committee to educate and inform them about Larson-Becker and how it got started. Pictures were distributed showing the history of the buildings. Larson reported that Larson-Becker started in November, 1945. These structures were a continuation of what was happening in Batavia with the windmills and the pump companies back in the 1860's. The windmill part of it was dying and it was the wind power part of the pumps and electric pumps that were generating electricity. Alan Larson brought these pumps to the market place nationwide. Soon, Alan Larson and Phil Becker decided to form their own company. One of their first customers was the Jacuzzi brothers in California. Larson-Becker soon became known, nationwide, as one of the top distributors in the country for pumps.

Brett Larson noted that Larson-Becker has supported many people and families within the community for many years and has also contributed a lot to the community. One of these contributions include the creation of the Self-Made Man sculpture. There is talk of demolition of the buildings at this location, however, he believes that the office building (structure furthest to the south) has some historical value and would like to see the building remain. This the building where the company started in 1945. This is the oldest building on the property. Inquired that before the Committee decides to demolish a building that is so old and has contributed so much,

what are the plans for North River Street? What is the vision? What could work in this location, a small hotel, micro-brewery, restaurant, fish shack, farmer's market, something that could utilize this building. Something that would like to have the old aesthetics. Invited members for a tour of the building before making any final decisions.

4. CONSENT AGENDA

Motion: To recommend approval to City Council of Ordinance 17-13 Declaring Surplus Property.
Maker: McFadden
Second: Mueller
Voice Vote: 10 Ayes, 0 Nays, 4 Absent. All in favor. Motion carried. **Consent Agenda**

5. PRESENTATION OF WATER SYSTEM MASTER PLAN

Gary Holm, Director of Public Works, offered a summary of the Water System Master Plan. He reported that in 2016, the City did not budget for a Water System Master Plan. Upon notification of the retirement of John Dillon, Staff requested permission to move forward with a Master Plan while utilizing Dillon's institutional knowledge. This process has been on-going for the past 9 months. The City has hired Engineering Enterprises, Inc (EEI) to assist in this process. EEI looked at all the aspects of the City's water system and developed a planning document that will take the City out into the future. This plan includes review of the infrastructure that the City will need to reinvest in, options on how to reinvest, as well as gathering all the information about the City's water system, which has not been updated for over 15 years. This tool is now available to Staff.

Stephen Dennison, P.E. Engineering Enterprises, Inc. – Stated that a lot of Dillon's institutional knowledge went into this document and helped to create this vision. One of the first rules of the project was to develop a plan for the City to meet the water supply treatment, storage, distribution controls, and needs to the year 2040. The year 2040 is based on Chicago Metropolitan Agency for Planning (CMAP) projections, population projections, and water usage up to this point. Also evaluated were water conservation options within the planning process to quantify capital cost savings through the planning period. The existing water supply sources were evaluated as well as determining whether to continue to maintain the same level of treated water quality or to develop a plan to improve the water quality and provide softer water. Further, EEI was tasked with creating a plan for the replacement of the existing filters in water treatment plants that are reaching the end of their useful life in their current state as well as how wells 4 & 5 fit into the long-term plan and finally to develop a phasing and implementation plan for these recommended improvements.

Dennison gave a presentation, which talked about the Master Plan itself; background information on the water works system and overview; historical projection of water usage; regulatory reviews; understanding of water needs based on population projections moving forward; overview of a stable source water assessment, how source water is going to be sustainable long-term; water supply and treatment analysis; water distribution; financial review; etc.

The City of Batavia has boundary agreements with Geneva, West Chicago, North Aurora and Aurora. The planning area is a little over 12 square miles. There is also an agreement between the City of Batavia and Mill Creek. Mill Creek currently has their own water service, however, there is an agreement that stipulates that if Mill Creek would like to switch over to Batavia's water in the future, this is something that would be shared. Mill Creek would pay for the investments and upgrades that would be needed to bring the water to their system from Batavia. For planning purposes, the population in Mill Creek was included. Moving forward using the CMAP, population projections with a jump in 2030 (assumption for Mill Creek connection) is anticipated to be just under 34,000.

Dennison gave an overview of the current trends of water usage to include water conservation measures. These measures provide a benefit because if the City can conserve enough, the City can delay some of the improvements from occurring. These conservation methods may also downsize the amount of improvements that may be needed.

There are 3 shallow wells (Wells 6, 7 & 8) in the west part of the City; 5 deep wells, 3 of which are active (Wells 9, 10 & 11) and 2 emergency back-ups (Wells 4 & 5). The 6 wells between the shallow and the deep feed into Water Treatment Plants 1 & 2. There are also 4 ground storage tanks, 2 at the plant site and one each at the Wells 4 & 5 sites as well as 3 elevated storage tanks located on Main Street, North Kirk Road by Fabyan and South Kirk Road by Fermilab and a booster pump station located at Shumway as well as the following interconnections: Two (2) with Geneva – one on the east side and one on the west side; Two with North Aurora located on the southeast side of town. Dennison gave a briefing on how the current distribution system works as well as the pressure zones.

The study found that water usage is reasonable. The use is approximately 69% residential and the rest industrial/commercial. During the irrigation months, there is a rise in usage of about 23.9%. The City's water ban in the summer months is effective. Additionally, education to prevent over watering after rainfall will help to control usage. The City has a water main replacement program in place to help control loss within the system. EEI encourages this to continue as it will benefit water conservation and ultimately capital costs. It was noted that the City is meeting all the regulations.

Dennison gave an overview of the current trends. This overview noted that the City has a current surplus of water and projecting out, the year 2030 starts trending into a deficit of source water and this deficit increases adding Mill Creek out into 2040. With water conservation efforts, the City would realize a surplus by the end of this period. Conservation is the difference of having extra well capacity versus needing an additional well. The storage capacity projections are similar.

The study did not concentrate on out sources of water such as Lake Michigan. Instead, it focused on the current aquifers. Many of the Fox Valley communities still use the underground aquifers. The aquifers in the area have been a sustainable source of water for a long time. The City also has shallow standing gravel wells, which are highly sustainable. EEI worked with the

Illinois State Water Survey on this project. Projections out to 2040 show there is very little risk to the sustainability of the shallow aquifer system from a waterer production point of view.

The levels in the deep well aquifers need to be monitored. In 2050, it will be much more of a concern due to usage. If the communities to the south of Batavia continue to use these wells as they are currently being used, it could start to impact Batavia. EEI recommended that another Master Plan Study be conducted in 10 years.

Dennison gave an overview of the current water treatment process. Increased levels of chloride (TDS) were found in the shallow wells near Kaneville Road and Fabyan Parkway, which is believed to be caused by road salt. Hopefully, with better management practices from the sodium perspective, this trend may go down overtime. Discussions will continue with Staff to identify the potential reasons why the TDS levels are rising in this area. There is only one treatment for TDS and there are significant sanitary impacts that could be incurred by this process. Discussion continued on the process and impacts. Discussion was held on water softening options and significant costs involved. The study shows that Water Treatment Plant #1 can maintain the existing water quality with some rehabilitation.

Wells #4 & #5 are currently emergency back-ups. Rehabilitation of Well #4 would be very costly and there is no guarantee that rehabilitation would produce a long life. Well #5 has a similar story. Recommendation is to let the wells run their life course and then to plug them. Discussion was held on various locations for new wells, if needed, which parcels are most cost effective, connections to surrounding communities, etc.

Financial review shows that a new shallow well will cost roughly \$1.27M with a deep well costing over \$7M. Rehabbing the existing water treatment will cost approximately \$1M and replacing the existing duallators with water softening duallators will cost approximately \$3M. There would also be a significant cost realized within the sanitary system. Water Main improvements are estimated at over \$2M within the next 5 years. Capital improvement projects within the next 5-15 years include continued water main improvements at approximately \$10M with the total projected out to 2030 at \$23M. The study did show that with water conservation measures, the addition of new wells would not be required.

Dennison stated they will take this data back to EEI and finalize the Water System Master Plan. Discussion was held on water conservation, irrigation, residential use versus commercial use, water main breaks and leaks, aging infrastructure, etc. Holm invited everyone to tour the water treatment plant. He further stated that the only project planned for this year is to repair the aerator in one of the treatment cells. The remaining treatment cells should be repaired/rehabbed within the next 3-5 years. A recent Kane County study shows that the deep wells are mining more than what is being replaced. This is the reason why a water main replacement program and conservation is so important. EEI will be sitting down with Staff to go over all projections, infrastructure, recommendations, etc. Holm stated that a rate study was conducted in 2015, which recommended 5 years of rate increases from 2016 to 2020. City Council, at that time, wasn't comfortable with this rate increase. The costs for the Fabyan and Kirk Road intersection water main repair wasn't accounted for and is estimated to cost upwards of \$800,000. The Main

Street water main replacement program will be commencing in 2018. Requested Council to re-evaluate water funding in preparation for these projects.

Wolff joined the meeting at 8:35 p.m.

Concerns were voiced about the possibility of a well collapse. The 2 wells nearing the end of their life are Wells #4 & #5 are emergency back-up wells. Staff has delayed maintenance and because of this study, the wells will not be rehabbed. The remaining wells are operational and functioning and should have very long lives. The infrastructure of the wells, except for #4 & #5, is great. Shallow wells are more susceptible from a water quality perspective because they are under a direct influence from the surface water. Although there is always the possibility of something arising that would affect a shallow well, nothing has ever happened historically or is anticipated. The deep wells are confined. The biggest obstacle of the deep well aquifer will be what are the surrounding communities doing to conserve water? The City does have open communications with both Geneva and North Aurora reference this issue. Connecting to Lake Michigan water could prove very costly because there are no communities within the general area that are utilizing Lake Michigan water. It is not only the capital costs, there are costs associated with every community on the line back to Lake Michigan. Discussion on possible wells on Fermi Lab property, the impact of the One Washington Place complex, fire flows, etc. was held.

6. RESOLUTION 17-15-R, 17-16-R & 17-17-R – TAX ABATEMENT

Newman reported that these resolutions are to abate the bonds that the City has chosen to pay from the City's resources. The County has levied this payment automatically and the City has to formally abate this debt through resolution. Newman gave an overview of these resolutions.

Motion: To recommend to City Council approval of Resolution 17-15-R for Debt Issue 2012A GO for Fire Station Refunding Sales Tax.

Maker: Stark

Second: Botterman

Voice Vote: 11 Ayes, 0 Nays, 3 Absent. All in favor. Motion carried.

Motion: To recommend to City Council approval of Resolution 17-16-R for Debt Issue 2013 GO for IEPA Refunding Water/Sewer Revenue

Maker: Stark

Second: Callahan

Voice Vote: 11 Ayes, 0 Nays, 3 Absent. All in favor. Motion carried.

Motion: To recommend to City Council approval of Resolution 17-17-R for Debt Issue 2015 GO for Electric Refunding Electric Revenue

Maker: Wolff

Second: Stark

Voice Vote: 11 Ayes, 0 Nays, 3 Absent. All in favor. Motion carried.

CONSENT AGENDA

7. PROJECT STATUS

Communications Coordinator - An offer has been made to the Communications Coordinator candidate and a background investigation has begun. This person should be on board within the next 3 weeks.

Administrative Assistant to City Administrator – Candidates have been identified for interviews, which will be taking place within the next couple weeks. Hope to fill the position shortly thereafter.

One Washington Place – The Plan Commission voted against recommending approval of the applicant's request for zoning approvals and planned development by a vote of 4 to 2. The Commission gave the applicant suggestions on how the design might be altered in such a way that it might become more favorable to the Commission. The applicant will be at the COW meeting on February 7, 2017 seeking recommendations for City Council approval. Brown stated that he will not be in attendance for this meeting.

Larson-Becker Property – The Certificate of Approval (COA) was considered by the Historic Preservation Committee (HPC). HPC requested Staff to re-write the COA to exclude one of the buildings on the property, the red pump house. HPC would like to preserve this structure. Discussion has not been held on preserving any of the buildings or if it would be more expedient to include, as part of the current demolition project, all the structures. This item will be discussed later in the meeting.

901 Douglas Road – Is 102,000 sq. ft. office and warehouse building. Staff anticipates that this proposed development will be presented to the Plan Commission for design review and consideration at the February 15, 2017 meeting. If approved, the planned development will go directly into the building permitting process.

Branding Project – Kick-off meeting on February 9, 2017 for the Steering Committee.

Larson-Becker Property (cont.) – Mayor Schielke reported that he conducted some historical research on North River Street and presented several photos. He noted that this area from the Challenge Windmill Factory up to and including the Larson-Becker property were warehouses and railroad tracks. Some buildings in this area were built prior to 1893. The structure in question was built in 1945. The major activity in this area was storage for various products.

Schielke reported that during negotiations for this property, one of the suggestions was to take the area directly adjacent to the riverbank and extend the bike trail. Cleaning out the scrub trees and the shoreline, would potentially make one of the nicest riverfront areas in Batavia. It was further suggested that this area be named the Larson-Becker Park. He couldn't think of a better way to pay tribute to them and their future generations than to name this site after them. Having problems with the idea that the City should somehow save this building. There are a lot of issues with the building and any changes to the structure would require compliance with all ADA

requirements at a significant expense. Ramps would have to be constructed; the north wall requires rebuilding; to gain access to the basement, heating and cooling issues, etc. Schielke would like to see someone take the building and relocate it elsewhere. Doesn't want to see this structure blocking what could be one of the best parks in the entire community. The City has spent in excess of \$4M on North River Street, which the community is now utilizing for various events; Farmer's Market, Octoberfest, Community Dinner, Car Shows, etc. Several communities are looking at North River Street. Batavia is getting notoriety in this area. Believes a park in this area will be beneficial to the community.

Public Works has requested that the garage remain for their use. They were previously using the Service Master building for storage of equipment and supplies for the downtown area. Members voiced concerns about a Public Works garage in the middle of a \$4M downtown redevelopment. The City Council presented this purchase to the citizens as a temporary parking area during construction and then sell the area for new development. Several members support demolishing the entire area and moving forward with future development. Discussion was held on getting as many parking spaces as possible, using the garage for public works or to help facilitate the project, potential parking spaces on the east side of River Street, summer maintenance equipment and supplies storage needs, employee parking, economic factors, cost of rehabbing historical buildings, etc. The current demolition bid package includes the church, the Frydendall building, the Fisher building, the Service Master building, and the parking garage. These demolitions will not be happening at the same time. Once these structures are down and the parking lot is completed, then the parking garage will be taken down. The structures on the east side of River Street are a hazard. Due to the retaining wall and topography, this area cannot be used for parking. The area will be cleared, graded back, sodded, and will become a steep slope. Because of the height, railings will also be added. Future landscaping is possible.

Holm noted that the HPC and City Council agreed that efforts should be taken to salvage the limestone and brick from the bell tower. Bids are set up with alternate costs to perform this work. It will be up to the City Council once the final bids are in to determine if salvaging the brick and limestone is feasible.

The next HPC meeting is February 13, 2017 and will be informed of the Committee's decisions. It was determined that if the garage is going to remain, visible signage indicating that this area is a future redevelopment site is needed. It is imperative that the community is aware that both sides of the street are redevelopment sites. Vision is that the River Street project continue north as it has been proven that there isn't enough room in this one block to do things that the community wants to do. Continuing this project north will only make things better. Schielke stated that the Larson-Becker park will potentially be one of the nicest areas in the Tri-Cities, as far as river access, visibility, etc. This park will be ideal for weddings, proms, pictures, etc., and will be something Batavia will be very proud of.

The temporary parking lot is expected to remain for 2-3 years. Because of the location of the temporary lot, the bike path will not be able to be extended until after the lot is removed. Curbing for the temporary lot will be required for grading issues. Bumpers will also be added to keep vehicles within the boundaries of the lot. The current parking garage is expected to remain until

2018 or 2019. Variances will be required for this lot as it does not fall under the temporary parking lot ordinance. Although it will look more like a permanent parking lot, it is still temporary. (Callahan left meeting at 9:10 p.m.)

The Committee decided that all the structures on the west side of the property shall be removed. The green house on the east side shall be removed. The 3-bay garage and the tin shop, for the time being, shall remain. A sign shall be erected stating for future redevelopment. The Committee requested a signage plan for the entire area. The Committee will also entertain offers to take and move the tin shop. Would love to see it incorporated into some other development. Discussion continued on controlled growth, marketing this area, making sure the existing businesses are filled and successful, etc.

8. OTHER

Newman reported that there is another event happening on February 14 (correction, it's actually February 21, 2017 (The Brotherhood Banquet), which conflicts with the scheduled COW meeting. Inquired if the meeting should be changed. Poll of members shows there should not be a problem.

9. ADJOURNMENT

There being no further discussion. A motion was made by O'Brien to adjourn the meeting. Seconded by Meitzler. All in favor. Motion carried.

11 Ayes

0 Nays

0 Absent

The meeting was adjourned at 9:47 p.m.

Respectfully submitted by Cheryl A. Shimp, Recording Secretary