Chair Wolff called the meeting to order at 7:00pm.

1. **Roll Call**

Members Present: Chair Wolff; Ald. Russotto, Beck, Chanzit, Baerren, O’Brien, Callahan, Meitzler, Uher, Cerone, McFadden

Members Absent: Aldermen Miller, Knopp and Malay

Also Present: Mayor Schielke; Chief Deicke, Batavia Fire Department; Shawn Mazza, Deputy Chief of Administration Batavia Police Department; Laura Newman, City Administrator; Scott Haines, Director of Streets and Sanitation; Joel Strassman, Planning and Zoning Officer; Jeff Albertson, Building Commissioner; Drew Rackow, Planner; Scott Buening, Director of Community Development; Wendy Bednarek, Director of Human Resources; Jeremy Barkei, Water and Sewer Superintendent; and Jennifer Austin-Smith, Recording Secretary

2. **Reminder:** Please speak into the microphone for BATV recording

3. **Approve Minutes for January 14, 2020**

Motion: To approve minutes for January 14, 2020  
Maker: Chanzit  
Second: Uher  
Voice Vote: 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

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

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

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

There were no matters from the public.

6. **CONTINUED PUBLIC HEARING (7:30P.M.): Establishing of Special Service Area 42 for the Nagel Industrial Park PUD/Farmstead III Development (SCB)**

Motion: To open the Public Hearing  
Maker: Chanzit
Second: McFadden  
Voice Vote: 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

Motion: To continue the Public Hearing until February 25, 2020  
Maker: Callahan  
Second: Russotto  
Voice Vote: 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

7. 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. Ordinance 20-17: Annexing 323 Evergreen Drive (SCB 2/3/20) CD

Motion: To approve the Consent Agenda  
Maker: Chanzit  
Second: McFadden  
Voice Vote: 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

8. Ordinance 20-04: Establishing Special Service Area 42 for the Nagel Industrial Park PUD/Farmstead III Development (SCB 12/31/19) CD  
Callahan stated that since we are pending the Public Hearing he moves to table this ordinance as well.

Motion: To table discussion of Ordinance 20-04: Establishing Special Service Area 42 for the Nagel Industrial Park PUD/Farmstead III Development until February 25, 2020  
Maker: Callahan  
Second: McFadden  
Voice Vote: 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

9. Ordinance 20-15: Revising Title 5 of the Municipal Code Regarding Fees for Non-Emergency Medical Assistance (RD 1/31/20) CS  
Chief Deicke stated that he has been reporting that a significant number of lift assists are at either senior centers or ones with staff in order to assist the residents there. Chief Deicke stated that he believes this is the case to alleviate some liability on their part and therefore the liability goes over to the City by us lifting the citizens off of the floor who are uninjured. We are not transporting to the hospital. Oftentimes, a member from the facility is waiting for us to arrive
rather than helping the person. That liability has some cost and he is proposing a $250 fee for lift assist at those facilities to help offset the liability. Meitzler noted that the way this is written the facility is being charged and not the individual who is being assisted. Meitzler expressed his support for the proposed fee. Chief Deicke noted that at this time residents would not be charged a lift assist fee. Cerone expressed his support of the proposal.

**Motion:** To recommend to City Council approval of Ordinance 20-15: Revising Title 5 of the Municipal Code Regarding Fees for Non-Emergency Medical Assistance  
**Maker:** Wolff  
**Second:** Cerone  
**Voice Vote:** 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

Chief Deicke noted that if further discussion is needed on this item it could be discussed on March 2, 2020 when he returns.

**10. Ordinance 20-16: ESDA Surplus Property (RD 1/31/20) CD**

**Motion:** To recommend to City Council approval of Ordinance 20-16: ESDA Surplus Property  
**Maker:** Wolff  
**Second:** Meitzler  
**Voice Vote:** 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

CONSENT AGENDA

Chief Deicke noted that if further discussion is needed on this item it could be discussed on March 2, 2020 when he returns.


Chief Deicke overviewed the memo.

**Motion:** To recommend to City Council approval of Resolution 20-015-R: Intergovernmental Agreement with College of DuPage to Conduct Firefighter Applicant Testing  
**Maker:** Wolff  
**Second:** Meitzler  
**Voice Vote:** 11 Ayes, 0 Nays, 3 Absent  
Motion carried.

CONSENT AGENDA
12. Resolution 20-020-R: Authorizing the Purchase of Three (3) Police Department Patrol Vehicles for $103,044.00 (SM 1/23/20) CS
Deputy Chief Shawn Mazza stated that this would be a great addition to the fleet and will help transport items that we struggle transporting right now such as bicycles, barricades and street signs. The plan is to have this vehicle after three or four years become our CSO vehicle.

Motion: To recommend to City Council approval of Resolution 20-020-R: Authorizing the Purchase of Three (3) Police Department Patrol Vehicles for $103,044.00
Maker: Wolff
Second: Callahan
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA

13. Resolution 20-021-R: Authorizing Acceptance of Plat of Easement for 1146 Wintergreen Terrace (CB 1/28/20) CS

Motion: To recommend to City Council approval of Resolution 20-021-R: Authorizing Acceptance of Plat of Easement for 1146 Wintergreen Terrace
Maker: Wolff
Second: O’Brien
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA

14. Resolution 20-022-R: Authorizing Acceptance of Plat of Easement for 1150 Wintergreen Terrace (CB 1/28/20) CS

Motion: To recommend to City Council approval of Resolution 20-022-R: Authorizing Acceptance of Plat of Easement for 1150 Wintergreen Terrace
Maker: Wolff
Second: O’Brien
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA

15. Resolution 20-19-R: Authorizing Purchase of Ford F150 Pickup Truck for Community Development Department Not to Exceed $27,295.00 (JA 2/4/20) CS
Albertson reported that this is a replacement vehicle. It was in the 2019 budget and was rolled over to the 2020 budget. This is a replacement for the inspection staff vehicle for building and code enforcement.

Motion: To recommend to City Council approval of Resolution 20-19-R: Authorizing Purchase of Ford F150 Pickup Truck for Community Development Department Not to Exceed $27,295.00
Maker: Wolff
Second: Uher
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA


Motion: To recommend to City Council approval of Resolution 20-030-R: Tax Abatements – Fire Station refunding 2012A GO
Maker: Chanzit
Second: Meitzler
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA


Motion: To recommend to City Council approval of Resolution 20-031-R: Tax Abatements – IEPA 2013 GO
Maker: Chanzit
Second: McFadden
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA


Motion: To recommend to City Council approval of Resolution 20-032-R: Tax Abatements – Electric Refunding 2015 GO
Maker: Chanzit
Second: Beck
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA


Motion: To recommend to City Council approval of Resolution 20-033-R: Tax Abatements – Drainage/CH Capital 2017 GO
Maker: Chanzit
Second: McFadden
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA

Motion: To recommend to City Council approval of Resolution 20-034-R: Tax Abatements – Fire Station Bonds 2019 GO
Maker: Chanzit
Second: Meitzler
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.

CONSENT AGENDA


Chanzit overviewed the memo.

Motion: To recommend to City Council approval of Resolution 20-029-R: Resolution Recertification of Participation by Elected Officials in the Illinois Municipal Retirement Fund
Maker: Chanzit
Second: O’Brien
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.

CONSENT AGENDA

22. Resolution 20-035-R: Approving a Directional Boring Contract with Carlisle Utility Contractors for Paramount Park Substation Feeder reconfiguration in the amount not to exceed $101,351.00 which includes 10 percent contingency amount (RB 2/7/20) PU

O’Brien overviewed the memo. Holm discussed the directional boring and installation of conduits contract with the Committee.

Motion: To recommend to City Council approval of Resolution 20-035-R: Approving a Directional Boring Contract with Carlisle Utility Contractors for Paramount Park Substation Feeder reconfiguration in the amount not to exceed $101,351.00 which includes 10 percent contingency amount
Maker: Chanzit
Second: Meitzler
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.

CONSENT AGENDA

23. Ordinance 20-18: Declaring Certain Property to be Surplus and Authorizing Donation Thereof (GH 2/7/20) PU

Motion: To recommend to City Council approval of Ordinance 20-18: Declaring Certain Property to be Surplus and Authorizing Donation Thereof
Maker: Chanzit
Second: Meitzler
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA

24. Discussion: Streetscape and Downtown Plan Review (Abby Beck)
Aldermen Beck and Uher presented the Streetscape and Downtown Plan review with the Committee. Handouts distributed to the Committee were titled “Downtown Master Plan” and “Streetscape Master Plan”. The PowerPoint presentation included the following:

- Goals, Accomplishments, recommended removals, major themes, discuss next steps; project ideas for short term, long-term discussions
- Downtown Master Plan Goals
- Downtown Master Plan Updates
- Streetscape Plan Goals
- Streetscape Plan Updates
- Short Term Goals
- Mid Term Goals
- Long Term Goals
- Next Steps - Discussion on this would reconvene in March 2020

25. Project Status
Newman reported on the following:
- She received the service agreement for the Bike Share Program in Kane County. Kane County will be distributing grant funds to participating communities to facilitate the purchase of bikes for this program.
- Staff had discussions with the Village of North Aurora regarding collaborating on the Route 31 road diet and second bridge strategic plan projects.
- Staff met with the Batavia Park District and the consultant Hitchcock Design Incorporated who has been helping the Park District design riverfront master planning. Staff discussed with them how the removal of the dam fits into the master planning for the river.
- A map of our downtown parking is being worked on and a sign will be created to show areas of public parking.
- Chalets are currently being worked on at Batavia High School

26. Other
Newman reported that staff had a meeting with Shodeen regarding the One Washington Street project. We anticipated the beginning of the project would occur in the beginning of May this year. Right now, where the project stood is that the developer was going out for the financing of the project. As part of that, they have done more detailed calculations on the expected increment on the project and unfortunately due to the multiple delays that occurred for this project it is getting started three years after the TIF was first approved. On such a large scale project such as this, with 16 million dollars of bonds issued to fund the project, you would have wanted that to begin as soon as possible once the TIF was implemented. The timeline in terms of the ability to pay off that amount of bonds would be too short based on the expected increments we think
would come from the project. Both the City and the developer are working through various alternatives. The earliest that this project could possibly begin would be this fall or spring of 2021. Staff will be bringing back discussions on what those various alternatives are.

Chanzit asked if a re-casting of the TIF is something that could be discussed. Newman stated that re-casting and/or extending of the TIF could be discussed. Another alternative could be to re-TIF the area and redefine the redevelopment area. Callahan asked why, when delays were made, that this was not weighed in the factoring for budgeting. The developer should have known that this was not able to be paid back but we were told that this would be able to be paid back. Callahan stated he does not know what new factors that would not have been properly anticipated as of last May. Chair Wolff stated that we added into one of the redevelopment agreement changes that there would be an SSA on the property if there was not enough increment created in the number of years timeframe after it got built that would then be applied to that property to make that difference up. Chair Wolff stated that he believes that the units may not be marketable with that SSA in place. Chair Wolff stated that he agrees with Callahan that this is poor planning. Newman stated that at this point she would like to further vet these options and bring it back for another discussion at which we could decide to extend the TIF, re-TIF (keeping in mind the question will there be enough increment), or another option. Mayor Schielke asked the Committee give staff two to three weeks time to bring back the options to the COW. Mayor Schielke suggested dedicating a meeting for this discussion. Newman stated that she would place this on the March 3rd agenda.

Uher asked if the Duck Island channel flow plan is in the riverfront plan. Uher stated that another thing to look at is if it would be cheaper for us to keep the items from the removal of the dam to use for the berm.

Chair Wolff stated that the Park District has a lot of social media going around that the Park District and the City did not want the property to come off the tax rolls or use that property for any facility. Wolff stated that we had a position statement on that property that was done after a neighborhood group got together when that property became available. The position statement included the City wanted to see mixed-use development on it and there was a listing of acceptable development. The further west you went on the property would be residential. Mayor Schielke stated that a misconception is that this is the Siemens property. Siemens does not own a large amount of the property. Siemens has had a lease on the property for a number of years. There are multiple owners of this property and it may be a challenging property to put together once the lease is up. Siemens owns a piece of that property on the north side of McKee Street that goes up to Storm School and owns property on McKee Street going south.

27. Executive Session: Setting the Price of Land for Sale (SCB)

Motion: To enter into Executive Session for setting the price of land for sale
Make: O’Brien
Second: Russotto
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
The COW entered executive session at 8:59pm.

28. Adjournment
There being no other business to discuss, Chair Wolff asked for a motion to adjourn the meeting at 9:25pm; Made by O’Brien; Seconded by Meitzler. Motion carried.

Minutes submitted by Jennifer Austin-Smith, Recording Secretary, on February 25, 2020.