

MINUTES
April 10, 2018
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 7:00pm.

1. Roll Call

Members Present: Ald. Brown, Russotto, Atac, Wolff, Salvati, O'Brien, Callahan, Meitzler, Malay, Cerone, and McFadden

Members Absent: Aldermen Stark, Chanzit, and Uher

Also Present: Mayor Schielke (entered at 7:13pm); Laura Newman, City Administrator; Gary Holm, Director of Public Works; Rahat Bari, Engineer; Scott Buening, Director of Community Development; Drew Rackow, Planer; Jeff Albertson, Building Commissioner; Jeremy Barkei, Sewer Superintendent; Anthony Isom, Administrative Assistant to the City Administrator; 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)

There were no matters from the public at this time.

4. WWTP Monthly Update PU

Jerry Ruth presented the Waste Water Treatment Plant (WWTP) monthly update with the Committee. The Committee discussed the schedule, construction hours, cost, and the recently approved update to the WWTP system for odor control. Ruth reported that the update to the system should be up and running by the next monthly update.

5. Resolution 18-41-R: Approving a Preliminary/Final Plat of Subdivision Independence & Spuhler (DRackow 4/6/18) CD

Rackow summarized the memo. Rackow stated that staff continues to work with the applicant. Buening noted that the contract is such that action on the plat would happen once the contract is closed.

Motion: To recommend approval of Resolution 18-41-R: Approving a Preliminary/Final Plat of Subdivision Independence & Spuhler

Maker: Brown

Second: McFadden

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

6. Ordinance 18-21: Approving a Planned Development Overlay for Prairie Commons Subdivision (DRackow 4/6/18) CD

Rackow reported that there was a previous plan that was approved by City Council (CC) in 2004. The current plan is slightly different. The current plan has 242 townhomes and a 18.49-acre commercial site. The street layout is a similar overall design. There are changes to building types, a change to the land donation to the Batavia Park District, and a trail dedication, which was part of the original proposal. There are two items for this project for the Committee's approval: the ordinance and the resolution. Rackow overviewed the Plan Commission meeting regarding this proposed subdivision with the Committee of the Whole (COW).

Anthony Martini (Civil Engineer), Rich Olson (Gary R. Weber and Associates, Landscape Architect), and Scott Gerard (Lennar) presented to the COW the proposed Prairie Commons Subdivision. The presentation included the following:

- Company Overview
- Land Use Exhibit
- Planning Factors
 - Access to the site
 - Grading
 - Existing natural areas (to be preserved as part of the plan)
 - Trees (looking to preserving those trees)
- Prairie Commons – New Plan
- Site Amenities
- Site Plan Comparison
- Rear Loaded Urban Townhomes
- Traditional Townhomes

The Committee discussed stormwater, the proposed project and the projected retail cost of the proposed housing.

Motion: To recommend approval of Ordinance 18-21: Approving a Planned Development Overlay for Prairie Commons Subdivision subject to attorney review

Maker: Brown

Second: Meitzler

Roll Call Vote: **Aye:** Brown, O'Brien, Callahan, Meitzler, Malay, Cerone, McFadden, Russotto, Atac, Wolff, Salvati

Nay: None

11-0 Vote, 3 Absent, Motion carried.

7. Resolution 18-42-R: Approving a Preliminary/Final Plat of Subdivision – Prairie Commons Subdivision (DRackow 4/6/18) CD

Motion: To recommend approval of Resolution 18-42-R: Approving a Preliminary/Final Plat of Subdivision – Prairie Commons Subdivision subject to attorney review
Maker: O’Brien
Second: Cerone
Roll Call Vote: **Aye:** Brown, O’Brien, Callahan, Meitzler, Malay, Cerone, McFadden, Russotto, Atac, Wolff, Salvati
Nay: None
11-0 Vote, 3 Absent, Motion carried.

8. Resolution 18-44-R: Authorizing Execution of a Contract for the 2018 Sidewalk and Curb Replacement Program with Schroeder & Schroeder, Inc. (CCB 4/3/18) CS

Mayor Schielke commented that there are some complaints about unsafe sidewalks. Newman announced that if there are any residents who are concerned about unsafe sidewalk conditions to contact the Public Works department. City staff would then inspect the sidewalk and if the situation merits we could add particular areas to the sidewalk program to alleviate any unsafe conditions. Newman stated that residents could see what sidewalks are currently included in the project by going to the home page of the City of Batavia website and click on City Maps. All construction projects are available under that link.

Motion: To recommend approval of Resolution 18-44-R: Authorizing Execution of a Contract for the 2018 Sidewalk and Curb Replacement Program with Schroeder & Schroeder, Inc. in the amount of \$198,329.29
Maker: Wolff
Second: Callahan
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.

9. Resolution 18-45-R: Authorizing Execution of a Master Services Agreement with Baxter & Woodman (TG 4/5/18) CS

Bari summarized the memo.

Motion: To recommend approval of Resolution 18-45-R: Authorizing Execution of a Master Services Agreement with Baxter & Woodman
Maker: Wolff
Second: Cerone
Voice Vote: 11 Ayes, 0 Nays, 3 Absent
Motion carried.
CONSENT AGENDA

10. Resolution 18-46-R: Authorizing 2018 Ward 1 Storm Sewer Reconstruction Contract with Performance Construction (TG 4/5/18) CS

Bari summarized the memo. O’Brien and Salvati expressed concern over flooding in resident’s homes. O’Brien asked that the engineers think outside the box to see how we could prevent flooding inside resident’s homes, especially flooding coming from resident’s backyards.

Motion: To recommend approval of Resolution 18-46-R: Authorizing 2018 Ward 1 Storm Sewer Reconstruction Contract with Performance Construction in an amount not to exceed \$1,515,800.00

Maker: Wolff

Second: Cerone

Roll Call Vote: **Aye:** Wolff, Salvati, Brown, O'Brien, Callahan, Meitzler, Malay, Cerone, McFadden, Russotto, Atac

Nay: None

11-0 Vote, 3 Absent, Motion carried.

11. Resolution 18-47-R: Authorizing Task Order #1 with Baxter & Woodman for Construction Engineering Services for the 2018 Ward 1 Storm Sewer Reconstruction (TG 4/5/18) CS

Motion: To recommend approval of Resolution 18-47-R: Authorizing Task Order #1 with Baxter & Woodman for Construction Engineering Services for the 2018 Ward 1 Storm Sewer Reconstruction in an amount not to exceed \$76,780.00

Maker: Wolff

Second: McFadden

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

12. Resolution 18-43-R: Authorizing Execution of Contract for Well #6 and #8 Rehabilitation (JB 4/5/18) PU

O'Brien summarized the memo. Barkei overviewed the project with the COW.

Motion: To recommend approval of Resolution 18-43-R: Authorizing Execution of Contract for Well #6 and #8 Rehabilitation

Maker: Brown

Second: Meitzler

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

CONSENT AGENDA

13. Resolution 18-48-R: 1801 Suncast Ln – 35 kV URD Service Expansion (RB 4/6/18) PU

Motion: To recommend approval of Resolution 18-48-R: 1801 Suncast Ln – 35 kV URD Service Expansion

Maker: Atac

Second: Salvati

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

CONSENT AGENDA

14. Project Status

Newman reported on the following:

- The Community Survey is underway to help inform the City on the Strategic Planning process
- 1250 Douglas Spec Building owner is working to get a user in that space. The possible new tenant is Focus Logistics. They are relocating from West Chicago.
- The One Washington Place project goes to the Plan Commission (PC) on April 18th.
- The owner of Funway met with staff regarding a number of things regarding the expansion project and the owner would like to get started as soon as possible. The project will be moving forward.
- The solid waste contract bid is expected to go out on April 16th with a return date of early May.
- Various departments in the City that utilize seasonal employees over the summer are now recruiting.

15. Other

O'Brien commended Jeremy Barkei on the award the City received from IDPH.

Mayor Schielke shared that the Batavia Park District has requested to hold the annual meeting with the COW at an upcoming meeting. Mayor Schielke suggested the COW have a joint meeting with the Batavia School Board as well. The COW directed the Mayor to go forward with scheduling a meeting with the two bodies.

16. Adjournment

There being no other business to discuss, Chair Brown asked for a motion to adjourn the meeting at 8:44pm; Made by Wolff; Seconded by Salvati. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith