

MINUTES
April 23, 2013
Community Development Committee
And
City Services Committee Joint Meeting
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 Volk called the City Services Committee meeting to order at 7:30 pm. After the closing of the City Services Committee portion of the meeting Chair Brown called the Community Development Committee meeting to order at 7:45pm.

1. Roll Call

Community Development Committee Roll Call-

Members Present: Chair Brown; Vice-Chair Wolff (arrived at 7:32pm); Aldermen Sparks, Chanzit, Clark, Atac and Stark

Members Absent: None

City Services Committee Roll Call-

Members Present: Chair Volk; Vice-Chair Liva; Ald. O'Brien, Dietz, Tenuta and Jungels

Members Absent: Alderman Frydendall

Also Present: Mayor Schielke (arrived at 7:38pm); Jeff Albertson, Building Commissioner; Scott Buening, Community Development Director; Bill McGrath, City Administrator; Noel Basquin, City Engineer; Karen Young, Assistant City Engineer; Scott Haines, Street Superintendent; Gary Holm, Director of Public Works; and Jennifer Austin-Smith, Recording Secretary

2. Items Removed/Added/Changed

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

3. Resolution 13-64-R: Authorizing execution of a contract with Denler, Inc., for the 2013 Crack Sealing Program in the amount of \$50,000.00 (SH 4/17/13)

Haines reported that the Crack Seal Program went out to bid a couple of weeks ago and received only one bid. The pricing on the bid is comparable to last year with the same vender and staff is recommending moving forward to get the project going early summer.

Motion: To approve Resolution 13-64-R: Authorizing execution of a contract with Denler, Inc., for the 2013 Crack Sealing Program in the amount of \$50,000.00
Maker: Dietz
Second: Liva
Voice Vote: 6 Ayes, 0 Nays, 1 Absent
Motion carried.
CONSENT AGENDA

4. Resolution 13-65-R: Authorizing execution of a contract with Gee Asphalt Systems, Inc., for the 2013 Pavement Preservation Program in the amount of \$50,000.00 (SH 4/17/13)

Haines reported that the City is in its third year of the Pavement Preservation Program. This will be the second year in a row the City will use Gee Asphalt. The price has been consistent over the past few years. Staff is recommending moving forward with Gee Asphalt.

Motion: To approve Resolution 13-65-R: Authorizing execution of a contract with Gee Asphalt Systems, Inc., for the 2013 Pavement Preservation Program in the amount of \$50,000.00
Maker: Dietz
Second: O'Brien

Discussion was held on the motion. Liva questioned where the sealer will be applied. Haines stated that he will provide a list to the aldermen. O'Brien asked why there was only one bidder. Haines responded that there are only a couple of companies that use the product that we are using for pavement preservation. That may be why there was only one bidder. He continued that staff demoed another product for pavement preservation last fall and is measuring the quality of the product over the year to see if it is worth changing to. We might hit a different market with that product and have a few more bidders as a result. O'Brien questioned if the current product lasts five years. Haines responded that it does. However, the City is not able to keep up with these locations every five years. Staff is trying to keep the pavement in as good of condition as we can.

Voice Vote: 6 Ayes, 0 Nays, 1 Absent
Motion carried.
CONSENT AGENDA

5. Resolution 13-66-R: Authorizing Execution of a contract with Mondri Construction, Inc., for the 2013 Sidewalk and Curb Replacement Program in the amount of \$195,000.00 (SH 4/17/13)

Haines stated that this is the annual Sidewalk Replacement Program in combination with the New Sidewalk Program and curb restoration. Mondri Construction was the low bidder and a couple of locations have been reduced to get the City down to the budgeted amount. Mondri is a new name of a company that the City has worked with in the past (i.e. REI). The City did not have any issues with REI, now named Mondri, and their references have been positive.

Dietz asked if we are sending letters to the people who will not be getting sidewalks or curb repairs due to the reduction. Haines stated that everyone on the new sidewalk program has been made aware of changes and those with construction pending will receive a construction notice informing them when it will happen and what could be expected. Dietz asked if those who did not want a sidewalk will be notified that a sidewalk will not be installed this year. Haines responded that those who will not be receiving a sidewalk will be notified.

Motion: To approve Resolution 13-66-R: Authorizing execution of a contract with Mondri Construction, Inc., for the 2013 Sidewalk and Curb Replacement Program in the amount of \$195,000.00

Maker: Dietz

Second: O'Brien

Voice Vote: 6 Ayes, 0 Nays, 1 Absent
Motion carried.

CONSENT AGENDA

6. Resolution 13-67-R: Authorization to purchase a Falcon Hot Patching Trailer through the Illinois Joint Purchasing Program from Falva Road Equipment, LLC in the amount of \$23,141.00 (SH 4/17/13)

Haines shared that streets are still in declining mode and are in need of patching. Staff originally budgeted \$15K for this replacement and found out that there are really good features to help with application in the summer and winter time. The features are what increased the amount. The trailer is a little larger than the former machine but will open up options for patching in extreme weather. Haines stated that there is no budget amendment needed since they are currently under budget.

Motion: To approve Resolution 13-67-R: Authorization to purchase a Falcon Hot Patching Trailer through the Illinois Joint Purchasing Program from Falva Road Equipment, LLC in the amount of \$23,141.00

Maker: O'Brien

Second: Jungels

Voice Vote: 6 Ayes, 0 Nays, 1 Absent
Motion carried.

CONSENT AGENDA

7. Presentation: First Baptist Church Facility Study (Gary Holm, 4/18/13)

Holm stated that late last year, City Council asked staff to evaluate and look at all the properties the City owns. The First Baptist Church is one of those properties. A feasibility study was requested to see if the church could be adapted for reuse. Staff recommended and Council approved a contract with Wiss, Janney Elster Associates (WJE) to perform the feasibility study.

Holm continued that the goal of the feasibility study was summed up with a couple questions: what are the significant issues associated with the structures and what are the planning level cost estimates to address those issues so that the structures could potentially be reused. WJE was tasked with performing interior and exterior inspections of the structure, developing the cost estimates, and working with staff through the process. Tonight staff is presenting a pre-final

report to the Committee and tonight is meant for questions and answers. If there are any concerns or clarification issues, they could be discussed tonight. Holm introduced Ken Itle to the Committee and shared that he will be presenting the feasibility study for the Committee's review.

Ken Itle, WJE, 330 Kingston Road, presented to the Committee the feasibility study findings for all three structures: the 1889 church, the 1930's addition, and the 1959 school addition. The presentation included an overview of the property, discussion on exterior repairs, walls repairs, condition of the floor structures and repairs, interior repairs including water damage, universal accessibility, mechanical systems, preliminary budget estimate, and high priority repairs. McGrath added that a mold report has been completed and mold was found in the basement. The report will be distributed to the aldermen.

Chair Brown thanked the press for attending tonight's meeting. He stated that it is very important that the press get this discussion out to the public so that the public could begin discussion on the importance of this structure in town with their alderman. McGrath commented that no decision is needed today but staff would like to know if there were any other questions the Committee would like to address so this report could be completed. McGrath stated that he would like to develop some kind of process or agreement regarding this property. Brown agreed and stated that the communication has to begin with the new Council members. Brown requested staff to put together a timeline and a plan to have time to review the report, review the Comprehensive Plan, and discuss the pros and cons of the property. Tenuta commented that communicating with the new Council members is very important and agreed that a timeline would be very beneficial. Tenuta stated that she is concerned with the money that we will continue to put into this property if we do not make the right decision on how to deal with all three of the structures as a whole.

Dietz added that we should also consider the demolition costs for this property. Tenuta agreed that demolition costs should be considered. There is a lot of potential for development and there is a lot that can be done here. Clark requested that the demolition numbers be broken down per section as well. Wolff concurred with Clark's request. O'Brien stated that the church building, if any, would be the preferred building to restore. He explained that the surrounding buildings do not have much value and have the most repair costs.

Brown asked if the property is considered significant by the Historic Preservation Committee. Albertson responded that the entire property is considered significant but that decision was based on the church itself.

Liva requested that staff find out what the property is worth and what the market pricing is. He asserted that putting three and a half million dollars for repairs into a property that may have no value as a structure to be repurposed is hard to do without knowing the structure's value. Stark asked for the cost of heating and cooling this structure through the years of owning it. McGrath stated that the cost is nominal but the City has done four or five roof repairs mainly on the flat roofs of the structure. Some boiler repairs have been done as well. Staff has tried to keep the repairs and the costs as minimal as possible.

Dietz questioned Itle about the timeline for the high priority repairs. Itle responded that one to two years at the longest would be the timeframe for repairs. Itle noted that the 1889 church sanctuary is not suitable for large assemblies at this time, though it is stable. He added that it may not be suitable for small assemblies as well.

McGrath announced that staff will return with a timeline and a list of other data that staff will be providing the Council. Holm stated that if anyone has any additional comments or questions regarding the report to let him know. There were no comments or questions from the Committee at this time. McGrath stated that, in general, if there is no other comments or questions regarding the report staff will convert the pre-final report into a final report. Staff will resubmit the final report to the Committee for review and approval. There was no objection from the Committee regarding staff making the report final.

8. Main Street Reconstruction Alternates (Karen Young)

Young stated that the project's intention is for the reconstruction of the roadways. Young explained the Phase 1 and Phase 2 engineering process with the Committee.

Young continued that the City received 2.5 million dollars in funding for this project through Surface Transportation Funding which is federal funding. Originally the funding was for the entire project limits from 31 to Randall Road but the funding received would not cover the cost for that expansion. Staff then chose to break the project in half in a logical FAU route from Water Street to Van Nortwick Avenue. Since that time staff has resurfaced the roadway from Van Nortwick Avenue out to Randall Road.

Staff would like to hold a public meeting to suggest several alternates to the community and receive their feedback on which alternate they prefer. The purpose of discussion tonight is to present the alternates to you and set up a date for that public meeting to take place mid May. IDOT needs to be contacted with the City's preferred alternate. IDOT does not allow for submission of more than one alternate.

Young went through each alternate and explained the details with the Committee. The alternate discussion was based on the spreadsheet Young distributed to the Committee titled '3/28/13 Main Street Reconstruction Alternate Notes.' She discussed the existing conditions and detailed proposed alternates one through five. Tenuta requested that staff provide more detail on what trees would be removed from the community with each alternate. Atac questioned what the cost estimates are for each alternate. Young responded that it is a very cumbersome and long process to come up with the cost estimates for these alternates. Staff had ranked the alternates based on the amount of work for each alternate. Young stated that staff could come up with a ballpark estimate.

Stark stated that when we design without cost constraints it is not very helpful in the long run. Stark stated that it would be very beneficial if we knew what alternate was the least expensive and the most expensive and everything in between so that we could budget for it. Stark stated her concern with asking the public to pick an alternate when we don't have any idea what the cost is. McGrath asked if Young could create some cost estimates for each alternative. He stated that he understands that this is time consuming and may hold back the process. McGrath confirmed with

Young that any delay in the project would not affect funding of the project. Young agreed and stated that the funding will remain intact if the project is delayed due to the need for more research and time. Holm noted that the water main work (from Van Nortwick to Water Street) will be a utility expenditure since this was budgeted for in the past. Brown stated that he is not saying that we should not slow the process down but he wanted to note that the streetscape on Water Street near Water Street Studios will get pushed back if this project gets pushed back. Sparks stated that all the alternates could be changed to include elements from another alternate. He explained that it is really important to have parking between Batavia Avenue and Water Street and between Jefferson and Batavia Avenue. Further west it is costing more because it requires moving utility poles and other revisions. Sparks questioned if this project could be done in stages. Young responded that it could be done in stages and become a hybrid project.

Mayor Schielke requested that the Committee consider the historical homes and structures between Batavia Avenue and Jackson Street. The houses on both sides of the street are the most historic homes in Batavia.

Stark requested to get the costs for this project. McGrath stated that staff will provide costs to the Committee members. Stark stated that we have to be conscious of how we are spending our money because the money could be used for another purpose. Even though the project has been budgeted for and planned for we still have to be fiscally conscious. She would like to start out with a finite amount of money and make sure that we are staying within that finite number and are designing to that number.

Steve Vasilion addressed the Committee. He requested that the Bicycle Commission view these alternates. He explained that having the Commission involved would be a nice courtesy and we may get input from them that would help narrow down the number of schemes. If the Commission supports the layout it would help with the presentation to the public. Basquin noted that the section that is off the street is actually part of the bike plan. Basquin also mentioned that he is a member of the Bike Commission.

The Committee discussed parking, bike paths, MFT funding and what it could be used for, notifying residents, the existing gas main, and the commercial property parking on Van Nortwick. Young stated that the commercial area on Van Nortwick has been reviewed by the Planning Department. Staff is considering some different uses along that area. Staff would like to clean up the access by defining entrance areas. Young concluded the discussion stating that she will send an email to the Committee regarding the public meeting.

9. Project Status Update

- **Streetscape**
- **Others**

Basquin reported on River Street. WW Timbers is proposing the third week of May to install the arch. In regards to Wilson Street from Island to 31, there will be a press conference on Thursday with various newspapers in the area. On Monday there will be a preconstruction meeting with staff and the contractor. On Tuesday night there will be an open house with the community starting at 7pm in the City Council Chambers. Coffee with contractor begins Thursday of next week at 8:30am at Panera Bread. Construction is anticipated to begin on the first week of May.

City Council will be addressed for night-work approval. Water main improvements will be done at night to not affect traffic. The schedule for the project will be completed by next week. O'Brien commented that for the installation of the crosswalks on Island and Wilson there will be a bottleneck traffic issue. O'Brien suggested the City create a plan in case the contractor does not have a sufficient plan to keep traffic flowing. Basquin agreed and stated that staff is working with the contractor to prevent traffic issues.

Basquin stated that the crosswalk in front of Foltos is in progress. The striping will be done with interconnect project. Haines stated that the signage should be done in the next couple of weeks and the striping will be done soon after.

10. Other

Sparks asked if staff was doing an analysis of all the streets in town to get a report on their condition. Sparks stated his concern about the streets in the First Ward. Young responded that staff is going through the analysis of the report from the ground sensing radar project. This will be part of the selection of the streets for this year in which the Committee will review. The street program will be addressed in a few months once the Main Street project is worked out. Sparks stated that in Woodland Hills the streets are all substandard. He is concerned that there are a lot of streets in that area that will need a lot of work.

Mayor Schielke reported that he will be meeting with Governor Quinn for a press conference. At this press conference it will be announced that the largest independent furniture retailer in America will be moving into Illinois. The retailer is Art Van Furniture and one of their stores will be opening in Batavia. They will be moving into the former Wicks Furniture building on Randall and McKee Street. Mayor Schielke was informed that Art Van Furniture chose this particular site due to the recent installation of the Chick-fil-A and the nearby Target. Buening noted that the building plans were dropped off this morning for this facility.

Buening stated that staff is still reviewing the plans for the Pep Boys and additional retail building by the Wal-Mart. He added that the Wal-Mart construction is well underway.

Buening shared that a new inspector has been hired by the City to fill the vacant position. The new inspector's name is Toby Petrie and he will be starting May 7th.

Buening reported on the work in Tanglewood Five. Staff has had one meeting with a prospective developer of that property. The developer is looking at a traditional single family home development, not cluster homes. The developer is proposing somewhere between sixty and sixty-five lots. Staff should know within two weeks if this developer will be moving forward with the City. An amendment will have to be made to the annexation agreement since the area is dedicated for cluster development. Variances should not be needed.

Brown asked about the Siemens property. Buening responded that the only activity they have had on the Siemens property is negotiations for the McKee Street dedication for the right-of-way. Staff has had a plat drafted and are finalizing it. There have not been any development plans proposed on that site. Brown asked about the final clean up on the site. Buening answered that staff has given a June deadline for the removal of the foundations. There have been some

remediation issues. Also, the property is owned by two different entities but all issues should be resolved within the next couple of months.

Sparks stated that he understands that some things are confidential but it would be nice if aldermen could have some knowledge on what is going on in the City and possibly add some input. He suggested that memos be written to the Council members and mark the memos as confidential as needed.

Brown requested that staff add to the next Community Development Committee meeting agenda discussion on the dissolving of the streetscape subcommittee. The subcommittee will be meeting next Monday night.

11. Matters From the Public

There were no matters from the public.

12. Adjournment

There being no other business to discuss, Chair Volk asked for a motion to adjourn the City Services Committee meeting at 7:45pm; Made by O'Brien; Seconded by Dietz. Motion carried. The Community Development Committee portion of the meeting commenced directly after.

There being no other business to discuss, Chair Brown asked for a motion to adjourn the Community Development Committee meeting at 9:47pm; Made by Wolff; Seconded by Stark. Motion carried.