

MINUTES
August 25, 2020
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 Wolff called the meeting to order at 7:00pm.

1. Roll Call

Members Present: Chair Wolff; Ald. Miller, Beck (on phone), Knopp, Chanzit, Baerren, O'Brien, Meitzler (on phone), Uher (on phone, joined meeting at 7:18pm); Cerone (on phone); McFadden (on phone, joined meeting at 7:36pm);

Members Absent: Ald. Callahan, Russotto, and Malay

Also Present: Mayor Schielke; Laura Newman, City Administrator; Gary Holm, Director of Public Works; Rahat Bari, City Engineer; Scott Buening, Director of Community Development (on phone); Wendy Bednarek, Director of Human Resources; and Jennifer Austin-Smith, Recording Secretary

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

3. Approve Minutes for August 11, 2020

Motion: To approve the minutes for August 11, 2020

Maker: Chanzit

Second: Knopp

Roll Call Vote: **Aye:** Chanzit, Barren, Wolff, O'Brien, Meitzler, Cerone, Miller, Beck, Knopp

Nay: None

9-0 Vote, 5 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)

Steve Pederson, 750 Main, asked for another approach to his property. In the past they had three approaches and now they have one. He explained that he would need at least two approaches to get twenty-nine foot trailers safely in and out of his property. Newman stated that as a policy we try to minimize the number of curb cuts. The reason for that is to be as protective as possible to pedestrians and bicyclists. One of the improvements that we are making on Main Street is adding sidewalk to this part of Main Street as well as new bike lanes in the roadway. Because the front

of the property is not being used for any business purpose we wanted to minimize the number of curb cuts and simply provide one forty foot curb cut at this point. Should there be a business operation that comes to be there the City, at its own expense, would be willing to add curb cuts if necessary. Pederson stated that he might open a shop there in the future. Chair Wolff stated that if there is a business at that location and a demonstrated demand the City would add another approach. Pederson asked if that could be put into writing. Newman answered that the City would provide him with a letter.

Pederson stated that he does have another business in St. Charles and he may open one in Batavia. He would like one more curb cut added to his property. Ideally, he would like a curb cut on each end of his property. Chair Wolff commented that he does not want the Batavia property to end up in the condition the St. Charles property is in. Chair Wolff continued that there is no way we are going to allow what the shop looks like in St. Charles on Main Street.

Holm added that opening a business that necessitates an additional curb cut would equate to an additional curb cut. There will be an approval process and through the approval process that distinction would be made. Pederson asked how much time would it take for installation of a curb cut. Newman answered that they would need at least a six-week lead-time with proper weather conditions.

6. 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 20-55: Annexing Roads Across NICOR Right-of-Way (SCB 8/17/2020) CD

Motion: To approve the Consent Agenda as presented

Maker: Chanzit

Second: Knopp

Roll Call Vote: **Aye:** Chanzit, Barren, Wolff, O’Brien, Meitzler, Cerone, Miller, Beck, Knopp

Nay: None

9-0 Vote, 5 Absent, Motion carried.

*Alderman Uher joined the meeting at 7:18pm

7. Discussion: Small Business and Not for Profit Grants (LN) GS

Sherri Wilcox and Margaret Perreault, Batavia MainStreet and Batavia Chamber of Commerce, addressed the Committee and thanked the City for providing these grants for COVID related purchases. They asked the Committee to consider allocating funding for businesses that are currently serving the public at this time and whatever is remaining to save it for public servicing

businesses in the winter months as well to purchase items that they may not know they need currently.

The Committee expressed concern over having funding available during the winter for those who need assistance as well. Chair Wolff noted that is why this round of grants is for \$20,000 so that there is a remaining amount for the colder months. Knopp questioned if home-based licensed daycares would be included in this program. Newman answered that since it is a home-based business it would not be included.

The consensus of the Committee was to rewrite the grant program to include: has to have a facility that serves the public on a regular basis, they must be operating and accepting the public into their business at this time, excludes those not open to the public, would not include home-based businesses and service based businesses that are not open to the public. Mayor Schielke brought up the importance of separation of church and state and questioned if churches could be included in the program even though they are a non-profit. Newman stated that she would discuss this with the City Attorney for his counsel.

*Alderman McFadden joined the meeting at 7:38pm.

8. Discussion: North River Street Catenary Lighting (GH) CS

Newman summarized the memo written by Gary Holm. The Committee considered alternatives that would have a similar impact but not a similar cost. The Committee discussed putting festoon lighting on the buildings themselves and twinkle lights inside the business windows. Chair Wolff asked if the light posts we have now could have the fixtures changed to brighten up the street. Holm stated that the lighting levels could be adjusted by adding flying saucer lights. Chair Wolff explained that we are utilizing the street in a different manner than we envisioned when it was designed. If we change the lights to something different we could add more pizzazz to the street. Holm stated that staff could look into what might work. Beck stated that investing in string lighting in the long term could be beneficial. She suggested that staff discuss this option with the businesses on River Street. Beck discussed possible funding for string lighting such as partnering with Batavia MainStreet for a fundraiser to help fund the installation or simply adding it to next year's budget. It is likely to be a combination of building and pole attachments. Holm commented that until we know the future of One Washington Place he does not know how far north we could go at this time beyond River's Edge. The first phase would not likely go past the O'Brien's building. Holm noted a professional designer would have to be hired. O'Brien concurred.

Chanzit suggested offering a grant to businesses that want to add outdoor lighting to their business. O'Brien expressed that he is not in favor of putting lighting onto the buildings because the buildings are prone to deteriorating. A good long-term solution for the City would be to install the lighting on poles six inches away from the buildings. Holm noted that at this time it is a costly option.

Cerone suggested that as the weather gets cooler the City should put propane tank heaters out on the road. Beck seconded that. Newman noted that there is a concern with who turns it on and off and who replaces the tank. Chair Wolff commented that it should be up to the individual

businesses to purchase heaters. The Committee discussed providing the lighting (festoon lighting outdoors) to the businesses so that they are uniform. The businesses could then install the lighting their buildings.

After a lengthy discussion, Chair Wolff directed staff to contact the businesses owners and find out what it is going to cost to get a lighting plan and an estimate of what the poles would cost if we wanted to go that route.

9. Ordinance 20-53: Establishing a Date, Time and Place for a Public Hearing and Convening a Joint Review Board pertaining to the North East Downtown Tax Increment Financing District (LN/CA 8/18/20) GS

Chanzit overviewed the memos for Ordinance 20-53 and 20-54.

Motion: To recommend approval of Ordinance 20-53: Establishing a Date, Time and Place for a Public Hearing and Convening a Joint Review Board pertaining to the North East Downtown Tax Increment Financing District

Maker: Chanzit

Second: O'Brien

Roll Call Vote: **Aye:** Chanzit, Barren, Wolff, O'Brien, Meitzler, Uher, Cerone, Miller, Beck, McFadden
Nay: Knopp
10-1 Vote, 3 Absent, Motion carried.

10. Ordinance 20-54: Authorizing the Establishment of Tax Increment Financing "Interested Parties" Registries and Adopting Registration Rules and Form for Registries (LN/CA 8/18/20) GS

Motion: To recommend approval of Ordinance 20-54: Authorizing the Establishment of Tax Increment Financing "Interested Parties" Registries and Adopting Registration Rules and Form for Registries

Maker: Chanzit

Second: O'Brien

Roll Call Vote: **Aye:** Chanzit, Barren, Wolff, O'Brien, Meitzler, Uher, Cerone, Miller, Beck, McFadden
Nay: Knopp
10-1 Vote, 3 Absent, Motion carried.

11. Resolution 20-104-R: Intergovernmental Agreement with Batavia Library into IPBC (WB 8/25/20) GS

Bednarek overviewed the memo with the Committee. She explained that Blue Cross Blue Shield has made the determination individually that if you under 150 lives they are not interested in self funding. They would require a fully funded plan. Currently the library does not have access to Blue Cross Blue Shield because of that. Knopp stated that he likes that taxpayers fund the City and the library and they are looking for ways to reduce cost to the taxpayers.

George Sheets, Batavia Library, addressed the Committee over the phone. He stated that they appreciate the consideration to be included into the IPBC. This will be a great benefit for both entities with no direct impact to the City overall.

Motion: To recommend approval of Resolution 20-104-R: Intergovernmental Agreement with Batavia Library into IPBC
Maker: Chanzit
Second: Knopp
Roll Call Vote: **Aye:** Chanzit, Barren, Wolff, O'Brien, Meitzler, Uher, Cerone, Miller, Beck, Knopp, McFadden
Nay:
11-0 Vote, 3 Absent, Motion carried.

12. Resolution 20-101-R: Approving Task Order #11 with Siemens Industry to process McKee Substation Transform #1 oil for oil dehydration and De-gasification for an amount not to exceed \$26,388.00 (RB 8/21/20) PU

O'Brien overviewed the memo with the Committee.

Motion: To recommend approval of Resolution 20-101-R: Approving Task Order #11 with Siemens Industry to process McKee Substation Transform #1 oil for oil dehydration and De-gasification for an amount not to exceed \$26,388.00
Maker: Knopp
Second: Miller
Roll Call Vote: **Aye:** Knopp, McFadden, Chanzit, Barren, Wolff, O'Brien, Meitzler, Uher, Cerone, Miller, Beck
Nay:
11-0 Vote, 3 Absent, Motion carried.

13. Resolution 20-102-R: Approving Task Order #12 with Siemens Industry to provide equipment inspection and testing at Main Substation for an amount not to exceed \$27,959.00 (RB 8/21/20) PU

O'Brien summarized the memo with the Committee.

Motion: To recommend approval of Resolution 20-102-R: Approving Task Order #12 with Siemens Industry to provide equipment inspection and testing at Main Substation for an amount not to exceed \$27,959.00
Maker: Knopp
Second: Miller
Roll Call Vote: **Aye:** Knopp, McFadden, Chanzit, Barren, Wolff, O'Brien, Meitzler, Uher, Cerone, Miller, Beck
Nay:
11-0 Vote, 3 Absent, Motion carried.

14. Resolution 20-103-R: Approving Task Order #13 with Siemens Industry to perform Tap Changer Maintenance for three transformers at Northeast and Southeast Substations for an amount not to exceed \$34,049.00 (RB 8/21/20) PU

O'Brien discussed the maintenance for this project with the Committee.

Motion: To recommend approval of Resolution 20-103-R: Approving Task Order #13 with Siemens Industry to perform Tap Changer Maintenance for three transformers at Northeast and Southeast Substations for an amount not to exceed \$34,049.00

Maker: Knopp

Second: Miller

Roll Call Vote: **Aye:** Knopp, McFadden, Chanzit, Barren, Wolff, O'Brien, Meitzler, Uher, Cerone, Miller, Beck

Nay:

11-0 Vote, 3 Absent, Motion carried.

15. Project Status

Newman reported on the following:

- The City's additional brush pick up from the large storm a couple weeks ago has cost approximately \$37,000.
- The bond closing for the 2020 Geo Water Bonds was on August 20th and the proceeds have been received and the closing costs distributed.
- Colby issued a budget calendar to all departments with a deadline for initial budget entry for September 10th. Individual meeting will be held with each department to begin discussion on items within their budgets.
- Utility billing continues to work with customers on payment plans. We did resume shut offs but for any customer that contacts the City we are willing to set up payment plans.
- Staff has secured an easement from the church on West Main Street for a new sidewalk along the Millview Drive frontage. That would facilitate the pedestrian access to the high school for those students who are parking on Millview. The sidewalk will be installed this fall if possible or if not it would be included in the 2021 street program.
- Staff continues to inquire with IDOT on the status of the investigation related to the pedestrian signals at Wilson Street and South River Street. We have been informed that their review is still pending on that matter.
- Development and scope of services for Carriage Crest Phase One Engineering Study has been finalized and will be presented to the COW in the upcoming weeks.
- We are continuing to work with a number of perspective businesses with potential sites.
- The north side of this building there is cut outs where windows once existed but have been filled in solid. In Batavia's past, those spaces have been used for displays of artwork. Newman asked if the City Council would like to consider a collaboration with Water Street Studios to come up with some plan for artwork displayed on this building. Suggestions have been on the west side of the building commission artists to portray what life had been like when this building was being used as a windmill factory and the activities of the workers inside. On the east side of the building, the river side of the building, utilize those spaces to pay homage to the natural scenery of the river and types of wildlife represented there. The consensus of the Committee was to move forward with this project.

16. Other

Baerren asked for a status update on Colony Bikes. Newman stated that she received notice from Colony that our bikes are at least three weeks away from being delivered. Newman requested from Colony that they consider reducing our annual payment since we were given indication that we would be able to launch our program on August 1st. She is waiting to hear back from them about that. Wolff stated that if they don't want to give us the money back he would like more bikes to make up for that. We paid for the bikes for a certain period of time and we are not getting them. Wolff concluded that the City should be compensated one way or the other.

Uher asked where we are at with the rezoning of South River. Buening answered that it is on staff's list of things to do. Staff is weighing the need for a consultant or whether it could be done in-house.

17. Executive Session: Setting the Price of Land for Sale

Motion: To enter into Executive Session: Setting the Price of Land for Sale

Maker: O'Brien

Second: Knopp

Roll Call Vote: **Aye:** O'Brien, Meitzler, Uher, Cerone, Miller, Beck, Knopp, McFadden, Chanzit, Barren, Wolff

Nay:

11-0 Vote, 3 Absent, Motion carried.

The Committee entered into Executive Session at 8:42pm and exited at 9:02pm.

18. Adjournment

There being no other business to discuss, Chair Wolff asked for a motion to adjourn the meeting at 9:02pm; Made by O'Brien; Seconded by Knopp. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary, on September 3, 2020.