

**MINUTES**  
**August 31, 2021**  
**Committee of the Whole – Hybrid 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.

Vice-Chair Chanzit called the meeting to order at 7:01pm.

**1. Roll Call**

**Members Present:** Ald. Miller, Russotto, Beck (online), Knopp (online), Chanzit, Solfa, Baerren, Leman, Ajazi (online), Cerone (online), Uher and Vogelsinger (online)

**Members Absent:** Chair Wolff; Ald. Malay

**Also Present:** Mayor Schielke; Laura Newman, City Administrator; Peggy Colby, Director of Finance (online); Gary Holm, Director of Public Works; Anthony Isom, Assistant to the City Administrator (online); and Jennifer Austin-Smith, Recording Secretary (online)

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

**3. Approve Minutes for August 3, 2021 Special Meeting**

**Motion:** To Approve Minutes for August 3, 2021 Special Meeting

**Maker:** Uher

**Second:** Miller

**Roll Call Vote:** **Aye:** Uher, Cerone, Vogelsinger, Miller, Russotto, Beck, Knopp, Chanzit, Solfa, Baerren, Leman, Ajazi

**Nay:**

12-0 Vote, 2 Absent, Motion carried.

**4. Items 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. Resolution 21-08-R: Authorizing Execution of a Contract for the 2021 Public Works Garage Roof Repair Project with DCG Roofing Solutions, Inc. for \$446,610.00 (Scott Haines 8/26/21) CS**

Holm overviewed the memo.

**Motion:** To recommend approval of Resolution 21-088-R: Authorizing Execution of a Contract for the 2021 Public Works Garage Roof Repair Project with DCG Roofing Solutions, Inc. for \$446,610.00

**Maker:** Russotto

**Second:** Miller

**Roll Call Vote:** **Aye:** Russotto, Beck, Knopp, Chanzit, Solfa, Baerren, Leman, Ajazi, Uher, Cerone, Vogelsinger, Miller

**Nay:**

12-0 Vote, 2 Absent, Motion carried.

## **7. Discussion: General Fund Unbudgeted Capital Project Planning**

Holm presented a PowerPoint presentation utilizing the shared screen feature on Zoom titled “General Fund Unbudgeted Capital Project Planning.” The presentation included the following information:

- Background
- Important Notes
  - The City should not depend on grant funding
  - Enterprise fund capital projects are not on this list
- Other General Fund Considerations
- Projects & Revenue Sources
  - Stormwater
  - Roadway/Pedestrian
  - Government facilities
- Summary
  - Unfunded projects totaling 85 million
- Priority Recommendation Years 1-5
- Priority Recommendation Years 5-10
- Key Questions
- Next Steps

The Committee discussed the bridge, figuring out where and if we could save for a future bridge, (Red Gate Bridge in St. Charles as an example), riverbank stabilization, effects on removing the dam to the riverbank, TIF, traffic calming, and ARPA funds being a separate discussion regarding allowable uses.

Holm asked if there were any projects they would like to remove from the list. Uher stated that he objects to the pedestrian bicycle ramp from river level to Peace Bridge because that is not our project. Holm stated that should be a separate conversation. Newman stated that it ended on the list from the first Strategic Action Plan 2019-2021 looking at deficient areas for pedestrian and bicycling within our City. We convened a group of stakeholders and they came up with a list of areas of concern. This was one of major concern. Newman does agree with Uher that this is a problem that exists on someone else’s property. Uher stated if this is to be completed then the Park District could buy the property from us and do what they need to do. Not that we do it because we own it. Uher made a motion that this be removed from the list. Beck seconded and stated that she agrees that we don’t know what is going to happen on the Larsen Becker land it

seems early to have this on the list. She would hate to see anything bicycle related restricted from the list. Discussion was held on the motion. Mayor Schielke shared his support of the ramp across the river because one of the things people on our bike trail say there are nice places to eat and get refreshments along with bike shops for immediate aid. The growth of the neat shops, shopping, boardwalk shops, coffee and refreshments the cyclists feel it is a great place to stop. We need a better way to get people off of the bike trail and up to the downtown. It would be easier if we had the ramp for people to get here in an easier fashion. Mayor Schielke would like to enhance our bike trail and make it better than it already is. Beck asked for a description of what the proposed ramp would look like. Holm described the proposed ramp. Beck announced that she is in favor of the ramp staying on the list and she withdraws her second.

**Motion:** To remove the bicycle ramp from the list  
**Maker:** Uher  
**Second:** Cerone  
**Roll Call Vote:** **Aye:** Uher, Cerone, Vogelsinger, Miller, Russotto, Knopp, Chanzit  
**Nay:** Beck, Solfa, Baerren, Leman, Ajazi  
7-5 Vote, 2 Absent, Motion carried.

The Committee discussed the items on the 'a' and 'b' list. Turning Canterbury Lighting as a 'b' list item was considered. Beck and Russotto stated that they would prefer it staying on as an 'a' list item. Russotto noted that Canterbury Lighting was committed as an item to be completed to the downtown area.

**Motion:** To remove the 13M Fox River Projects and put onto Years 1-5b  
**Maker:** Chanzit  
**Second:** Solfa  
**Roll Call Vote:** **Aye:** Chanzit, Solfa, Baerren, Leman, Ajazi, Uher, Cerone, Vogelsinger, Miller, Russotto, Beck, Knopp  
**Nay:**  
12-0 Vote, 2 Absent, Motion carried.

The Committee discussed the City Hall renovation project. The Committee discussed the four diagonal parking spaces adjacent to the building and whether they should remain or be changed to planters once Utility Billing is moved to the south entrance. Holm stated that if you walk out of the Community Development entrance today you would walk out into a planter. In order to get over to the parking lot you have to jog around the planter. The idea is to create a better pedestrian path from the parking lot to what will be the main entrance of City Hall. Beck stated that she would vote for planters over parking spots. Beck moved to remove the additional four parking spots. Knopp seconded. Newman noted that we would have to tear up the whole planter to get to the water service that is buried underneath it. We will have to tear that area up and what we are voting on is that it would remain a planter and not additional parking spots. There are many elderly members of our community who are visiting utility billing to pay their bills in person. When we move utility billing downstairs they would be utilizing this main entrance of the building. As you are voting on that she believes the Committee should keep that in consideration. Newman explained that they are proposing moving parking closer to the new main entrance because right now the parking doesn't start until north of that entrance. Staff's

recommendation is implementing the additional parking spaces as planned as part of the first phase of the City Hall renovation project. The whole project will come back here to be approved. Right now, we are considering putting this into the budget. Holm stated that it would be almost six parking spaces and regardless of parking or planter this work would have to be done somehow. Holm discussed how the project would be financed. Beck thanked staff for discussing how this money would be earmarked for the project and withdrew her motion. She stated that she would like a more detailed discussion about how the money would be used with parking versus landscaping. She would like to see the Council Chambers door at the front of the building because our public buildings should be welcoming to the community at the pedestrian level and not designed for cars. She would like a longer conversation on what the design looks like in the future. Uher agreed with having a longer discussion on this in the future.

The Committee discussed the issuance of general obligation bonds for funding. Chanzit stated that he would be in support of the issuance of general obligation bonds. Chanzit noted that these are the projects that need to be done along with our other services the City provides. The taxes would need to go up or our services will have to go down. Holm stated that in this year's budget was an analysis of our roadway condition. That analysis has now been completed and a separate discussion for that will be brought on a separate evening. That analysis shows that the last five years our roadway condition has stayed the same or a hair worse. We are keeping up but that is all we are doing. If we take money away from our maintenance program or our resurfacing program we will not be keeping up. Cerone stated that these are discussions for budget time. Chanzit stated that come project time we should not be surprised to see some of these projects show up in that budget. Holm stated that unless they hear differently, staff would bring the years 1-5 projects forward in the form of a budget for Council to discuss how to fund those projects.

Chanzit asked for a revised version of this plan to review prior to budget time. The Committee discussed how the City is saving money in designated capital funds. Colby did note that there is no capital fund for a bridge and the Council may want to determine that is a goal that you would want to do. Chanzit commented that we should establish a fund and direct staff to do that. Colby added that staff would need direction at least for this next year very soon. Baerren agreed that we need to start considering a fund for a second bridge. Beck stated that the second bridge conversation should be reopened.

## **8. Project Status**

Newman reported on the following:

- Information on the public open house meetings have been posted on the City's website.
  - The meetings will be recorded and posted on the Hitchcock site
  - A postcard is being mailed to each household in our community about these meetings
  - The Committee discussed whether or not to provide costs of the alternatives at the public meetings. The general consensus was to provide the numbers.
- Speculative Industrial Building plans are being reviewed. We have received revised plans for the Casey's Convenience Store and Gas Station.
- The Plan Commission (PC) at their September 15<sup>th</sup> meeting would include a public hearing for the Winding Creek Development, a conditional use for Sturdy Shelter Brewing and a review of the Avenue Marketplace Landscape Plan revisions. The PC

meets tomorrow where they will be reviewing a Design Review request for Wazio Orthodontists.

- Mahoney Creek Watershed Planning Public Meeting has been planned for November 16<sup>th</sup> prior to the COW meeting. This meeting would give the public the opportunity to provide feedback.
- The roadway resurfacing is underway.
- Sidewalk gaps continue to be worked on between Main Street and Batavia Avenue.
- The Fire Department received a FEMA Grant for fit testing gear that both the fire department and police department could utilize.

## **9. Other**

Newman reported that the original grant agreement states the City would cover the cost of the utilities of the Boardwalk Shops for the first two years. They have asked if the City would be interested in continuing covering the costs of those utilities. Newman stated that she could put this on the next COW meeting and discuss the financials with the COW.

Uher shared a personal drawing of an alternative for the dam on the shared screen feature of Zoom. Uher stated that there would be two options as well as a place someone could paddle out. There needs to be an escape route. Chanzit stated that the City could have had something similar to Yorkville. Newman commented that we need to find out if the City of Yorkville has any maintenance issues with their dam removal option. Solfa agreed with Newman. It has been a long enough time to analyze what they have. Newman noted that there may be an additional charge for Hitchcock Design Group to look at this drawing and asked if that is okay to do that if that is the case. Baerren asked who would own and maintain that area. Newman stated if it is recreational it answers its own question. Newman suggested raising the issues regarding Uher's drawing at the public open house meetings.

Uher suggested Council and Board meetings twice a year.

Uher stated that he received a complaint from a resident regarding the sound levels coming from the stage behind the Comedy Vault. Uher suggested that the stage face the river to have less impact.

## **10. Adjournment**

There being no other business to discuss, Vice-Chair Chanzit asked for a motion to adjourn the meeting at 9:32pm; Made by Chanzit; Seconded by Miller. Motion carried.