

MINUTES
September 14, 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.

Chair Wolff called the meeting to order at 7:01pm.

1. Roll Call

Members Present: Chair Wolff; Ald. Miller, Russotto, Beck (online), Knopp (online), Chanzit, Solfa, Baerren, Leman (online-joined at 7:25pm), Ajazi (online), Malay (online), Uher and Vogelsinger (online-joined at 7:04pm)

Members Absent: Ald. Cerone

Also Present: Mayor Schielke; Laura Newman, City Administrator; Wendy Bednarek, Director of Human Resources (online); Peggy Colby, Director of Finance (online); Gary Holm, Director of Public Works; Scott Buening, Director of Community and Economic Development; Rahat Bari, City Engineer; Griffin Price, Communications Manager; 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 10, 2021

Motion: To Approve Minutes for August 10, 2021

Maker: Miller

Second: Knopp

Roll Call Vote: **Aye:** Miller, Russotto, Beck, Knopp, Chanzit, Solfa, Wolff, Baerren, Ajazi, Malay, Uher

Nay:

11-0 Vote, 3 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

Ald. Vogelsinger joined the meeting remotely at 7:04pm.

6. Consent Agenda

a. Approval: COW Executive Session Minutes from June 8, 2021, June 21, 2021 and June 29, 2021

Motion: To approve the COW Executive Session Minutes from June 8, 2021, June 21, 2021 and June 29, 2021

Maker: Miller

Second: Knopp

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

Nay:

12-0 Vote, 2 Absent, Motion carried.

7. Presentation: Encore Batavia “Interactive Art Map” – Britta McKenna

Britta McKenna discussed the Engage Volunteer Project launched this summer and the Interactive Arts Project with the Committee of the Whole (COW). The interactive art map was overviewed with the COW. McKenna discussed the different phases and noted that in Phase 2 they would like to add new art into the community.

8. Resolution 21-089-R: Approving a Plat of Dedication for Massie View north of Gore Street (SCB 9/3/21) CD

Buening reported this is a road that leads to the Oak Terrace Mobile Home Park. It is an area that is part of the original railroad right-of-way and we were talking about making this a formal road by dedicating it as public right-of-way. The City is maintaining the area but it has never been formally dedicated as a roadway. The Mayor came up with the name Massie View, recognizing the Massie family that had a lot of history in this part of the City.

Motion: To recommend approval of Resolution 21-089-R: Approving a Plat of Dedication for Massie View north of Gore Street

Maker: Wolff

Second: Miller

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

Nay:

12-0 Vote, 2 Absent, Motion carried.

CONSENT AGENDA

9. Triennial Land Cash Value Review per Ordinance 15-05 (SCB 9/7/21) CD

Chair Wolff overviewed the memo. Sheavoun Lambillotte, Executive Director of the Geneva Park District, addressed the COW. She stated that she sent an email this afternoon to Scott Buening outlining what Geneva Park District’s thoughts were on the subject. She emphasized that the Land Cash Fees are a very important tool in making sure that we keep up with the impact of new development as well as an opportunity to enhance our infrastructure. Since 2006, from the Batavia Land Cash Ordinance the Park District has received \$140,800. Since 2006, the Geneva Park District has put forth \$654,108 in infrastructure into Batavia parks that are within

the Geneva Park District. We have a vested interest in utilizing land cash fees for the development of parks within the City of Batavia. The City of Geneva reviews their land cash ordinance every three years, similar to Batavia. Since they have implemented the three-year review they have increased the value of cash per acre in accordance with their appraisals. The last appraisal we had per acre with Geneva was \$330,000. That vote will be taking place in Geneva soon. Geneva, St. Charles and Batavia are communities that are highly valued when it comes to land and development. The Park District and the City of Geneva are in the opinion that we value our property to the extent that we don't feel that making the Land Cash fair market value deters developers.

Chair Wolff commented that he does believe it is time to increase the Land Cash value. Uher agreed but questioned if it would interfere with the development that is process. Buening noted that there are options that could be done as part of the annexation agreement. Russotto stated that he is in favor of raising the value but he hesitates raising the value by more than 20%. Buening shared that the Land Cash values for St. Charles were assessed by true sales and Geneva did an appraisal method.

The general consensus of the Committee was in favor of raising the Land Cash value. The COW discussed an implementation date. Buening stated that they could do a specific implementation date, such as March 1st, and exempt any property that has received City Council approval prior to that date. Chair Wolff stated that he would be in support of that. Staff will return with an ordinance for the Committee.

10. Resolution 21-090-R: Authorizing Support of Participation in the 2021 Safe Routes to School Grant Program (CB 9/1/21) CS

Russotto overviewed the memo. Holm discussed filling in the missing gaps from the schools. Beck stated that funding could also be used towards traffic calming implementation. Beck suggested for future years to identify traffic calming areas and if they are close proximity to schools we could leverage funding for traffic calming as well.

Motion: To recommend approval of Resolution 21-090-R: Authorizing Support of Participation in the 2021 Safe Routes to School Grant Program

Maker: Russotto

Second: Beck

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

Nay:

13-0 Vote, 1 Absent, Motion carried.

CONSENT AGENDA

11. Discussion: Design Approval of City Entryway Signs

Price shared an illustration of two sign options for the Community Gateway Signage. The new option was a vertical option. The cost estimate is not affected by the style of the sign panel but the materials. The Committee discussed the options. Price stated that he would come back with the same look in the blue and provide other options vertically and alternate materials. Chair Wolff stated that he would like a decision made on the entryway signs this year.

12. Discussion: Unbudgeted General Fund Capital Projects

Holm reported they developed a list of all of the projects and at the last meeting we agreed to prioritize them by years 1-5, 5-10 and 10+ based on their priorities. It was decided at the last meeting that the dam and depot pond project was moved to a 'b' list due to the future is a little bit more fuzzy than the other projects because we haven't decided on an alternate yet. Council took a vote to remove the pedestrian and bike ramp from the project list with the thought process that the Park District should undertake it. Holm stated that tonight we are going to discuss the American Rescue Plan Act (ARPA) funds and how they can be used towards infrastructure, such as stormwater, but could also be used towards other General Fund purposes.

Holm shared the document titled 'General Fund Unbudgeted Capital Project Planning' with the COW. Holm overviewed the bond process with the Committee for the Dam and Depot Pond project. He explained how bonds would be issued in 2023 since bonds would be issued in 2022 for the One Washington Place project.

Colby asked for another COW discussion ahead of budget time. Newman will send out the Treasury Department guidance on how ARPA funds can be spent to the Committee. This discussion will be put on the agenda at an upcoming COW meeting. Chair Wolff stated he would like the ARPA funds used towards one of the projects, especially in 2022. Chair Wolff asked staff to have this discussion to be held prior to budget discussions.

13. Project Status

Newman reported on the following:

- Tomorrow evening will be the first public open house for the dam and Depot pond. It is a virtual meeting and as of three o'clock this afternoon we had 168 people who were registered to attend the virtual meeting tomorrow. Information on how to register for the meeting can be found on the City website. There will be a presentation by Hitchcock Design Group of the five different alternatives and they will talk in depth about those as well as the cost. There will be an opportunity for questions to be answered. The public open house will be hosted live on YouTube and we will be monitoring questions in the Zoom webinar and comments on YouTube. A recording of that meeting will be made available afterwards on the City's website and the project website as well as a survey to collect opinions on the public for their preferred alternative. The questions that come from that meeting will be put on an FAQ for that project.
- A second in-person open house is scheduled for September 25th from 9am-10:30am at the Peg Bond Center. There will be an opportunity to take a survey at this session as well.
- The Energy Legislation has passed both the House and Senate. It provides for Prairie State to remain open fully until at least 2038. If at that time it has not achieved 45% carbon emission reduction then the plant would have to reduce its production period by 45% in order to achieve the carbon emission reduction. Newman pointed out the CEJA legislation in March 2021 there were elements in the legislation that would have negatively affected the City of Batavia that were subsequently removed. While our bond payments still extend to 2042, 2038 is seventeen years from now. In addition to extending the timeline for Prairie State the legislation also contains provisions for a study group aimed at looking at the special situation of the municipal utilities who are owners of Prairie State and the financial hardships an early

closure presents to those utilities to try to determine if there are ways to mitigate those financial impacts. We will continue to stay in on that discussion and look for solutions for us. Chair Wolff noted that the group has to be formed by 2028 and to him they should really be formed and start working on this as soon as they can.

- Newman had a meeting with Waste Management to discuss the problems people are having with purchasing stickers and the longer than tolerable wait times for resolving customer issues. The conversation was positive and they will be making changes to address those issues.

14. Other

Holm announced that October 12th would be the date for a final presentation by our consultants on the preliminary studies that were done for Carriage Crest. A postcard will be sent out to the neighbors there and the presentation date will also be posted on the City's website.

Holm shared the Mahoney Creek discussion will be held in November and the road diet project will be brought to City Council by the first week of October.

Miller asked about conversations about Wilson and North River One Way intersection. Holm answered that it is currently in engineering. The project should be bid out in 2022. By late 2021 we have to have all the engineering done and get ourselves through the IDOT permitting process. IDOT has verbally stated to us that they would expedite this permit based on the history of what has happened.

Uher asked when would Nicor fix our faux brick. Holm stated that Nicor has to hire an outside contractor. He will see if Nicor has something set up or maybe we could coordinate the one-way project with that.

Baerren stated that it is important to coordinate with local business owners with the timeline for the One Washington Street project so the business owners could start planning their events for next summer. Newman stated that she is working on it.

15. Executive Session:

- a. Personnel**
- b. Setting the Price of Land for Sale (SCB)**
- c. Purchase of Real Estate**

Motion: To enter into Executive Session for the purpose of personnel, setting the price of land for sale and purchase of real estate

Maker: Knopp

Second: Uher

Roll Call Vote: **Aye:** Knopp, Chanzit, Solfa, Wolff, Baerren, Ajazi, Malay, Uher Miller, Russotto, Beck

Nay:

11-0 Vote, 3 Absent, Motion carried.

The Committee entered Executive Session at 8:40pm and exited at 9:29pm.

16. Adjournment

There being no other business to discuss, Chair Wolff asked for a motion to adjourn the meeting at 9:30pm; Made by Knopp; Seconded by Malay. Motion carried.