

MINUTES
August 23, 2022
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 7:03pm.

1. Roll Call

Members Present: Chair Wolff; Ald. Miller, Russotto (remote), Beck, Connelly, Chanzit (remote), Solfa, Baerren (joined remotely at 7:04pm), Leman, Malay, Cerone

Members Absent: Ald. Ajazi, Uher and Vogelsinger

Also Present: Mayor Schielke; Chief Hanson, Batavia Fire Department; Deputy Chief Eric Blowers, Batavia Police Department (remote); Laura Newman, City Administrator; Scott Buening, Director of Community and Economic Development (remote); Gary Holm, Director of Public Works; Anthony Isom, Assistant to the City Administrator; and Jennifer Austin-Smith, Recording Secretary (remote)

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

3. Items to be Removed/Added or Changed

None.

4. Matters from the Public (For Items NOT on Agenda)

Paige McCloud addressed the Committee of the Whole (COW). He asked what the process is to developing an ordinance. Chair Wolff stated that a topic would be discussed at a COW meeting and if the COW wanted it developed into an ordinance staff would be directed to do so. Staff would then draft an ordinance that would be reviewed at the COW and, if passed, it would be brought to City Council. Chair Wolff used the ordinance regarding outdoor chickens as an example.

McCloud asked how much litigation the City of Batavia is involved in. He noted that the last Executive Session had the heading of litigation. Newman stated that Executive Session could be used towards discussion on things that have the potential to become litigation or that we are expecting to become imminent litigation.

5. Presentation: Display Letters on Windows of 3rd Floor of City Hall for Albright Theatre – Katy Steele

Newman announced that the applicant withdrew the presentation.

6. Discussion: Columbarium Sculpture Call for Artists (GH)

Holm discussed the Columbarium Sculpture call for artists. We had expected that a number of artists would make submittals but only one artist made an official submittal by the deadline date. The artist's submission meets the criteria supplied by the City. Staff asked the COW the next steps in the process: seek additional submittals since there was only one artist or accept the one submittal made and go to the next step asking for a scale model of the piece.

The COW discussed appreciation of the artist who applied and accepting more submittals. Holm will review options to gain more applicants.

7. Presentation: Census Update, Mike Kamin, GIS Analyst

Mike Kamin presented on the census update with the COW. His presentation included the following information:

- 2020 Census Overview
- 2010 Census Appeals Recap
- 2020 Census Count Question Resolution Operation (CQR)
- Batavia Boundary Status
- Workflow – Vacancy Audit
- Workflow – Comparing Residential Property Counts
- Workflow- Census Appeals Results
- Census Group Quarters Review (PCGQR)
- Special Census Identified Areas – 2023
- Current Tasks/Thoughts

The general consensus of the Committee was in favor of going forward with a special census when that option becomes available in 2023.

Ald. Beck exited the meeting at 7:30pm

8. Approval: Class A Liquor License for Geneva Winery LLC Located at 5-9 N. River St. Batavia IL (DME 8/17/22) GS

Ald. Chanzit discussed the memo with the Committee.

Motion: To recommend approval of a Class A Liquor License for Geneva Winery LLC Located at 5-9 N. River St. Batavia IL

Maker: Chanzit

Second: Cerone

Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Connelly

Nay:

10-0 Vote, 4 Absent, Motion carried.

Ald. Beck joined the meeting at 7:31pm

9. Motion: Approve Sale of Excess Land at Northwest Corner of Batavia Avenue and West Wilson Street (SCB 8/8/22) CD

Chair Wolff summarized the memo.

Motion: To recommend approval of Sale of Excess Land at Northwest Corner of Batavia Avenue and West Wilson Street
Maker: Wolff
Second: Malay
Roll Call Vote: **Aye:** Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly, Chanzit, Solfa
Nay:
11-0 Vote, 3 Absent, Motion carried.

10. Ordinance 22-40: Annexing Properties on Hart Road, Meadow Drive and Sunset Drive (SCB 8/17/22) CD

Chair Wolff summarized the memo.

Motion: To recommend approval of Ordinance 22-40: Annexing Properties on Hart Road, Meadow Drive and Sunset Drive
Maker: Wolff
Second: Malay
Roll Call Vote: **Aye:** Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly, Chanzit, Solfa
Nay:
11-0 Vote, 3 Absent, Motion carried.

11. Resolution 22-085-R: Authorizing the Purchase of One Sutphen Fire Engine/Pumper (CH 8/15/22) CS

Chief Hanson discussed the purchasing of One Sutphen Fire Engine/Pumper. He shared that the current production time for fire engines are three to four years. By purchasing the engine now we could avoid possible cost increases. Chief Hanson asked that the Committee approve this resolution.

The COW discussed the budget, contract, possible pre-payment discount, life expectancy of the engines (20 years), and warranty.

Motion: To recommend approval of Resolution 22-085-R: Authorizing the Purchase of One Sutphen Fire Engine/Pumper
Maker: Russotto
Second: Cerone
Roll Call Vote: **Aye:** Russotto, Beck, Connelly, Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller
Nay:
11-0 Vote, 3 Absent, Motion carried.

12. Ordinance 22-41: Amending Title 8, Chapter 1, Article B of the Municipal Code Related to Extension Costs and Electric Fees (GH) GS

Chanzit summarized the memo. Holm stated staff is recommending we modify the language related to extension costs and electric fees. We are proposing to change the language so that customers who request an electric extension or electric service that they are responsible for one hundred percent of that work. Holm noted that there are conditions in the existing code that staff would like to keep options open.

Motion: To recommend approval of Ordinance 22-41: Amending Title 8, Chapter 1, Article B of the Municipal Code Related to Extension Costs and Electric Fees

Maker: Chanzit

Second: Solfa

Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly

Nay:

11-0 Vote, 3 Absent, Motion carried.

13. Discussion: Authorizing Budget Amendment for Transfer to the Building Capital Fund and Discussion of City Hall Bid Award

The general consensus of the Committee was to move forward with this process before the project becomes even more costly.

14. Resolution 22-090-R: Authorizing Budget Amendment for Transfer to the Building Capital Fund (PLC 8-17-22) GS

Holm discussed the memo with the Committee.

Motion: To recommend approval of Resolution 22-090-R: Authorizing Budget Amendment for Transfer to the Building Capital Fund

Maker: Chanzit

Second: Cerone

Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly

Nay:

11-0 Vote, 3 Absent, Motion carried.

15. Resolution 22-086-R: Authorizing the Execution of a Contract with Lite Construction, Inc. for the Batavia Government Center 2022 Interior and Exterior Remodeling Project (SH 8/17/22) GS

Holm discussed the memo with the COW. Chair Wolff stated that upgrades to the City Hall has been discussed for at least a decade. Chair Wolff stated that the time is now to get this done. We have the funding now and the cost has increased since the first time we have discussed this.

Holm discussed the scope, improving security in the building, creating two distinct lobbies, bathrooms on the third floor, and a new staircase south of the lobby doors. Holm continued that this work is to be continued in two phases and staff will all remain in the building. Holm discussed the lead paint removal process with the Committee.

Lane Allen, Allen and Peppa Architects, addressed the COW. He discussed the design of the HVAC mechanical system and the cost savings to the City. Chair Wolff stated that we could compare the costs after the work is completed.

Motion: To recommend approval of Resolution 22-086-R: Authorizing the Execution of a Contract with Lite Construction, Inc. for the Batavia Government Center 2022 Interior and Exterior Remodeling Project

Maker: Chanzit

Second: Beck

Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly

Nay:

11-0 Vote, 3 Absent, Motion carried.

16. Resolution 22-087-R: Authorizing the Execution of a Contract with EHC Industries, Inc. for the 2022 Interior Environmental Abatement Project (SH 8/17/22) GS

Motion: To recommend approval of Resolution 22-087-R: Authorizing the Execution of a Contract with EHC Industries, Inc. for the 2022 Interior Environmental Abatement Project

Maker: Chanzit

Second: Cerone

Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly

Nay:

11-0 Vote, 3 Absent, Motion carried.

17. Resolution 22-088-R: Authorizing the Execution of an Agreement with Trane U.S. Inc., for the City Hall Building Automation System Installation Project (SH 8/17/22) GS

Motion: To recommend approval of Resolution 22-088-R: Authorizing the Execution of an Agreement with Trane U.S. Inc., for the City Hall Building Automation System Installation Project

Maker: Chanzit

Second: Cerone

Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly

Nay:

11-0 Vote, 3 Absent, Motion carried.

18. Resolution 22-089-R: Rejecting bids for the 2022 City Hall Rooftop Fall Protection Project (SH 8/17/22) GS

Holm reported only one bid was received, which is why staff is proposing to reject all bids and start anew. The hope is that we could get more bidders interested later on this year.

Motion: To recommend approval of Resolution 22-089-R: Rejecting bids for the 2022 City Hall Rooftop Fall Protection Project
Maker: Chanzit
Second: Solfa
Roll Call Vote: **Aye:** Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Cerone, Miller, Russotto, Beck, Connelly
Nay:
11-0 Vote, 3 Absent, Motion carried.

19. Project Status

Newman reported on the following:

- The next City Council meeting will be on Tuesday, September 6
- The Finance Department is working on the start of the budget season
- Permits have been issued for a speculative trucking facility at 1798 Hagemann Drive, Emagine Theater and Mocha Coffee
- Power poles are currently being inspected
- Wastewater staff completed an improvement to the treatment plant aeration facility
- Staff met last week with the Batavia Environmental Commission and the Chamber of Commerce regarding a possible educational campaign for adopting a fee for single use bags

20. Other

None.

21. Executive Session: a. Setting the Price of Land for Sale (SCB) b. Setting the Price of Land for Sale (SCB)

Motion: To enter into Executive Session for setting the price of land for sale
Maker: Malay
Second: Connelly
Roll Call Vote: **Aye:** Malay, Cerone, Miller, Russotto, Beck, Connelly, Chanzit, Solfa, Wolff, Baerren, Leman
Nay:
11-0 Vote, 3 Absent, Motion carried.

The Committee entered Executive Session at 8:29pm and exited at 8:54pm.

22. Adjournment

There being no other business to discuss, Chair Wolff asked for a motion to adjourn the meeting at 8:54pm; Made by Malay; Seconded by Cerone. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary