

MINUTES
September 10, 2019
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, Russotto, Beck, Knopp, Chanzit (entered at 7:02pm), Salvati, O'Brien, Callahan, Malay, Uher, Cerone, McFadden

Members Absent: Ald. Meitzler

Also Present: Mayor Schielke; Laura Newman, City Administrator; Joel Strassman, Planning and Zoning Officer; Scott Haines, Street Superintendent; Scott Buening, Director of Community Development; Jeff Albertson, Building Commissioner; and Jennifer Austin-Smith, Recording Secretary

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

3. Items to be Removed/Added/Changed

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

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

There were no matters from the public at this time.

5. 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. Resolution 19-102-R: Authorization for payment of outstanding amounts owed to Lurie Children's Hospital in the amount of \$450,000 (LN 9/6/19)

Motion: To approve the Consent Agenda as presented

Maker: Wolff

Second: Uher

Roll Call Vote: **Aye:** Miller, Russotto, Beck, Knopp, Salvati, O'Brien, Wolff, Callahan, Malay, Uher, Cerone, McFadden

Nay: None
12-0 Vote, 2 Absent, Motion carried.

- 6. Winding Creek Annexation and Development 2500 McKee and 37W330 McKee, MI Homes, Applicant (JLS 9/5/19) CD**
- a. Ordinance 19-59: Authorize Execution of an Amended and Restated Annexation Agreement for the Winding Creek Subdivision at 2500 McKee Street and 37W330 McKee Street**
 - b. Ordinance 19-56: Annex and Zone 2500 McKee Street and 37W330 McKee Street**
 - c. Ordinance 19-57: Amend the Zoning Map for a Planned Development Overlay District for 2500 McKee Street and 37W330 McKee Street (JLS 9/5/19) CD**
 - d. Resolution 19-089-R: Approving the Final Plat of Winding Creek Subdivision Phase 1 at 2500 McKee Street and 37W330 McKee Street (JLS 9/5/19) CD**

Callahan summarized the memo. Strassman reported that this was reviewed by the Committee of the Whole (COW) last month and was recommended for approval for annexation. The time between the COW recommendation and City Council final action City staff was informed by MI Homes on an issue regarding the cell tower property. The result was a parcel of land would have to be carved out of the annexation and the Winding Creek Development. The annexation agreement approved in August is to be amended to include a revised legal description and map of annexation to show this parcel. Strassman showed the COW the map of annexation. Strassman discussed the reconfiguration with the Committee.

Motion: To recommend to City Council approval of Ordinance 19-59: Authorize Execution of an Amended and Restated Annexation Agreement for the Winding Creek Subdivision at 2500 McKee Street and 37W330 McKee Street

Maker: Callahan

Second: Cerone

Voice Vote: 13 Ayes, 0 Nays, 1 Absent
Motion carried.

Motion: To recommend to City Council approval of Ordinance 19-56: Annex and Zone 2500 McKee Street and 37W330 McKee Street

Maker: Callahan

Second: Malay

Voice Vote: 13 Ayes, 0 Nays, 1 Absent
Motion carried.

Motion: To recommend to City Council approval of Ordinance 19-57: Amend the Zoning Map for a Planned Development Overlay District for 2500 McKee Street and 37W330 McKee Street

Maker: Callahan

Second: Malay

Voice Vote: 13 Ayes, 0 Nays, 1 Absent

Motion carried.

Motion: To recommend to City Council approval of Resolution 19-089-R: Approving the Final Plat of Winding Creek Subdivision Phase 1 at 2500 McKee Street and 37W330 McKee Street

Maker: Callahan

Second: Cerone

Voice Vote: 13 Ayes, 0 Nays, 1 Absent
Motion carried.

7. Resolution 19-100-R: Budget Amendment for Public Works and Government Center Interior Remodeling in the amount of \$98,000.00 (SH 9/6/19) CS

Haines overviewed the safety improvements detailed in the memo. Haines stated that the construction period in the bid is for forty-five days as to not disrupt those working in the building. Staff would like construction completed by the end of the year.

Motion: To recommend to City Council approval of Resolution 19-100-R: Budget Amendment for Public Works and Government Center Interior Remodeling in the amount of \$98,000.00

Maker: Wolff

Second: O'Brien

Voice Vote: 13 Ayes, 0 Nays, 1 Absent
Motion carried.

8. Resolution 19-099-R: Authorization to Execute Contract with BCB Carpentry and Contracting LLC for Public Works and Government Center Interior Remodeling in the amount of \$194,500.00 (SH 9/6/19) CS

Motion: To recommend to City Council approval of Resolution 19-099-R: Authorization to Execute Contract with BCB Carpentry and Contracting LLC for Public Works and Government Center Interior Remodeling in the amount of \$194,500.00

Maker: Wolff

Second: O'Brien

Voice Vote: 13 Ayes, 0 Nays, 1 Absent
Motion carried.

9. Discussion: Future Strategy for Economic Development

Newman commended Chris Aiston's work and contribution to the City of Batavia. She stated that with the knowledge of Chris Aiston's upcoming retirement the City needs to plan for the future. Newman presented a PowerPoint presentation titled 'Our Future Economic Development Strategy.' The presentation included the following:

- Combine Community Development and Economic Development Functions
- New Organizational Chart
- Hire Specialized Professional Consultants for Target Businesses
- Create a Business and Economic Development Advisory Board (BEDAB)

- Economic Development Manager Position Description

The Committee discussed the proposed plan. Salvati cautioned that the alignment should be set so the person could succeed and not be hindered with other responsibilities that would take the focus away from economic development. He suggested paying the person well. Callahan cautioned against redundancies with Batavia MainStreet. Newman noted that MainStreet's focus is on the downtown. Callahan stated that he does not want extra bureaucracy that is funded by the City. He does not want overlap or silos with someone who is working in house with the City. Callahan stated that communication should be defined and know what we are getting in return for our funding of MainStreet. Newman explained that there is a symbiotic relationship between the City and Batavia MainStreet. Newman stated that we partner with this organization in order to fulfill our mission and their mission.

O'Brien stated that he is hearing that there is one problem and that is having the City work seamlessly and work well with people coming in looking to do business with the City. He sees that as one problem and asked that Scott Buening and Laura Newman fix that problem. It is their division and they should take care of it. The second thing that we are trying to do is replace Chris Aiston. O'Brien stated that we bring in someone who will serve as a hunter. O'Brien assessed that we don't need to focus on bringing a hotel in because we do have a contract with the Hotel Board. What would be great is if we bring in car dealerships and we get the sales tax revenue that we desperately need. Newman stated that is the plan. Chanzit stated that we need to focus on ways to tell the customer yes versus saying flat out no we cannot do this. Newman added that is the philosophy they are working on. Chanzit stated that if that is the case he supports the future strategy of economic development as proposed. O'Brien agreed with Chanzit and stated that the City does need to be more accommodating. Newman added when you see the rule, ask why. Is this really a barrier or could we do something else.

After discussion, the consensus of the Committee was to move forward with this as proposed and take it to the new budget cycle.

10. Project Status

Newman reported on the following:

- Staff received notice from the Illinois Department of Transportation (IDOT) that our permit for closing North River Street over the weekends beginning on September 13/14 through the end of the year has been approved. Newman will be contacting MainStreet. We do want there to be something happening or programed there for the street to be closed. We do not want to just close the street. Wolff noted that just because IDOT approved the street closure does not mean we have to do the closure.
- The Wastewater Treatment Plant (WWTP) is hosting an open house and tour on September 24th. The COW meeting will begin at 6:00pm for the open house at the WWTP.

11. Other

Salvati asked about the City's logo. Newman answered that it would be on next Tuesday's agenda for discussion. Chanzit suggested a subcommittee be created for this. The consensus of the Committee was in favor of an Advisory Committee comprised of Ald. Scott Salvati, Drew

McFadden and Dan Chanzit to discuss the City Logo along with City staff members Griffin Price and Laura Newman.

Mayor Schielke stated that there was a suggestion made that we change our Zoning Ordinance and allow any tattoo parlor who wants to come in to downtown Batavia. Right now we have a number restricted to two. If we add this third one it would be a total of three. Mayor Schielke commented that the Council should strongly consider maintaining some type of control over the uses we allow into our downtown. Any new one that comes in here should be brought before the Council to make some determination whether or not it is a good idea. There are other uses to consider besides tattoo parlors. Mayor Schielke explained that he just wants the Council to have the decision power to approve or not approve. O'Brien agreed.

Beck announced that the next Fox Valley Sustainability Network meeting would be held in Elgin on September 25th from 10am-12pm. She encouraged all to attend this meeting in which there would be a forum discussion on plastics.

Wolff stated that there are reported issues in different parts of town with MetroNet. He asked staff to continue to contact MetroNet to clean up the mess they are making.

12. Executive Session: Potential Litigation

Motion: To enter into Executive Session for potential litigation
Maker: Wolff
Second: Uher
Voice Vote: 13 Ayes, 0 Nays, 1 Absent
Motion carried.

The Committee entered into Executive Session at 8:53pm and exited at 9:05pm.

13. Adjournment

There being no other business to discuss, Chair Wolff asked for a motion to adjourn the meeting at 9:05pm; Made by O'Brien; Seconded by Knopp. Motion carried.

Minutes submitted by Jennifer Austin-Smith, Recording Secretary, on September 29, 2019.