

MINUTES
January 25, 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 7:00pm.

1. Roll Call

Members Present: Chair Wolff; Ald. Miller, Russotto (remote), Beck, Connelly, Solfa, Baerren (remote), Leman, Ajazi (remote), Malay (remote), Uher (remote), Cerone, and Vogelsinger (remote)

Members Absent: Ald. Chanzit

Also Present: Mayor Schielke; Laura Newman, City Administrator; Eric Blowers, Deputy Chief of Administration, Batavia Police Department (remote); Gary Holm, Director of Public Works; Scott Buening, Director of Community and Economic Development; Rahat Bari, City Engineer (remote); Wendy Bednarek, Director of Human Resources; 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. Approve Minutes for October 26, 2021; November 2, 2021; November 8, 2021; November 9, 2021; and November 16, 2021

Motion: To approve the minutes for October 26, 2021; November 2, 2021; November 8, 2021; November 9, 2021; and November 16, 2021

Maker: Solfa

Second: Miller

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

Nay:

13-0 Vote, 1 Absent, Motion carried.

4. Items Removed/Added/Changed

There were no items removed, added or changed.

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

There were no matters from the public

6. Consent Agenda

a. Ordinance 22-05: Declaring Certain Property to be Surplus and Authorizing Sale Thereof

Motion: To approve the Consent agenda as presented
Maker: Wolff
Second: Solfa
Roll Call Vote: **Aye:** Wolff, Baerren, Leman, Ajazi, Malay, Uher, Cerone, Vogelsinger, Miller, Russotto, Beck, Connelly, Solfa
Nay:
13-0 Vote, 1 Absent, Motion carried.

7. Presentation: Water Treatment Plant Monthly Construction Update

Emily Conti, Project Manager, presented a PowerPoint presentation on the Water Treatment Plant Monthly Construction update including overview of the scope and aerial photos of the site.

8. Approval: Batavia MainStreet Capital Project Proposal for Downtown informational Kiosk Signage

Bob Hansen presented a PowerPoint titled “Capital Expenditure Project Batavia MainStreet” to the Committee of the Whole (COW). He discussed the kiosk location, construction, budget, and how the kiosks could be moved to another location if needed.

Motion: To move the process forward
Maker: Cerone
Second: Leman
Roll Call Vote: **Aye:** Cerone, Vogelsinger, Miller, Russotto, Beck, Connelly, Solfa, Wolff, Baerren, Leman, Ajazi, Malay, Uher
Nay:
13-0 Vote, 1 Absent, Motion carried.

9. Discussion: Annexation of Unincorporated Islands Status

Buening reported on the annexation of unincorporated islands status. He stated that staff is planning on hosting neighborhood meetings for contiguous areas to address any questions. Non-contiguous areas would have letters sent out. Buening noted that he personally handles all the phone calls for the annexations. Buening announced that he would like to continue with the program with additional updates to the letters that are sent out. Buening stated that there are a few homes that are now surrounded due to other annexations that he would like to address and reviewed some upcoming annexation areas he would like to work on in the future. There was no motion made.

Uher asked if there is a way to determine whether annexation into city limits increases home value. Buening responded that they could look into it to see if there is a way we can empirically make that determination. Buening noted the benefit of having City utilities and not having to do your own maintenance.

10. Ordinance 22-04: Approving a Plat of Vacation for Bluebell Lane Turnaround (SCB 1/6/22) CD

Buening discussed the ordinance with the COW.

Motion: To recommend approval of Ordinance 22-04: Approving a Plat of Vacation for Bluebell Lane Turnaround

Maker: Wolff

Second: Solfa

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

Nay:

13-0 Vote, 1 Absent, Motion carried.

11. Resolution 22-010-R: Authorizing the Transfer of Property to the Batavia Park District (Bike Path North of Gore) (SCB 1/6/22) CD

Buening summarized the memo with the COW.

Motion: To recommend approval of Resolution 22-010-R: Authorizing the Transfer of Property to the Batavia Park District

Maker: Wolff

Second: Baerren

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

Nay:

13-0 Vote, 1 Absent, Motion carried.

12. Discussion: Parking Requirements in Zoning Code – Request to Revisit (SCB 1/6/22) CD

Buening reported that this is a revisit to a discussion held in September on whether the City should have parking minimums throughout the City. Staff does not feel at this point of time we should make changes to the parking requirements. Staff would like to have additional time to review the changes that we just made instead of making further changes to the parking ordinances and return to the COW in a year to review how things are working or not working to see if we could make any additional changes. Buening stated that we don't have any other communities who have done this in Illinois. Downtowns are one thing but in areas such as Randall Road or industrial parks we really don't have any other place to put parking. Once some of this is changed it is hard to restore parking if you feel there is a demand for it.

Buening continued that the Institute of Transportation Engineers (ITE) does a regular study of different types of land use and whether or not they need a certain amount of parking spaces and trips generated from them. Based on the ITE information, a lot of these uses are still going to require parking for the near future. A lot of towns that have no parking minimums are either downtowns or they have a very robust transit system allowing people to get to and from places. Staff recommends coming back in a year for another conversation about it at that point of time.

Beck stated eliminating parking minimums is a small piece to get a more sustainable, resilient, equitable and higher quality of life. She does not see the harm to changing the parking minimums seeing how slowly development goes and knowing that it is still going to be market driven. She suggested looking at the size of properties to be exempt. She asked if there are any cities that have any negative data points regarding parking minimums. Newman stated that they could research the impacts on quality of life, Buening agreed.

The COW discussed land banking and future development. Chair Wolff suggested revisiting this discussion in six months to review what is happening on Randall Road and any research staff finds on the positives and negatives of having or not having the parking minimums.

13. Resolution 22-012-R: Authorizing the Purchase of Two (2) Police Department Patrol Vehicles for \$68,356.00 (EB 1/14/22) CS

Russotto discussed the memo with the COW. Deputy Chief Blowers announced that this comes in under budget. Chair Wolff asked if the department were considering hybrid vehicles. Deputy Chief Blowers answered that one of the primary issues with the hybrid is the increased cost for a relatively low upside. The last time they researched it was three miles per gallon of improved performance, which is relatively minor with the increased cost. If the cost of a hybrid goes down they are open to explore in the future.

Motion: To recommend approval of Resolution 22-012-R: Authorizing the Purchase of Two (2) Police Department Patrol Vehicles for \$68,356.00

Maker: Russotto

Second: Cerone

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

Nay:

13-0 Vote, 1 Absent, Motion carried.

14. Discussion of CEJA Energy Legislation and Revisions to City of Batavia Self-Generation Policies and Regulations

Holm discussed ordinance revisions, interconnection agreement, creating policy and stated that this would be done by mid-March for approval. Holm stated that the COW has the language of the legislation, which will drive the other items here for the next couple of weeks.

15. Project Status

Newman reported on the following:

- The bike and walking plan survey is still open. The link is on the City's homepage.
 - Virtual meetings will be held on 2/23 11am-12:30pm and 7pm-8:30pm
- The Plan Commission approved the Design Review for an electronic message center for Douglas Flooring Company. Culvers will be at the PC meeting the second meeting in February.
- A demolition permit for the new movie theater has been received.
- The City is receiving a number of inquiries on the First Baptist Church site for development.

- Repairs for the Northeast Distribution Substation switchgear is nearing completion.
- Design details for phase 2a for upgrades to the wastewater treatment plant moving into the next phase.
- Staff met with Enterprise Complete Management to discuss potential future purchase of electric vehicles for replacement vehicles in Public Works. Due to part shortages, availability is very limited for those vehicles in 2022 but it does not hurt to start these discussions for future purchase.

16. Other

Newman reported the City issues permits for raffles and so does the County. Our rules are nearly identical. There is no value added to the City also issuing those permits. It is a lot of busy work and there is not a lot of revenue. Newman proposed having raffle permits left to the County and for them to regulate. We would have to enter into an intergovernmental agreement with them to formally give our power to regulate that to them. There was no objection from the Committee.

Miller asked for discussion at a future COW about form-based code and what we are looking for in our town so developers are informed on our long-term vision for Batavia. Buening stated that staff is working with a planning consultant to do a downtown plan again. Buening continued that staff could talk to them about a form-based code. Beck seconded Miller's request to have that conversation.

Miller stated BPS has their community engagement on February 1st at 6:30pm at the Batavia High School.

17. Executive Session:

- a) Personnel
- b) Collective Bargaining

Motion: To enter into executive session for the purpose of personnel and collective bargaining

Maker: Cerone

Second: Solfa

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

Nay:

13-0 Vote, 1 Absent, Motion carried.

The COW entered into Executive Session at 8:49pm and exited at 9:31pm.

18. Adjournment

There being no other business to discuss, Chair Wolff asked for a motion to adjourn the meeting at 9:31pm; Made by Beck; Seconded by Miller. Motion carried.

Minutes respectfully submitted by Jennifer Austin-Smith, Recording Secretary