

Committee of the Whole Meeting
Minutes
Tuesday, August 22, 2023
7:00 PM - City Council Chamber - 1st Floor

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.

Alderman Cerone called the meeting to order at 7:00pm.

1. Roll Call

Present: Miller, Beck, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone.

Absent: Lanci, Chanzit*, Ajazi, Pieper*, Vogelsinger*.

Also Present: Mayor Schielke; Deputy Chief Michael Johnson, Batavia Police Department; Chief Craig Hanson, Batavia Fire Department; Laura Newman, City Administrator; Gary Holm, Director of Public Works; Drew Rackow, Planning and Zoning Officer; Scott Buening, Director of Community and Economic Development; Jeff Albertson, Building Commissioner; Max Weiss, Management Analyst; and Ellyn Theis, Recording Secretary.

*Alderman Pieper entered at 7:02pm

*Alderman Vogelsinger entered at 7:07pm

*Chair Chanzit entered remotely at 7:59pm

2. Reminder: Please speak directly into the mic

3. Items Removed/Added/Changed

Motion: Addition of 4A to agenda for the recognition of BFD Black Shift crew for outstanding service.

Maker: Solfa

Second: Uher

Roll Call Vote:

Aye: Miller, Beck, Pieper, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone, Vogelsinger

Nay: -

11-0 vote, 3 absent, motion carried.

4. Matters from the public (not on the agenda)

None

Chief Hanson was honored to recognize Deputy Chief John Lucas for an incident that involved a call that involved the Black Shift. This crew had a critically important role in assisting a citizen on May 30th, 2023 in her childbirth. Deputy Chief John Lucas and Battalion Chief Mark Cwinski jumped into immediate action and arrived on the scene just in time to deliver the child.

5. Initial Land Use Proposal for McKee Properties, 1000 McKee Street Pulte Home Company, LLC Applicant (DMR 8/17/23) CD

Applicant, Pulte Home Company, is seeking feedback from the community on the proposed reclassification of the former Siemens site at 1000 McKee to change the designation from MU to R1H (single-family high density) with approximately 70 homes on site. Intention of the proposal is to focus on the broader concept of the change in use of the property. No voting is involved in tonight's process.

Pulte Homes presented a vision for the 1000 McKee Street property. They are selling homes in 18 different communities in Chicagoland with an emphasis on communities with great schools. Remediation and cleanup of this site has been cleared by their corporate council and meets national standards for residential homes. 5 units per acre proposal. Proposing 26 ft. tall homes, 5 units per acre density. Native plants will be included in the basins. No driveways will be on McKee and sidewalks will be along all roadways. Proposal includes 50 ft. wide lots with 4 distinct floor plans ranging from 2400 to 2300 sqft. There is a 3 and 4 bed minimum, 2.5 bath, 2 parking garage and 2 driveway with full basement standard.

Ald. Beck inquired about the pricing of these homes, to which Pulte responded with the average sale price landing in the mid-\$600,000 range. Ald. Uher stated that he'd rather see higher density with a lower home price that would allow for younger generations to enter the community. Ald. Solfa shares the same concerns as Ald. Uher along with the small lot size. Ald. Vogelsinger echoed the same sentiments and would like to see the home prices to be more suitable for citizens like teachers. Ald. Miller would like to keep the MU higher density. Has observed many people in his district who are looking to downsize but the inventory is not available.

Ald. Cerone opened the meeting up for public discussion.

Bill McGrath of 407 Elm Street asked if there are any home models with a first floor bedroom, to which Pulte responded that there are not. Encourages council to try to separate this proposal from what is really called for- ask the plan commission to review the land use. Probably the most important land use proposal in the next 20 years. The council represents generations in the future. The goal should be to ask the plan commission.

Jim Farrenbach of Waubensee Trail states that life is what happens when you make other plans. \$650,000 is not outside the realm of what's happening for the cost of homes in Batavia. Can we allocate a certain amount of sites to be of more reasonable cost?

Vince Tessatori of 228 North Van Nortwick has two concerns: 1- with respect to the lot size north of McKee street, the lot should be larger for a \$600,000 home. 2- the access point from directly across from his home.

Evan Thomas of North Van Nortwick Ave understands that there is a housing shortage. Walmart houses at Tiffany prices, not quality built. Craftsmen are not able to exercise their proper skills due to tight deadlines. Does not believe there will be native plants.

Ellen Knautz of Houston Street wanted to see a different slide to show the site development with HC Storm in the same image. Requested measurements between the home lot and the asphalt. Expressed concerns about parking along those streets.

Josh Curtis of North Van Nortwick notes that mixed use zoning rules are restrictive to be profitable for a commercial developer. No solar panels, no sustainable community elements.

John Gaspar of Chillem Drive wants to downsize to a smaller home, not an apartment, and McKee Street would be ideal for 55+ community but not at a \$600,000+ price point. Batavia does not need luxury senior living.

Sara Barrett's, a Batavia school teacher, has a personal backyard that will have 4 lots backing up to it. Concern with the amount of homes in this space. Does not feel this is the appropriate way to grow. Would encourage the city to talk to teachers and parents at HC Storm. Also notes that Pulte Homes is not an accredited business and has a 1.13 BBB rating and has closed 525 complaints over 3 years.

A resident of Houston and Mallory has been a resident of Batavia in the same home for 27 years. All the homes look different and that is a value. Why do we need high density? The schools are already packed. There is already a lot of high density on the west side. Not against development of that area SFH or MU, but be reasonable.

Gene Schenider of South Harrison has been a resident of Batavia since 1960. The council has an idea of what's needed in the city currently and in the future. Take your time and don't jump into this.

6. Discussion: West Side Cemetery Columbarium Final Selection of Sculpture (GH 08/16/23)

Gary Holm noted that there were 459 online votes. Benediction earned 28.1% of the votes, Genesis earned 25.9% of the votes and Eternal Flame earned 46% of the votes,

receiving the popular vote. Council appreciates each design and congratulates Eternal Flame on their winning design.

7. Discussion/Approval: Class E1 Liquor License Batavia Moose Lodge

Deputy Chief Mike Johnson cites that there have been no issues with this business, they have had a county license and simply needed to switch over to a city license. This licensure will not change any of their business operations. Matter has been sent to the Consent Agenda.

8. Ordinance 23-41: Amending the Official Zoning Map from R0, Single Family to PFI, Public Facilities and Institutional for 1535 South Batavia Avenue (ZE 08/18/23) CD

Zach Ewoldt stated that the Plan Commission met on the matter on August 2, 2023. Consistent with rezoning other properties similar to this.

Motion: To approve resolution

Maker: Solfa

Second: Malay

Roll Call Vote:

Aye: Miller, Beck, Pieper, Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone, Vogelsinger

Nay: -

12-0 vote, 2 absent, motion carried.

9. Resolution 23-105-R: Authorizing Execution of a Contract with Everlast Blacktop, Inc for the 2023 CDBG New Sidewalk Installation Project in an Amount Not to Exceed \$132,590.70 Which Includes 10% Contingency Amount. (CB 08/15/23) CS

Motion: To recommend resolution to council

Maker: Wolff

Second: Beck

Roll Call Vote:

Aye: Miller, Beck, Pieper, Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone, Vogelsinger

Nay: -

12-0 vote, 2 absent, motion carried.

10. Resolution 23-108-R: Authorizing Purchase of Two Fire Department Administrative Vehicles (CH 8/18/23) CS

Ford is no longer producing Hybrid 2023 municipal contract vehicles. Gas models are continued but with limited quantity. Ford F150's are available and might fit the needs of

the Fire Department adequately. There will be a slightly increased cost associated. There is \$60,000 budgeted per vehicle.

Motion: Move to approve

Maker: Solfa

Second: Chanzit

Roll Call Vote:

Aye: Miller, Beck, Pieper, Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone, Vogelsinger

Nay: -

12-0 vote, 2 absent, motion carried.

11. Resolution 23-104-R: Authorizing an Agreement with Qualtrics for Resident and Business Experience Management Software (MW 08/22/23) GS

Provides web services that can cast a wider net for opinion surveys. This would be very useful so city staff would prefer to do this sooner rather than later. Laura Newman believes there is sufficient room in the administrative budget without the department going over. There are sufficient audio, video and translation options available in this technology.

Motion: To authorize agreement

Maker: Malay

Second: Beck

Roll Call Vote:

Aye: Miller, Beck, Pieper, Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone, Vogelsinger

Nay: -

12-0 vote, 2 absent, motion carried.

12. Discussion: Deep Well #10 Failure and Planned Repairs (GH 8/18/23) PU

Lost Well 10 in early August with an approximate \$180,000-\$200,000 to pull the assembly. All the internal components are brand new. Will return with a budget amendment. The unit was installed 20+ years ago but was refurbished 1 year ago. Initially believed this was a warranty issue, but lighting strike is not covered by warranty.

13. Discussion: Customer Self-Generation Status Update (GH 8/09/23) PU

Increased the number of residential systems by 16. Total of 471 kw of self generation on our system.

14. Discussion: Strategic Plan Update

Max Weiss presented an updated Mission Statement. Ald. Uher and Ald. Solfa appreciated the elaborate alternatives but felt they were possibly too long. Continue along with alt 1 iterations.

15. Other

None

16. Adjournment

With no other matters to be discussed, Alderman Solfa called the meeting to conclusion at 10:18pm.

Motion: To adjourn the meeting

Maker: Solfa

Second: Malay

Roll Call Vote:

Aye: Miller, Beck, Pieper, Chanzit, Solfa, Wolff, Baerren, Leman, Malay, Uher, Cerone, Vogelsinger

Nay: -

12-0 vote, 2 absent, motion carried.

Committee of the Whole Minutes Translated Respectfully by Ellyn Theis