

CITY OF GENOA
City Hall
City Council Meeting Minutes
March 17, 2020
7:00 P.M.

In the absence of Mayor Vicary, Mayor Pro Tem Stevenson called the regular meeting of the City Council to order at 7:00 p.m. Roll call was taken. Aldermen Wesner, Carroll, Di Guido, Winter, Cravatta, Lang and Mayor Pro Tem Stevenson were present. Motion made by Alderman Wesner to allow Alderman Brust to attend the meeting remotely due to a work related absence, seconded by Alderman Lang. Roll call vote was taken. Aldermen Wesner, Carroll, Di Guido, Winter, Cravatta, Brust, Lang and Mayor Pro Tem Stevenson voted yes. Motion carried.

Mayor Pro Tem Stevenson announced that there would be an Emergency meeting following the regular City Council meeting to discuss the Coronavirus disease 2019.

Guest Speaker: None.

Motion made by Alderman Cravatta to approve the minutes of the March 3, 2020 City Council meeting, as well as the minutes of the Special Committee of the Whole meeting on March 3, 2020, seconded by Alderman Carroll. Voice vote was taken. All voted yes. Motion carried.

Motion made by Alderman Lang to approve payment of the accounts payables for the first half of March 2020, in the amount of \$88,450.64, seconded by Alderman Wesner. Chief Smith was asked which Officer from line item #15 is attending detective training. He responded Officer Baxa for educational purposes. Public Works Director, Rich Gentile was asked which traffic signal the repairs were done on for line item #22. He responded that it was the one at Sycamore Street and Main Street, due to wire deterioration over the years and heating elements that were installed in the control box. Finance Manager and Treasurer, Jan Turess was asked about line item #30 to NetComm 2000. She explained that we exceeded the amount budgeted for them because of the purchase and set up of 2 new computers, due to the upgrade from Microsoft 2007 to 2010 and also issues with Public Works computers. Administrative Director, Alyssa Seguss was asked for an update regarding line item #40 to Teska Associates, Inc. She responded that the cost was due to additional information being requested by Council regarding the TIF District. She indicated that Teska has been tentatively scheduled to come to the April 7, 2020 Council meeting and if the City decides to move forward with the TIF District, additional fees will be incurred. Roll call vote was taken. Aldermen Lang, Wesner, Carroll, Di Guido, Winter, Cravatta, Brust and Mayor Pro Tem Stevenson voted yes. Motion carried.

ITEMS FROM INDIVIDUALS IN ATTENDANCE – None

OLD BUSINESS - None

NEW BUSINESS

CONSIDER AUTHORIZATION OF A REVOLVING LOAN: Motion made by Alderman Cravatta to approve and authorize the execution of a revolving loan agreement with Marengo Properties, LLC for a restaurant at 313 West Main Street, contingent upon retirement of the revolving loan currently held for 313 West Main Street by John Shipley, seconded by Alderman Lang. The investor, Joe Lazar introduced himself and stated that he is in the process of purchasing the building from John Shipley with the intent of opening a restaurant. The owner of the restaurant that will be potentially occupying the space at 313 West Main Street addressed Council as well. He currently owns Cruisin on Route 72 in Gilberts and indicated that he has been

rated 4 ½ stars on Yelp for 17 years. Roll call vote was taken. Alderman Cravatta, Brust, Lang, Wesner, Carroll, Di Guido, Winter and Mayor Pro Tem Stevenson voted yes. Motion carried.

CONSIDER AN ORDINANCE APPROVING A PUD FOR 502 WEST MAIN STREET: Motion made by Alderman Cravatta to approve an Ordinance granting the issuance of a preliminary and final Planned Unit Development for a commercial building with a drive-up/thru, outdoor seating and second floor residential for the property at 502 West Main Street, seconded by Alderman Lang. Nick & Stephanie Bradac, the owners of Open Door Coffee addressed Council to give a brief overview of their intent. They indicated that they will be converting the property at 502 West Main Street into a café; selling light breakfast and lunch items, along with sweets. They would like to also use the space for community gatherings. Council asked the Bradac's for clarification regarding parking. Mr. Bradac responded that there will be 6 regular parking spots, along with 1 handicap spot. He stated that there are also 2 current spots located on the property, as well as public parking around the area. Administrative Director, Alyssa Seguss also clarified that the parking does meet the requirement of the Unified Development Ordinance that was discussed at the Plan Commission meeting. Mr. Bradac also explained how the drive-up would work. He indicated that cars would enter from the South side of the property, head North, turn right to get to the drive-up window and exit onto Washington Street. Roll call vote was taken. Aldermen Cravatta, Brust, Lang, Wesner, Carroll, Di Guido, Winter and Mayor Pro Tem Stevenson voted yes. Motion carried.

CONSIDER THE 2020 CITY OF GENOA ZONING MAP: Motion made by Alderman Wesner to approve an Ordinance adopting the 2020 zoning map for the City of Genoa, seconded by Alderman Carroll. Administrative Director explained that the map was updated to include Units 4 & 6 in the Riverbend subdivision. Roll call vote was taken. Aldermen Wesner, Carroll, Di Guido, Winter, Cravatta, Brust, Lang and Mayor Pro Tem Stevenson voted yes. Motion carried.

CONSIDER AN IEPA LOW INTEREST LOAN AGREEMENT: Motion made by Alderman Wesner to approve and authorize the execution of the Illinois Environmental Protection Agency's low interest loan and principal forgiveness agreement for the Well 4 improvements and South Genoa Street water main improvements, not to exceed \$659,129.70, seconded by Alderman Lang. Public Works Director, Rich Gentile informed Council that the City will receive 60% forgiveness and the remaining balance will have a low interest rate of 1.5%. Roll call vote was taken. Aldermen Wesner, Carroll, Di Guido, Winter, Cravatta, Brust, Lang, and Mayor Pro Tem Stevenson voted yes. Motion carried.

CONSIDER CRACK ROUTING AND FILLING: Motion made by Alderman Lang to approve crack routing and filling of City streets per the bid specifications submitted by Behm Pavement Maintenance, Inc., not to exceed \$59,543.57, seconded by Mayor Pro Tem Stevenson. Public Works Director, Rich Gentile informed Council that this is a budgeted project. Roll call vote was taken. Aldermen Lang, Wesner, Carroll, Di Guido, Winter, Cravatta, Brust and Mayor Pro Tem Stevenson voted yes. Motion carried.

CONSIDER THE PURCHASE OF AUTOMATIC WATER DISTRIBUTION FLUSHING STATIONS: Motion made by Alderman Wesner to approve the purchase of 2 automatic water distribution flushing stations from Ferguson Waterworks DeKalb, IL, not to exceed \$7,000, seconded by Alderman Carroll. Public Works Director, Rich Gentile explained to Council that these stations will be placed by dead end streets to assist with drawing water through it and discharging it into the storm sewer, in order to keep water moving to avoid sediment and also to maintain good water quality. Roll call vote was taken. Aldermen Wesner, Carroll, Di Guido, Winter, Cravatta, Brust, Lang and Mayor Pro Tem Stevenson voted yes. Motion carried.

CONSIDER THE PURCHASE OF A UTV: Motion made by Alderman Wesner to approve the purchase of a John Deere UTV from AHW, LLC, Somonauk, IL, not to exceed \$9,900, seconded by Alderman Lang. Public Works Director, Rich Gentile was asked what the UTV would be used for. He responded the Durango that he

had been using for the prairie paths is no longer usable and the Public Works trucks are too big, so a UTV would be sufficient. Roll call vote was taken. Aldermen Wesner, Carroll, Di Guido, Winter, Cravatta, Brust, Lang and Mayor Pro Tem Stevenson voted yes. Motion carried.

DEPARTMENT REPORTS

Administrative Report – Administrative Director, Alyssa Seguss updated Council on the Coronavirus precautions that staff has put into place. The City Hall & Police Department lobbies are currently closed until at least March 30th. Department Heads are informing staff as to when they should stay home. Information regarding COVID 19 has been placed on our social media and website, with direction to contact the Center for Disease Control or the Department of Public Health for more information. She also stated that the City is keeping apprised of updates from the Illinois Municipal League. Lastly, Director Seguss stated that following the current meeting, an Emergency meeting will be held to discuss precautions and/or procedures that may need to be put in place for future emergencies.

Finance Report – Finance Office Manager & Treasurer, Jan Tures reported that the budget report through February 29th is in the packet. She then indicated that staff is currently working on the budget & capital improvement plan presentation, which is tentatively scheduled for March 30th. She stressed the importance of getting the budget approved no later than the April 21st City Council meeting, as May 1st begins the new fiscal year. Treasurer Tures was asked about her notes on the budget report that state that revenues are up by 4.7% due to 100% of property taxes being paid. She responded that the property taxes cannot be spread out throughout the year, so the final payment is received in October, which puts the City ahead of schedule for funds received in the fiscal year budget. She was also asked about the 4.8% decrease in sales tax. Treasurer Tures confirmed that sales tax is definitely down and the City needs a large business (such as a gas station) to open for sales tax to increase. Also, with businesses shutting down or having limited operations due to the coronavirus, the City is anticipating sales tax to continue to decrease.

Public Works – Public Works Director, Rich Gentile reported the sewer lining project has been postponed for 2 weeks. Letters are anticipated to go out around March 30th to residents in the area and work is projected to start 2 weeks following the letters. No meters will be installed in residential houses due to the current COVID 19 situation. Lastly, he reported that he is still having issues with the property owner on Railroad Avenue regarding the water main project in that area. If the owner does not sign the plat of dedication, the City will not do that section of water main work in that area, which only benefits that property owner.

Police Department – Chief Smith reported that he has instructed his staff to limit their response to medical calls. Sometimes they go to those calls to assist the Paramedics, but it is not required. All squads are stocked with gloves & masks. Due to the COVID 19, all time off has been temporarily suspended for his staff, with the exception of Officer Schuring who will be taking paternity leave.

Mayor's Report – Mayor Pro Tem Stevenson announced that Mayor Vicary wanted to be at the meeting, but due to him working for the airlines, he wasn't able to attend. The airline industry has been hit extremely hard during this time.

ANNOUNCEMENTS – None

Motion to adjourn the regular meeting of the City Council was made by Alderman Wesner, seconded by Alderman Di Guido. Voice vote was taken. All voted yes. Motion carried. Meeting was adjourned at 7:50 p.m.