

CITY OF GENOA
City Hall
City Council Meeting Minutes
June 2, 2021
7:00 P.M.

Mayor Brust called the meeting of the City Council to order at 7:00 p.m. Roll call was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang were present. Alderman Winter was absent. Quorum present.

Mayor Brust led the Pledge of Allegiance.

Guest Speakers – Paul Borek, DeKalb County Economic Development Corporation spoke to the council about the Opportunity Unbound program for DeKalb County to promote community and development in Genoa.

Motion made by Alderman Wesner to accept the minutes of the May 19, 2021 City Council meeting seconded by Alderman Lang. Voice vote was taken. All voted yes. Motion carried.

Motion made by Alderman Lang to approve payment of the account's payables for April 15, 2021, in the amount of \$102,060.38, seconded by Alderman Stevenson. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Holcomb, Cravatta and Lang voted yes. Motion carried.

ITEMS FROM INDIVIDUALS IN ATTENDANCE – Mr. Gordon Jones approached the City Council with concerns about Item D on Agenda with regards to permitting craft and storage barns as a special use, he wanted to know what the final decision was from planning commission and if any residents living within 500 feet were notified about this special use. City Administrator Segus stated that the planning commission had a lengthily discussion in regards to this permit and indicated that they do not wish to amend the Unified Development Ordinance to allow Craft and Storage Barns; as far as informing the residents, the city is not required to inform the residents individually but a notification was posted in the Daily Chronicle.

OLD BUSINESS - None

NEW BUSINESS

Consent Agenda by Omnibus Vote: 2021 Events

MOTION OF UNANIMOUS CONSENT OF THE CITY COUNCIL FOR USE OF AN OMNIBUS VOTE TO APPROVE THE CONSENT AGENDA. Motion made by Alderman Wesner to approve the unanimous consent of the City Council for use of an Omnibus vote to approve the consent agenda, seconded by Alderman Lang. There was no discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Motion to Approve the Consent Agenda that Includes the Following Items:

- **APPROVE THE USE OF CITIZENS'/CARROLL MEMORIAL PARK DURING THE KISHWAUKEE VALLEY WANDERERS' "KAYAK AND CANOE THE KISH" EVENT ON July 10, 2021.**
- **APPROVE THE USE OF CITIZENS'/CARROLL MEMORIAL PARK DURING THE GENOA AREA CHAMBER OF COMMERCE'S "LUCHA LIBRE WRESTLING" ON SEPTEMBER 10, 2021**
- **APPROVE THE USE OF CITIZENS'/CARROLL MEMORIAL PARK DURING THE KISHWAUKEE VALLEY WANDERERS' "VOLKSFEST" EVENT ON SEPTEMBER 11, 2021.**
- **APPROVE THE USE OF CITIZENS'/CARROLL MEMORIAL PARK DURING THE KISHWAUKEE VALLEY WANDERERS' "FAMILY FUN FEST" EVENT ON SEPTEMBER 12, 2021**
- **APPROVE A RESOLUTION AUTHORIZING A TEMPORARY ROAD CLOSURE FOR THE GENOA-KINGSTON HIGH SCHOOL HOMECOMING PARADE**

The Genoa-Kingston School District would like to request to have their Homecoming Parade on Friday September 24, 2021. The parade starts at 3:30 pm and stages at the parking lot located at Railroad and Sycamore Street. The parade will go South on Sycamore, West on Main Street, North on Washington and West on Second Street. The parade will end at the Genoa Middle School. If approved, this Resolution will be sent to IDOT for approval to close Route 72 for the parade. Alderman Cravatta asked about the Lucha Libre Wrestling event, Brian Wallace was in attendance and explained that Luchadora out of Aurora will be at the event, this will be a family friendly event and there will be a cost to get into the event. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Consider an Intergovernmental Agreement Between the City of Genoa and the Genoa Township Park District: This Intergovernmental Agreement with the Genoa Township Park District formalizes the transfer of 80% (previously 76%) of the Riverbend Special Service Area funds to the Genoa Township Park District. These funds that are transferred to the Genoa Township Park District are for the costs of maintaining the parks as well as providing in district rates to the residents within the Riverbend Subdivision (which is not within the Genoa Township Park District). This is not a new SSA tax. The concept of the SSA tax, which was established in 2004, was within the Riverbend Annexation Agreement and intended for the purposes above.

The only change from the informal agreement in place for almost 20 years is that the amount transferred to the Genoa Township Park District is 80% (\$58,770 in FY 2021-2022) of the funds, rather than 76%. After discussion, it was decided that the Park District would be responsible for repairing the equipment but would need additional funding to cover these costs. As a matter of due diligence, Staff evaluated the costs of maintaining these parks and found that the Park District is a significant cost savings for maintenance when compared to a third party (the City does not have enough Staff to do this in house). In addition to the savings for mowing, the Park District also provides in district rates to Riverbend Residents and this can be a cost savings of hundreds of dollars a year for some families. Lastly, the repair and replacement of equipment can be very costly and special service area funds will be needed in the next 5 years to replace park equipment, which will be the responsibility of the Park District to budget for.

As a matter of clarification as to how the SSA relates to property taxes, the Residents within Riverbend pay \$.06/\$100 EAV to Kingston Township Park District and \$.50/\$100 of EAV to the Riverbend SSA. Other non-

Riverbend residents within the boundaries of the City of Genoa and the Genoa Township Park District pay \$.56/\$100 EAV to the Genoa Township Park District. The SSA was designed so that Riverbend Residents do not pay more on their tax bill due to being in two Park Districts as opposed to other City Residents.

Motion made by Alderman Lang to approve the Intergovernmental Agreement Between the City of Genoa and the Genoa Township Park District, seconded by Alderman Stevenson. Alderman Stevenson asked if both parties agreed on this; Paul Bafia Executive Director of the Park District was present and assured the council that it was agreeable with the Park District. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve the Purchase of Playground Equipment From Team Reil, Inc., Not to Exceed \$36,691: Within the packet is a quote and a rendering of park equipment to be installed at the park located at 627 Stearn Drive in Riverbend. This equipment should have been installed by the original developer of the Riverbend subdivision in the early 2000's. Since the subdivision is now out of litigation and the park property has been deeded to the City, the City can now complete this park using developer contribution funds (paid through building permits for each home in Riverbend). The city has coordinated with the Park District given their experience in designing parks and purchasing equipment. The Park District has had good experiences with Miracle playground equipment and also good experiences with Team Riel, a local company. Staff applied for a DeKalb County Community Foundation Grant to help with the purchase of the park equipment and \$1,500 was received. After installation of the equipment and completion of the park, maintenance of the park and future maintenance and/or replacement of the equipment will be paid for by the Park District through Riverbend Special Service Area funds.

Motion made by Alderman Wesner to approve the purchase of playground equipment from Team Reil, Inc., not to exceed \$36,691 seconded by Alderman Lang. There was no discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Discussion Regarding Permitting Craft and Storage Barns as a Special Use: On May 13, 2021, the Plan Commission discussed amending the Unified Development Ordinance to allow Craft and Storage Barns as a Special Use in the Suburban Residential District. Staff recommended that this Special Use have the recommendations outlined in the Staff Report within the Council packet. While the Plan Commission discussed more restrictive requirements for some time during the meeting, the entire Plan Commission agreed that they would prefer not to amend the UDO to allow Craft and Storage Barns as a Special Use. Some comments that were made include that as a Plan Commission Member and resident, they would not want to live next to a barn. There was also a discussion that the land could be better used. Staff explained that the property for which the request to allow barns originates from has sat vacant for 20 years, the Plan Commission agreed that they rather have the property remain empty then try to use it for an undesirable use. The Plan Commission is a recommending body. Staff is requesting direction from the City Council as to whether or not the City Council wishes to allow Craft and Storage Barns as a Special Use in the Suburban Residential District prior to Staff preparing an ordinance. The Council indicated that they do want to allow Craft and Storage Barns as a Special Use. City Administrator stated that they will prepare the ordinance and bring it to city council for approval, if it is approved the residents that requested the amendment would have to request a special use permit, have to go through zoning which would include a public hearing.

An Ordinance Amending Title 2, Chapter 4, Economic Development Commission, of the Municipal Code of the City of Genoa, DeKalb County Illinois This Ordinance amends the Chapter of the Municipal Code that created the Economic Development Commission. The EDC has not met in well over a year. With reorganizing by appointing new members and reprioritizing with new goals and objectives, the hope is to

create inspiration and interest in the EDC. Motion made by Alderman Lang to approve the ordinance annexing Title 2, Chapter 4, Economic Development Commission, of the Municipal Code of the City of Genoa, DeKalb County Illinois, seconded by Alderman Holcomb. No discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

An Ordinance Creating Title 2, Chapter 9, Downtown Beautification Commission, of the Municipal Code of the City of Genoa, DeKalb County, Illinois: This ordinance creates a new Commission, the Downtown Beautification Commission. The Mayor and Staff reviewed Beautification Committees in several other municipalities and created the ordinance in the packet that aligns with the intention of the Committee. If approved, Commission members will be appointed at an upcoming meeting, Motion made by Alderman Pulley to approve the ordinance Creating Title 2, Chapter 9, Downtown Beautification Commission, of the Municipal Code of the City of Genoa, DeKalb County, Illinois, seconded by Alderman Holcomb. There was no discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Consider an Amendment to the City's Water and Sewer Work Reimbursement Agreement: Within the packet is an amended "Water and Sewer Work Reimbursement Agreement". For a number of years, the City has loaned property owners funds for costs of repair and replacement to their water and sewer utility infrastructure. Residents pay these loans back with each utility bill over a period of 36 months. With the increase in materials, costs for repair and replacement of this infrastructure have also gone up. For this reason, an increase in the loan amount from \$3,500 to \$4,000 is recommended. These agreements are currently approved by Finance Office Staff. Included in the amendments to the agreement is language to clarify that these agreements with residents are administratively approved, which is not clear in the current agreement. The term of the agreement has also been added to the agreement language. Motion was made by Alderman Lang to authorize the amendment to the city's water and sewer work reimbursement agreement, seconded by Alderman Holcomb. Alderman Stevenson asked how often this happens; Finance Director Tures stated that it does not happen that often. Alderman Cravatta asked how the city determines if it is the homeowner's responsibility or the City's, Public Works Director Melton stated that they have factors to determine this and they strongly recommend that the homeowner get 3 quotes to have the work completed. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

DEPARTMENT REPORTS

Administrative Report – City Administrator, Alyssa Seguss reported that she has emailed Alderman that still need to complete open meetings act training, Public Works Director Melton and City Administrator Seguss have been working with Rick Hoffman on unit 4 phase 1 in Oak Creek, they are putting the final lift on the road have put bike paths along the pond. The next Planning Commission meeting on 6/13 will be cancelled. Head shots for the city council will be at 6:15 pm on June 16, suggestion of business casual dress.

Finance Report – Treasurer & Finance Director, Jan Tures stated that she has nothing new to report at this time.

Public Works – Public Works Director, Janice Melton stated that Hill Street improvements are going to be starting with a target date of June 14th, residents during this time will have limited access to homes (they will be notified of this), curb removal, storm sewers enhanced and sidewalks being done. City Administrator will Segus will get a tentative schedule out to City Council.

Police Department – Chief Smith reported that he just completed a 40-hour school resource class with all the updates, changes and mandates. There was a Memorial Day Service, Middle School graduation was held on 6/1 with two different ceremonies. There was a resident in Ward 4 that made several complaints of ATV/UTV/Golf Carts drag racing, at this time the police department has not had any other complaints of this extreme, the resident would like signage throughout town warning people that the city allows these in town at which this time Chief Smith does not feel this is necessary. There are tall weeds in Derby Estates there are 4 lots they sent letters to that they have until 6/10 to mow, the center area of Stone Creek Cir will also have till 6/10. The Trackside Restaurant and the pile of concrete over in River Bend will be on the adjudication for June. The Police Department has received 17 police applications with the next step being a written test on 6/19 at 9:00am.

Mayor's Report – Mayor Brust informed everyone of the passing of Mr. David Jepson who was an integral part of our finance department and he was the one who started the certificate that we have received the last 14 years. Our deepest sympathies go out to family and friend of David's, the visitation is tomorrow 6/3 from 4-6pm. There have been many questions from residents on Facebook about water bills and changes that the city has done. The city is making some changes internally to be more transparent with the residents regarding capital improvements, they are getting a template together to put on the city website to keep residents informed.

ANNOUNCEMENTS – There were no announcements

Motion to adjourn the meeting of the City Council was made by Alderman Wesner, seconded by Alderman Stevenson. Voice vote was taken. All voted yes. Motion carried. Meeting was adjourned at 7:55 p.m.