

CITY OF GENOA
City Hall
City Council Meeting Minutes
July 7, 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, Winter, Cravatta, Holcomb and Lang were present. Quorum present.

Mayor Brust led the Pledge of Allegiance.

Guest Speakers – None

Motion made by Alderman Pulley to accept the minutes of the June 16, 2021 City Council meeting seconded by Alderman Lang. Voice vote was taken. All voted yes. Motion carried.

Motion made by Alderman Pulley to approve payment of the account's payables for June 30, 2021, in the amount of \$152,699.25, seconded by Alderman Winter. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Holcomb, Cravatta and Lang voted yes. Motion carried.

ITEMS FROM INDIVIDUALS IN ATTENDANCE – Resident Lori Curley had a question about agenda item Deputy Mayor; she was wondering why the need to have a Deputy Mayor and a Mayor Pro Term? Mayor Brust stated that this position is to fill additional responsibilities to work load and to act as a liaison for committees and commissions that the current mayor is not able to attend.

OLD BUSINESS - None

NEW BUSINESS

Appointment of Rob Lange to the Economic Development Commission: Motion made by Alderman Lang to approve the appointment of Rob Lange to the Economic Development Commission. Seconded by Alderman Holcomb; Mayor Brust stated that he was thrilled to have Rob he owns Cruzin in town and feels he would do a great job on the EDC. Alderman Winter asked if he was filling a vacant seat or adding an additional seat, City Administrator Seguss stated that when the EDC was reformatted Chamber Director Krissy Johnson became an ex-officio member so Rob will be filling in her seat. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve the Use of the Municipal Parking Lot by Prairie State Winery on August 20, 2021 from 12 PM – 7 PM: Motion made by Alderman Wesner to approve Prairie State Winery to use the Municipal Parking Lot from 12 pm to 7 pm on August 20th to host an “appreciation BBQ” for their wine club members. Seconded by Alderman Pulley. The Winery intends to have music in the parking lot along with barbecuing and their slushie machine available. The Winery will be roping off the area and only allowing one entrance where wrist bands and guest check-in will be required. Wine members will be picking up their wine subscription which may be opened at the event and the slushie machine will be available but the Winery doesn't intend to serve additional wine. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

DISCUSS REDUCING THE GENOA TOWNSHIP PARK DISTRICT FITNESS CENTER'S RENT:

Motion made by Alderman Stevenson to discuss reducing the Genoa Township Park District Fitness Center's rent by 50% for the remainder of 2021 and 25% in 2022. Seconded by Alderman Lang. Paul Bafia Executive Director and Holly Ber Fitness Center Director were present to discuss the reasoning for the rent reduction. They explained that COVID took a big hit with the fitness center due to having to close down from March 2020 to July 2020, then when they did open back up members had to wear masks while working out at all times and other members just were not ready to come back. They have done their best to cut where they could with staff, hours, marketing etc.; they have tried to get creative and do at home workouts. Alderman Cravatta proposed that 50% is a large reduction and would like to propose a 25% reduction with Jock from SBC to take a look at everything and help to get more revenue in. Alderman Stevenson proposed getting rid of debt from last year and do a 50% reduction in rent and re-evaluate at the end of the year. City Administrator Seguss will take a look at the offer and present again to the council.

Approve an Ordinance Creating Title 1, Chapter 18, Deputy Mayor, of the Municipal Code of the City of Genoa, DeKalb County, Illinois: Motion made by Alderman Wesner to approve an Ordinance Creating Title 1, Chapter 18, Deputy Mayor, of the Municipal Code of the City of Genoa, DeKalb County, Illinois, seconded by Alderman Pulley. Mayor Brust and Staff have drafted the ordinance within the packet to amend the Municipal Code to create the position of Deputy Mayor. The Deputy Mayor, among other tasks delegated by the mayor, would conduct City Council and Committee of the Whole meetings in the mayor's absence, attend public engagements as representative of the city at the request of the mayor, and attend board and commission meetings as assigned by the mayor. City Attorney Cahill stated that by creating this Ordinance the council is being proactive that if something should happen to our current mayor there is already someone in place to take the position, this position is a one-year term position and will be re-voted on every year by the council as to who will fill this position. Alderman Pulley stated that he has had a few residents contact him with concerns about this roll. Alderman Stevenson asked if there was extra pay for this, City Attorney Cahill stated that you cannot give an Alderman more pay for this roll. Roll call vote was taken. Aldermen Wesner, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Alderman Pulley and Alderman Winter abstained. Motion carried.

Approve the Appointment of Alderman Chuck Cravatta as Deputy Mayor of the City of Genoa: Motion made by Alderman Wesner to approve the appointment of Alderman Chuck Cravatta as Deputy Mayor of the City of Genoa, seconded by Alderman Lang. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Ordinance Providing for a Mayor Pro Tem for the City of Genoa: Motion made by Alderman Cravatta to approve an ordinance providing for mayor pro tem for the City of Genoa, seconded by Alderman Pulley. State law authorizes the City of Genoa to designate a Mayor Pro Tem. Alderman James Stevenson has served as the Mayor Pro Tem since 2013. This Ordinance would designate Alderman James Stevenson as the Mayor Pro Tem, who would act in his official capacity in the absence of the Mayor and Deputy Mayor. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an IDOT Resolution Allowing Motor Fuel Tax Funds to be Appropriated to the City of Genoa for Street Lighting and the Purchase of Road Salt, Not to Exceed \$95,000: Motion made by Alderman Wesner to approve IDOT resolution allowing motor fuel tax funds to be appropriated to the City of Genoa for street lighting and the purchase of road salt, not to exceed \$95,000, seconded by Alderman Stevenson. The Illinois Department of Transportation requires that the City approve and file annually a Resolution for street maintenance that will be paid for using Motor Fuel Tax (MFT) funds. In Fiscal Year 2021-2022, street maintenance costs to be paid for using MFT funds include the purchase of \$15,000 of road salt and also the electricity cost for street lighting which is estimated at \$80,000. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Agreement with Service Concepts for A Mechanical Maintenance Agreement at the Municipal Building, Not to Exceed \$5,480: Motion made by Alderman Wesner to approve an agreement with Service Concepts for a mechanical maintenance agreement at the municipal building, Not to Exceed \$5,480, seconded by Alderman Winter. The City of Genoa has contracted with Service Concepts for (HVAC) maintenance services for a number of years. This quote does not include call-outs when a repair is needed but is the same as services that have been provided previously. The contract presented by Service Concepts would be effective until August of 2022. Alderman Stevenson asked if there were any other bids from other service companies; City Administrator Seguss stated that Public Works Director Melton has gotten another quote from DeKalb Mechanical at which point they are comparable to Service Concepts however we will also be using DeKalb Mechanical for service calls. Public Works Director Melton states that Service Concepts has been working on the equipment and is familiar with everything that has been and needs to be done. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Agreement with Service Concepts for A Mechanical Maintenance at the Public Works Building, Not to Exceed \$2,940: Motion made by Alderman Winter to approve an agreement with Service Concepts for a mechanical maintenance at the public works building, not to exceed \$2,940, seconded by Alderman Holcomb. This contract includes the same maintenance services that have been provided previously by Service Concepts, however, the Public Works Director removed methane boiler from the maintenance agreement because it is not being used at this time. This represents a cost savings of \$945. This contract would be effective until August of 2022. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Ordinance Amending the Annual Budget for the Fiscal Year Beginning May 1, 2020 and Ending April 30, 2021 for the City of Genoa, DeKalb County, Illinois: Motion made by Alderman Lang to approve an ordinance amending the annual budget for the fiscal year beginning May 1, 2020 and Ending April 30, 2021 for the City of Genoa, DeKalb County, Illinois, seconded by Alderman Stevenson. After each budget year, the City is required to amend the budget when the expenditures in a fund exceed the amount budgeted in that fund. For Fiscal Year 2020-2021, the Bond Capital Fund as well as the Garbage Fund require amendments. There was not a revenue budgeted for the Bond Capital Fund and of course there was not an expenditure included in the budget either. The Garbage Fund also requires an amendment to the expenditures, as the actual expenditures were \$2,260 over budget. The Garbage Fund is typically amended each year as it is

difficult to estimate the number of new homes that will receive service as well as those homes that were vacant and are now occupied. Finance Director stated that there really was not much to change, the bond was added due to it not being in the original budget and the reason why the garbage is higher is due to the fact that it is hard to predict a total. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Ordinance Amending the Unified Development Ordinance to Allow Craft and Storage Barns as A Special Use in the Suburban Residential Zoning District: Motion made by Alderman Pulley to approve an ordinance amending the Unified Development Ordinance to allow craft and storage barns as a special use in the suburban residential zoning district, seconded by Alderman Lang. A public hearing to consider Craft and Storage Barns was held on May 13th. The Plan Commission discussed more restrictive regulations than what was originally proposed by Staff, however, the Plan Commission ultimately indicated that they do not wish to amend the Unified Development Ordinance to allow Craft and Storage Barns. Staff incorporated feedback from the Plan Commission in the draft ordinance to be considered by the City Council. Some feedback incorporated includes 50' side and rear setbacks, requiring a driveway, and adding to the definition of commercial uses that are not allowed. If approved by the Council, the residents interested would need to file a petition for annexation and a plat of resubdivision to combine their two lots to equate to 6 acres and meet the 5-acre minimum requirement. They would also apply for a special use permit, which would be considered by the Plan Commission to which they would provide a recommendation to the Council. Dependent on the petitioner, this could occur in September. Alderman Wesner expressed a concern about what happens if the property sells, City Administrator Seguss stated that if the property sells the ordinance states that the craft and storage barn has requirements for setbacks and a minimum of 5 acres to keep from having barns in any residential districts randomly. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Amended Agreement with Metronet for Phone, Internet, and Cable Services for Municipal Buildings: Motion made by Alderman Stevenson to approve an amended agreement with Metronet for Phone, Internet and cable services for municipal buildings, seconded by Alderman Winter. At the most recent City Council meeting, the Council approved an agreement with Metronet for services amounting to \$813. Metronet contacted the city shortly after explaining that a few phone numbers were left off this agreement and the price would need to be changed accordingly. These phone numbers belong to alarms and other lines that will now be cancelled. The new total for services is \$1,018. With this in mind, while this isn't as large of a cost savings as was previously stated, Staff is hopeful to receive better service from Metronet, however, hiccups are anticipated with the transition. There has also been an addendum added to the agreement that if there are chronic issues with Metronet, the City can cancel the agreement. Based on Metronet's definitions of chronic issues that would allow the City to end the City's contract, there have been "chronic" issues with Frontier in the past. The city currently pays \$1,494 for Frontier and Charter services combined. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Winter, Cravatta, Holcomb and Lang voted yes. Motion carried.

DEPARTMENT REPORTS

Administrative Report – City Administrator, Alyssa Seguss reported that the city is sending out about 10 waste hauling requests for proposals and is hopeful to get out by end of week. Would like to have all bids back by July 30, 2021. Looking to get some feedback from the council in regards to Kingston Township waste water agreement; the mayor met with Kingston and the agreement came up and Kingston would like the City of Genoa to participate in the Kishwaukee Water Reclamation District which has been brought up to council before and at this time our system is not at capacity and we do not need to move forward with that expense at this time, that has been communicated with Kingston. There has still not been any progress on the agreement and the staff is asking if the council would be ok if they put a date on the agreement to be finalized by August 15, 2021 at which time if it is not then the Village of Kinston will pay non resident rates by ordinance. This is to try and get the Village to sit down with the city to come to an agreement. There was no disagreement from the council. Alderman Wesner asked about the empty lot on the corner of Prairie and 72; City Administrator Seguss stated that the gentleman that is wanting to build the building is working with another investor in town who has the means to build the building without having to have 3 businesses before construction can take place.

Finance Report – Treasurer & Finance Director, Jan Tures stated that the auditors will be here next week for 2-3 days with the other days virtual.

Public Works – Public Works Director, Janice Melton stated that there is a new flow chart for public works; it takes about 2 years to fully train a new employee fully. CES the engineer will be on site tomorrow doing some more pouring and hopefully able to get some gravel for residents' driveways.

Police Department – Chief Smith reported that they will be conducting police interviews next week July 14, 2021; the week after that Police and Fire meet to hopefully have a finalized list by August 1, 2021. Chief Smith has starting calling out to residents who have their UTV/Golf Cart stickers to make sure they have slow moving emblem; this will be added to the check list for future registration. There were a lot of fireworks calls. K-9 was called out twice to Sycamore and both times were a success. Genoa assisted Kirkland with traffic for the Parade and Fireworks. Officer Edwards on June 19th celebrated 24 years with the department.

Mayor's Report – Mayor Brust stated that he attended the ribbon cutting today at Cruzin and talked with some residents and business owner who is interested in opening up another restaurant in town.

ANNOUNCEMENTS – City Administrator Segus wanted to mention that the Planning Commission meeting is tomorrow night at 7 pm for anyone who would like to attend; they are discussing a commercial building that needs to be rezoned as a 4-unit multi-family building, the council will see the recommendation for this on 7/21/21. The community garage sales are this weekend

Motion to adjourn the meeting of the City Council was made by Alderman Wesner, seconded by Alderman Freund. Voice vote was taken. All voted yes. Motion carried. Meeting was adjourned at 8:40 p.m.