

CITY OF GENOA
City Hall
City Council Meeting Minutes
June 21, 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 – None

Motion made by Alderman Freund to accept the minutes of the July 7, 2021 City Council meeting seconded by Alderman Lang. Voice vote was taken. All voted yes. Motion carried.

Motion made by Alderman Stevenson to approve payment of the account's payables for July 15, 2021, in the amount of \$117,732.82, seconded by Alderman Pulley. Alderman Lang asked about line item #29 the charge for the Radar if this was an annual cost, Chief Smith stated that this was an annual cost for all of the squad cars. Alderman Cravatta asked about line item #31 if this was to repair the chiller at City Hall, Public Works Director Melton stated that this was for the mother board for the chiller however there will be another large charge in repairing the chiller. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Holcomb, Cravatta and Lang voted yes. Motion carried.

ITEMS FROM INDIVIDUALS IN ATTENDANCE – None

OLD BUSINESS - None

NEW BUSINESS

Proclaim July 30th – August 1st Veterans Weekend: Mayor Brust read the proclaim honoring our Veteran's, Senior Citizens, First Responders and Health Care Workers, proclaiming July 30th-August 1st as Veterans weekend.

Approve the Use of Citizens' / Carroll Memorial Park by Kara Lee on September 19, 2021 from 1 PM to 4 PM: Motion made by Alderman Wesner for approval to utilize Citizens' Park for a public fund-raising event, seconded by Alderman Lang. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Ordinance Approving the Rezoning of and Issuance of a Final Planned Unit Development for A 4-Unit Multi-Family Building Located at 307, 309, 311, and 313 Jackson Street: Motion made by Alderman Stevenson to approve the ordinance for the rezoning of and issuance of a final planned unit development for a 4-unit multi-family building located at 307, 309, 311 and 313 Jackson Street, seconded by Alderman Pulley. The City of Genoa received a request for a rezoning and Planned Unit Development for an *existing* 4-unit multi-family building. There is currently a 4-unit multi-family building located at 307-313 Jackson Street, which is an illegal nonconforming use as it appears the nonconforming use (the living space on

a first floor in the Central Business and Civic District) began following the adoption of the Unified Development Ordinance and therefore making it illegal. By rezoning the property to residential, residential on the first floor is allowed with a special use. The Plan Commission held a Public Hearing on July 8, 2021. The Plan Commission unanimously recommended approval of the rezoning of 307-313 Jackson Street from Central Business and Civic District to City Residential, as well as the proposed Planned Unit Development for a 4-unit multi-family building with the conditions outlined in the Development Project Review Report. Following the meeting, an ordinance was drafted incorporating the rezoning as well as the P.U.D. with conditions recommended by the Plan Commission. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve an Intergovernmental Agreement Between the City of Genoa and the Genoa Township Park District: Motion made by Alderman Cravatta for an agreement with the Park District, seconded by Alderman Lang. This formalizes the transfer of 76% of the SSA funds received from the Oak Creek Estates Unit 4 SSA. Like Riverbend, Oak Creek Estates Unit 4 is not located in the Genoa Township Park District boundaries and the SSA provides for maintenance of parks and open space and in-district rates to residents. This agreement is nearly identical to the agreement approved by the Council for the transfer of the Riverbend SSA funds to the Park District. The Park District currently maintains the park and will now also be taking over the mowing in the retention pond area. As two additional phases of Oak Creek Estates Unit 4 have received preliminary plat approval, there will need to be an amendment to this agreement following any additional open space or parks being platted, improved, and deeded to the City. The city has met with the Executive Director of the Park District several times to discuss this agreement. If approved by the Council, the Park Board will also then consider the agreement for approval. No further discussion. Roll call was taken Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve a Resolution Authorizing the Reduction of the Genoa Township Park District Fitness Center Rent Payments: Motion made by Alderman Cravatta to approve a resolution authorizing the reduction of the Genoa Township Park District Fitness Center rent payment, seconded by Alderman Lang. Following council discussion regarding the reduction of the fitness center's rent, a resolution was drafted to reduce the rent for July, August, and September of 2021 by 50%. The Park District must then submit an updated profit and loss statement showing whether or not the fitness center is still operating at a deficit. If it is still operating at a deficit, the months of October, November, and December of 2021 will also be reduced by 50%. The Fitness Center has reached out to Jock Sommese at the Small Business Development Center. Jock will be looking over financial documents and then meeting with the fitness center in the near future. Alderman Cravatta stated that he went to the Park District Board Meeting this past Monday and they were very appreciative that he was there, they were also appreciative with what the city has put together to help them. Alderman Stevenson asked if Alderman Cravatta knew if they have yet spoken to Jock, Alderman Cravatta stated that he believes they have. Roll call vote was taken. Aldermen Wesner, Pulley, Freund, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

Approve a Second Amendment to the Development Agreement for Riverbend Addition to Genoa:

Motion made by Alderman Wesner to approve the second amendment to the development agreement for Riverbend addition to Genoa, seconded by Alderman Pulley. Earlier this year, the Council discussed utility easements that were previously located in Unit 6 of the Riverbend Subdivision, which is where Brian Grainger is currently building 4-unit age restricted condos. As part of this development, two portions of streets which were previously Stearn Drive and Angler Lane were vacated and soon after so were the utility easements. The agreement re-affirms that those utilities within Unit 6, including those that were previously located beneath Stearn Drive which are currently in-active and being built over, are entirely the Developer's responsibility to maintain and repair and not the City of Genoa's. The agreement also explains that ultimately, the Developer will transfer his responsibility to an H.O.A. The agreement includes an amended improvement schedule. There is an exhibit that was removed from the draft document that reaffirmed that in the case of foreclosure of the lots in discussion, the bank would be responsible for the utilities and not the city. The Developer was not able to get the bank to sign the document. Staff could continue to pursue this, however, the Amendment to be considered still has value in that, it very clearly states the utilities are not the responsibility of the city. Mayor Brust stated that what the council is voting on tonight is still subject to attorney review. City Administrator Seguss stated that there is something in regards to the HOA that the attorneys need to add to this. 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 next Tuesday will be the new EDC meeting on July 27th at 8:30am; the staff is working with the residents on the craft and barn storage they have submitted an application for special use. Requests for city garbage contract was sent out last week about 3-5 proposals went out with a return date of August 3rd or 4th, they are hoping to go through them and present to the council by the end of August beginning of September so that if a new company will be able to get everything together so that they can start on November 1, 2021. Dunkin Donuts is finally on its way, they have a new property owner of the area across from McDonald's who will be building the building, there are 3 business that are interested in moving in. Hopefully by next month they will be able to start construction.

Finance Report – Treasurer & Finance Director, Jan Tures stated that the audit was completed on Monday and they have a final call meeting on Thursday, there were a few changes with GASB as well as a few other minor changes but otherwise all was good. Alderman Lang asked how often GASB changes rules; Finance Director Tures stated every year there are multiple changes.

Public Works – Public Works Director, Janice Melton stated that Hill Street will be paved over next week; DNR was out and shocked the river to measure, weigh and identify the fish. They measure the river as 1-60 and we are in the 50. With the drought well levels are holding, well #5 is a little shallow but also still holding. On 6/20/21 between the hours of 11pm-12am we got about 2 ½ inches of rain and the chart recorder showed a big increase in the sewer system which shows that there are homes that have a direct gutter drain into the system; public works will be going around and smoking the sanitary sewers to check venting in homes and to see what homes have direct gutter to sanitary sewer and have those homeowners change how their gutters drain; this will also help those with sewer problems. A letter will go out to residents ahead of time.

Police Department – Chief Smith reported that he would like to thank the fire and police commission for coming in for meetings and interviews; we have 7 candidates on the list, hoping to hire by October/November with schooling starting in January. Thank you to public works as they mowed the neglected areas in town and tickets will be sent to those who are responsible. Calls since 7/7/21-7/20/21 there was 31 incident reports and 107 calls, we get a lot of domestic calls in town not sure why, we had 77 last year total this year we are at 51 as of 7/10/21 which is up 9 from last year.

Mayor's Report – Mayor Brust stated that we hosted the Community Champions Meeting of DeKalb County Economic Development Commission at the winery in town.

ANNOUNCEMENTS – Alderman Pulley shared with the council about the city having a Fall Festival in late September early October where we can feature all the clubs in Genoa such as the Garden Club, Women's Club, have the FFA there with their pumpkin stand, have the Fire Department and Chamber involved, maybe a meet and greet with the Fall sports from the school, have booths set up, maybe show what jobs are open within the community, have rides. He stated that some of the community members have offered to help fund this as well as possibly using some help from the city. This is all in the early stages of planning and any help or ideas would greatly be appreciated.

Motion to adjourn the meeting of the City Council was made by Alderman Wesner, seconded by Alderman Pulley. Voice vote was taken. All voted yes. Motion carried. Meeting was adjourned at 7:45 p.m.