

**CITY OF GENOA**  
**CITY COUNCIL MEETING AGENDA**  
**OCTOBER 20, 2021**  
**7 P.M.**  
**333 East First Street**  
**City Council Chambers**

**I. CALL TO ORDER & ROLL CALL**

**II. PLEDGE OF ALLEGIANCE**

**III. GUEST SPEAKERS**

**IV. APPROVAL OF MINUTES FROM THE OCTOBER 6, 2021 CITY COUNCIL MEETING**

**V. APPROVAL OF ACCOUNTS PAYABLES**

**VI. ITEMS FROM INDIVIDUALS IN ATTENDANCE\***

**VII. OLD BUSINESS**

**VIII. NEW BUSINESS**

**A) APPROVE AN ORDINANCE AMENDING TITLE 9, CHAPTER 1, BUILDING CODES, SECTION 1, BUILDING CODE, OF THE MUNICIPAL CODE OF THE CITY OF GENOA**

This ordinance allows non-metallic (plastic) electrical boxes for electrical devices for residential construction. This amendment would continue to require metallic electrical boxes for commercial construction. The City adopted the 2003 International Building Code, which allows non-metallic boxes; however, an amendment was made to require metallic electrical boxes in residential and commercial construction. This amendment is more restrictive than the code and contractors have asked the Council to reconsider. There are several local communities that allow non-metallic boxes for residential construction and the City's Building Inspector has determined that the regulations within the Code are adequate without the City establishing additional requirements for residential construction as long as ceiling fans have a box rated for ceiling support/fans. That being said, the Inspector would suggest to continue requiring metal boxes for commercial construction, which is included in the ordinance.

**B) PRESENTATION OF THE CITY OF GENOA FISCAL YEAR 2020-2021 AUDIT REPORT BY SIKICH**  
Sikich's Auditor's Communication to the City Council is available in the packet. Sikich will present their findings at the City Council meeting.

**C) ACCEPT THE COMPREHENSIVE ANNUAL FINANCIAL REPORT FOR THE FISCAL YEAR ENDED APRIL 30, 2021**

Each year, the City's financials and accounting controls are reviewed by an independent auditor, Sikich. The City's financial statements are presented as a Comprehensive Annual Financial Report (AFR). In this format, the basic financial statements, statements of net position and budget-to-actual statements are provided with additional information about the City in the introductory section and a statistical section toward the end of the document to show a historical comparison. The City of Genoa will be submitting the Comprehensive AFR to the Government Finance Officers Association (GFOA) in order to be considered for the Certificate of Achievement for Excellence in Financial Reporting. The City of Genoa has received the

Certificate with the past 15 Comprehensive AFRs submitted and believes the Audit once again conforms with the GFOA's award standards. The Management's Discussion and Analysis (MD&A) is available in the Comprehensive AFR and will be posted on the City's website, once the Comprehensive AFR is accepted by the Council. The MD&A is designed to provide a narrative overview and analysis of the City's financial activities for the past fiscal year. The MD&A focusses on significant financial issues as well as changes in the City's financial position.

**D) DISCUSS THE REDUCTION OF THE GENOA TOWNSHIP PARK DISTRICT FITNESS CENTER'S RENT FOR THE MONTHS OF OCTOBER, NOVEMBER, AND DECEMBER**

This past July, the City Council approved a Resolution that reduced the Park District Fitness Center's rent by 50% in July, August, and September. The Resolution also states, "A 50% reduction of rent, excluding utilities, for an additional 3 months (October 2021, November 2021, and December 2021) shall be contingent on the Fitness Center providing a profit and loss statement in September of 2021 that demonstrates the Fitness Center is still operating at a deficit". The Fitness Center has provided this profit and loss statement, which shows that the Fitness Center had a loss of \$8.26 in September. The Resolution approved in July 2021 as well as the profit and loss statement provided by the Park District is in the packet. The 50% reduction for October, November, and December amounts to \$5,004. Staff is looking for guidance in how to proceed with the Fitness Center's rent.

**E) APPROVE AN ORDINANCE ANNEXING THE BONHEUR SENIOR OPTIONS LLC PROPERTY LOCATED AT THE SOUTHWEST CORNER OF DERBY LINE ROAD AND SECRETARIAT DRIVE TO THE CITY OF GENOA**

The City received a petition for annexation from Evolution Associates, LLC, as Contract Buyer, and Bonheur Senior Options, LLC, as property owner to annex the 1.8 acre property at the corner of Secretariat Drive and Derby Line Road. The purpose of the annexation is for the Special Use to be considered below.

**F) APPROVE AN ORDINANCE APPROVING ZONING UPON ANNEXATION TO SUBURBAN RESIDENTIAL, A FINAL PLAT OF SUBDIVISION, AND A SPECIAL USE PERMIT FOR A CRAFT AND STORAGE BARN AT THE PROPERTY LOCATED AT THE CORNER OF DERBY LINE ROAD AND SECRETARIAT DRIVE**

In July, the City Council amended the Unified Development Ordinance to allow Craft and Storage Barns as a Special Use. Standards and criteria are outlined in 4.3.3 M of the Unified Development Ordinance as well as the Staff Report within the packet. Based on the standards and criteria approved by the City Council, Evolution Associates, LLC submitted a petition to rezone a 1.8 acre parcel following annexation, a Final Plat of Subdivision (to combine 2 parcels in order to make a parcel larger than 5 acres), as well as a request for a Special Use for a Craft and Storage Barn, which is outlined in the Staff Report. At the September 9, 2021 Plan Commission meeting and Public Hearing for the request, residents of the Derby Estates subdivision attended the meeting due to concern of having a barn "in their subdivision". While the subject property is not within their subdivision, it would be adjacent to the subdivision with an entrance off of Secretariat Drive (which was suggested by Staff due to the 45 MPH speed limit on Derby Line Road). Other concerns of residents included having to look at the barn and also concern of what the barn could be used for and/or what could be stored in the barn. With 4 Plan Commission members present, 3 voted to recommend the petition for approval, with one member voting no. Ultimately, there was no recommendation by the Plan Commission because not enough members voted yes to make the recommendation (4 yes's were needed).

Following the September 9, 2021 Plan Commission meeting, Staff worked with Evolution Associates, LLC to address concerns of the residents that attended the meeting. The petitioners

have since moved the driveway to the Craft and Storage Barn to Derby Line Road as well as revised their landscaping plans to accommodate the new driveway location. Architectural and building plans have been submitted showing the architectural enhancements that have been made to the building. The petitioners plan for a crop to be planted in 2022 before construction of the building begins, however, after construction of the building (beginning in 2023), the property can only be bailed for hay and used for craft and storage purposes (rather than commercial, agricultural, or as a permanent residential unit). Landscaping screening will be completed in 2023. The zoning request is consistent with surrounding use and the subdivision creates a conforming lot. Information submitted for the Plan Commission meeting, as well as revised plans, meet the requirements for a Special Use Permit for a Craft and Storage Barn.

**G) APPROVE THE PURCHASE OF THREE 2022 FORD F-150S FROM MARROW BROS, WITH A GRAND TOTAL NOT TO EXCEED \$80,000**

Please see the information in the packet.

**H) APPROVE THE EXPENSE OF DESIGN ENGINEERING FOR RECONSTRUCTION OF WATSON DRIVE, REID ROAD, AND COOPER COURT BY C.E.S., INC, NOT TO EXCEED \$17,379.25**

In the packet is a proposal from C.E.S. that includes design engineering, reconstruction, and construction engineering for Watson Drive, Reid Road, and Cooper Court, totaling \$283,033.50. These are preliminary estimates, however, approval of the design engineering is needed if the Council wishes to move forward with the project. These streets were analyzed and determined to be failed, which makes them a priority. The engineering and reconstruction would be paid for using the 2020 Public Improvement Bond, which has funds remaining after existing street projects are completed and paid for. If approved, C.E.S. would complete design engineering and the project would go out for a bid. This project would likely be completed in Spring 2022.

**I) APPROVE ENGINEERING EXPENSES FOR SUBMITTING A REBUILD ILLINOIS GRANT APPLICATION BY C.E.S., NOT TO EXCEED \$7,500.**

The Mayor and Staff have met with C.E.S. in regards to submitting a grant application for the Rebuilt Illinois' Rebuild Downtowns and Main Streets Capital Grant Program (RDMS). Preliminary drawings of what could be done using this grant funding is in the packet which includes new street lighting with electrical underground and adding paver brick to some of the sidewalks as well as the possibility of additional landscaping features. There is \$50 million in funding available. The current project costs are estimated at \$900,000. RDMS does not require a minimum funding match but it would aid in the success of the grant application if the City were to match with at least 10%. The costs for C.E.S. to submit the grant includes the grant paperwork, meetings with the Mayor and Staff to complete required narratives, as well as exhibits and cost estimating which requires site visits. An outline of the grant requirements are included in the packet. The costs of submitting the grant as well as the possible future engineering and construction costs would be paid for using the 2020 Public Improvement Bond. While the grant application is due in January 2022, it is likely that the project would not begin until 2023.

**IX. DEPARTMENT REPORTS**

- A) ADMINISTRATION
- B) FINANCE
- C) PUBLIC WORKS
- D) POLICE
- E) MAYOR

**X. ANNOUNCEMENTS**

**XI. MOTION TO ADJOURN**

\*To respect the agenda and flow of the meeting, the Mayor may limit audience participation to 5 minutes per speaker and/or a total of 30 minutes for this portion of the agenda.