

CITY OF GENOA  
City Hall  
City Council Meeting Minutes  
October 20, 2021  
7:00 P.M.

Mayor Brust called the meeting of the City Council to order at 7:02 p.m. Roll call was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang were present. Alderman Freund and Alderman Winter was absent. Quorum present.

Mayor Brust led the Pledge of Allegiance.

Guest Speakers – None

Motion made by Alderman Holcomb to accept the minutes of the June 2, 2021 City Council meeting seconded by Alderman Cravatta. Voice vote was taken. All voted yes. Motion carried.

Motion made by Alderman Pulley to approve payment of the account's payables for June 15, 2021, in the amount of \$178,517.33, seconded by Alderman Stevenson. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Holcomb, Cravatta and Lang voted yes. Motion carried.

**ITEMS FROM INDIVIDUALS IN ATTENDANCE –**

**OLD BUSINESS** - None

**NEW BUSINESS**

**Approve An Ordinance Amending Title 9, Chapter 1, Building Codes, Section 1, Building Code, of the Municipal Code of the City of Genoa:** Motion made by Alderman Wesner to approve an ordinance that 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, seconded by Alderman Lang. There was no discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

**Presentation of the City of Genoa Fiscal Year 2020-2021 Audit Report by Sikich:** Brian from Sikich was present to present the Audit Report year end April 30, 2021.

**Accept the Comprehensive Annual Financial Report for the Fiscal Year Ended April 30, 2021:** Motion made by Alderman Wesner to 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. There were a few questions from the council that were answered by Brian from Sikich, seconded by Alderman Lang. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

**Discuss the Reduction of the Genoa Township Park District Fitness Center's Rent for the Months of October, November and December:** Motion made by Alderman Lang to 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, seconded by Alderman Holcomb. Council stated that they would like to have someone from the Park District here to answer some questions. They are meeting with Jock on 10/25/21, Alderman Cravatta suggested the 50% reduction for 3 more months at this time in hopes that things will turn around. The council agreed to reduce the rent for 1 month to 50% to let them meet with Jock and come to next council meeting to discuss further.

**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:** Motion made by Alderman Stevenson to discuss 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, seconded by Alderman Cravatta. Jim and Linda Vasser were present to along with their builder and the project manager for the subdivision. Roll call was taken Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

**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:** Motion made by Alderman Cravatta to approve an ordinance for zoning upon annexation to the 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 baled 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 seconded by Alderman Lang. Alderman Wesner asked if this can ever be used as anything but Craft and Storage? Attorney Kelly stated that no it can’t be used per the Ordinance as anything else. Alderman Wesner also asked if it could be used by others? Alyssa stated that would then be considered commercial instead of residential and would need to be re-zoned again. Jim and Lori Vesser showed pictures of the finished building with landscape. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

**Approve the Purchase of three 2022 Ford F-150s from Marrow Bros, with A Grand Total Not to Exceed \$80,000:** Motion made by Alderman Lang to approve the purchase of three 2022 Ford F-150s from Marrow Bros, with a grand total not to exceed \$80,000, seconded by Alderman Pulley. Alderman Pulley asked if there will be a liftgate in the new truck, Public Works Director Janice stated that there will be liftgates. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

**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:** Motion made by Alderman Pulley to 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, there 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, seconded by Alderman Lang. There was no further discussion. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

**Approve Engineering Expenses for Submitting A Rebuild Illinois Grant Application by C.E.S., Not to Exceed \$7,500:** Motion made by Alderman Cravatta to approve the engineering expenses for submitting a rebuild Illinois Grant Application by C.E.S., not to exceed \$7,500, seconded by Alderman Holcomb. At this time the area goes from Sycamore Street to the Y. Mayor Brust asked that as council members drive through other towns that they take pictures and email them to Alyssa to put in a presentation. Alderman Wesner stated that a long time ago there was a committee that had pictures and cost for lighting etc. Roll call vote was taken. Aldermen Wesner, Pulley, Stevenson, Cravatta, Holcomb and Lang voted yes. Motion carried.

## **DEPARTMENT REPORTS**

**Administrative Report** – City Administrator, Alyssa Seguss reported that Flood Brothers have delivered the new toters to residents is going well, staff has received a few calls. This up coming week will be Waste Managements last week for pick-up and they will pick-up their toters.

**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 with the pedestrian bridge being derated she would like to have signs and possibly tickets being handed out for those who drive over the bridge in a vehicle that is more than 2500 pounds. City Administrator Seguss suggested tabling the issue to gather more information and presenting it to the council. City Administrator Seguss and Public Works Director Melton attended the IPWMA in Bloomington with great success in learning more about updating our emergency management plan, cyber security, disaster protocols and networking.

**Police Department** – Chief Smith reported that city court is 10/25 which will be dealing with a lot of property issues; there is a home football game this Friday 10/22; on Facebook there is a K9 grant on Aftermath that everyone can vote 1 time per day till 10/26; the Police Department is looking for Auxiliary members this is a paid position however they are not sworn in applicants must be 18 years or older. On 11/3 there are 3 high school students that will be getting their Eagle Scouts. Halloween hours on 10/31 are from 4-7.

**Mayor's Report** – Mayor Brust attended a congratulations ceremony for high school student Alane Lynn for recognition by the National Merritt Scholarship Corporation, something that millions of students take a test to get recognized and less than 35,000 receive that recognition.

**ANNOUNCEMENTS** – Congratulation to Alderman Lang for graduating boot camp.

Motion to adjourn the meeting of the City Council was made by Alderman Stevenson, seconded by Alderman Wesner. Voice vote was taken. All voted yes. Motion carried. Meeting was adjourned at 8:30 p.m.