

**CITY OF GENOA
CITY COUNCIL
SPECIAL MEETING AGENDA
MAY 17, 2023 6:00 P.M.
City Council Chambers
333 East First Street Genoa, IL**

- I. CALL TO ORDER & ROLL CALL**
- II. STRATEGIC PLANNING WORKSHOP**
- III. PLEDGE OF ALLEGIANCE**
- IV. GUEST SPEAKERS**
- V. APPROVAL OF THE MINUTES FROM THE MAY 3, 2023 CITY COUNCIL MEETING AND THE MAY 9, 2023 SPECIAL CITY COUNCIL MEETING**
- VI. APPROVAL OF ACCOUNTS PAYABLES**
- VII. ITEMS FROM INDIVIDUALS IN ATTENDANCE***
- VIII. OLD BUSINESS**
- IX. FUTURE ITEMS FOR DISCUSSION**
- X. NEW BUSINESS**
 - A) PRESENTATION BY CUSTOM ALUMINUM PRODUCTS**
 - B) APPROVE AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ECONOMIC INCENTIVE AGREEMENT AND IMPLEMENTING THE PROVISIONS OF AN ADOPTED ECONOMIC INCENTIVE AGREEMENT BETWEEN THE CITY OF GENOA AND 702 W. MAIN, LLC**
 - C) APPROVE A DOWNTOWN FAÇADE IMPROVEMENT PROGRAM GRANT AGREEMENT WITH STORMWAG PROPERTIES, LLC, NOT TO EXCEED \$30,000**

The owner of 318 West Main Street (location of Mark Carlson State Farm and Retail Handyman) is requesting a Façade Grant for their building. The project total is \$73,400 which includes some costs that are ineligible for the project, however, the owner is requesting up to \$30,000 of eligible expenses be reimbursed as part of the program. As outlined in the packet, the applicant will be preserving some of the existing brick while adding additional brick, painting the exterior white, replacing windows and the door, and adding height to the façade to make it similar to the property to the west. The added façade will include black cement fiber shiplap, a metal roof/overhang, gooseneck lighting, and an updated sign. This Façade Grant was included in the estimated expenditures to the Façade Grant Program for Fiscal Year 2023-2024.
 - D) APPROVE AN ORDINANCE AMENDING TITLE 8, CHAPTER 1 AND 6 OF THE MUNICIPAL CODE OF THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS**

The City's Wastewater Treatment Committee has been analyzing and discussing the City's utility rates and is recommending the Ordinance included in the packet. These changes include:

 - A 15¢ increase to water rates

- A 18¢ increase to sewer rates
- Increasing the basic user charge for **non-residential** metered users
- Amending the ordinance to state that the City will post notice or past due bills (current practice), not mail a notice (what the code currently states). This section also removes the requirement that water bills must be paid in full because Staff does work out payment plans on a case-by-case basis.
- Adds language that clarifies that water bills left unpaid by tenants are ultimately the responsibility of the property owner.
- Adds language that clarifies that unpaid bills by a previous owner are due from a new owner before water service can be reinstated.

E) APPROVE AN ORDINANCE APPROVING A SPECIAL USER PERMIT FOR A 3-UNIT MULTI-FAMILY USE AT THE PROPERTY LOCATED AT THE CORNER OF FIRST STREET AND ADAMS STREET, COMMONLY KNOWN AS 601 A&B WEST FIRST STREET AND 205 ADAMS STREET

Included in the packet is a project review report outlining a request for a Special Use Permit for a multi-family use. For both the length of the current owners' ownership and as far back as City files date, the single property has contained three residences, making the use a legal nonconforming use because while it does not meet the City's current zoning code (nonconforming), it predates the ordinance and is therefore "grandfathered in" (legal). Per the Unified Development Ordinance, legal nonconforming uses are permitted to continue, however, should more than 50% of the property's value need to be reconstructed due to some disaster, the property would then need to come into conformity. This makes the property difficult to receive financing. To sell the property, the petitioner is requesting a Special Use Permit to allow for multi-family to bring the property into conformity (legal conforming). Staff and the Plan Commission evaluated the existing property in accordance with the U.D.O.'s Special Use Permit requirements, while also keeping in mind that the development already exists. Ultimately, the Plan Commission unanimously recommended approval to the City Council, including the conditions outlined in the ordinance.

F) APPROVE AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ECONOMIC INCENTIVE AGREEMENT AND IMPLEMENTING THE PROVISIONS OF AN ADOPTED ECONOMIC INCENTIVE AGREEMENT BETWEEN THE CITY OF GENOA AND MALCOUR DEVELOPMENT LLC

G) APPROVE A QUOTE FOR MANHOLE LINING FROM ADVANCED REHABILITATION TECHNOLOGY, NOT TO EXCEED \$11,250

Please see purchase requisition.

H) APPROVE A QUOTE FOR NETWORK CABLING AND UPGRADES AT CITY HALL BY FOREST CITY COMMUNICATIONS, NOT TO EXCEED \$14,000

This project was identified through our 3rd party IT Audit as a needed improvement and Staff has been working with our IT Consultant to determine the needed improvements. Two quotes were received with the lowest quote included in the packet. The quote includes:

1. Contracting with I.T Specialist to clean up data wiring in the City Server room, installing a new patch panel and cabinet, new ports in offices along with upgrading the cabling to handle higher speeds.
2. Separate the old wiring from Administration and Police Department.
3. The main server room located in the Police Department will have an upgraded patch panel, new cabling, and ports in offices to handle higher speeds. The old original cabling will be cut back to allow for the moving of one current rack to be used for the ever-expanding needs for

internet, phones, and surveillance equipment. Clean up/remove all old wiring from old installs.

I) APPROVE AND AUTHORIZE THE FINANCE DIRECTOR TO EXECUTE AN EQUIPMENT MAINTENANCE AGREEMENT AND THE PURCHASE OF TWO COPY MACHINES FROM MARCO TECHNOLOGIES, LLC, NOT TO EXCEED \$8,210.

The City of Genoa contracts with Marco Technologies, LLC for maintenance of the printers and copiers at City Hall (Administration and Police Department). This consists of any repairs as well as a cost per copy. Included in the Fiscal Year 23-24 Budget was the purchase of two new machines- one for Administration and one for the Police Department. The Agreement in the packet outlines the costs for maintenance for the machines as well as the cost for purchasing the machines.

J) APPROVE A QUOTE FROM C.E.S. FOR PREPARATION AND SUBMITTAL OF A SAFE ROUTES TO SCHOOL GRANT APPLICATION, NOT TO EXCEED \$6,000.

At the May 3rd City Council Meeting, the City Council approved both a Sidewalk Master Plan and a map that highlighted sidewalks eligible for the Safe Routes to School Grant Program. Both of these maps were created in mind with strengthening the City's application for a Safe Routes to School Grant Application. If approved, C.E.S., who the City often works with for Public Works Projects, would complete a grant application due in the fall of 2023, including the Phase 1 sidewalks from the identified eligible sidewalk projects.

XI. DEPARTMENT REPORTS

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

XII. ANNOUNCEMENTS

XIII. 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.