

CITY OF GENOA  
City Hall  
City Council Meeting Minutes  
June 7, 2023  
7:00 P.M.  
City Council Chambers  
333 East First Street, Genoa, IL 60135

City Clerk Becca Stevenson called the meeting of the City Council to order at 7:03pm followed by roll call. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca were present. Alderman Freund and Mayor Brust were both absent. Quorum present.

Alderman Braheny made a motion to allow Alderman Chris Pulley to act as Mayor Pro Tem seconded by Alderman Stage. Alderman Wesner, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

Mayor Pro Tem Pulley led the pledge of allegiance.

Motion made by Alderman Winter to accept the minutes from the May 17, 2023, Special City Council Meeting seconded by Alderman Braheny. Voice vote was taken, all voted yes. Motion carried.

Motion made by Alderman Braheny to approve payment of the accounts payable for May 31, 2023, seconded by Alderman Hughes. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**GUEST SPEAKERS** – Lynn Romke of 1403 Sir Barton Drive came to the council with worries regarding undocumented immigrants coming to Genoa. Gordon Jones of 11794 Pebble Beach Drive also had a question regarding the Taco Bell, most of which was answered within the ordinance.

**UPDATE FROM BRIAN GRAINGER, GRAINGER 55+ DEVELOPMENT**

Brian Grainger from the 55+ developments being built within Riverbend came to give an update on the progress that has been made. The improvements to the detention ponds have been finished to the City's requirements and will therefore be acquired by Genoa, hence the following agenda item. Grainger and the council also discussed future plans for the developments, including paving of roads and the building of the clubhouse that will hopefully happen within the year.

**APPROVE A RESOLUTION AUTHORIZING THE ACCEPTANCE OF REAL PROPERTY FROM GRAINGER, LLC N/K/A RIVERBEND BY GRAINGER, LLC TO THE CITY OF GENOA**

Alderman Wesner made a motion to approve of the resolution authorizing the acceptance of the two detention ponds in Riverbend, seconded by Alderman Stage. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVE AN AMENDMENT TO THE CITY'S REVOLVING LOAN FUND APPLICATION PACKET**

Alderman Winter made a motion to approve the amendment, seconded by Alderman Braheny. It was then explained that a business recently received both an economic development incentive and a revolving loan which seemed unfair, so the new language will prevent this from happening again in the future. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVE AN ORDINANCE AMENDING TITLE 8, CHAPTER 1 AND 6 OF THE MUNICIPAL CODE OF THE CITY OF GENOA, DEKALB COUNTY, ILLINOS**

Alderman Hughes made a motion to approve an ordinance amending the municipal code, seconded by Alderman Roca. There was a question as to why the sewer rates are higher than water rates and the council was informed that it's simply because the sewer is more expensive to treat. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVAL OF AN ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT FOR A COMMERCIAL BUILDING WITH A DRIVE THRU AND FINAL PLAT OF SUBDIVISION AT 720 EAST MAIN STREET**

Alderman Wesner made a motion to approve the ordinance that would allow for a planned unit development, Taco Bell, at 720 East Main Street, seconded by Alderman Braheny. City Administrator Alyssa Seguss then went through a PowerPoint that was presented to the planning commission which highlighted the development and building plans for the Taco Bell. There was conversation regarding the property as it is currently owned by two different owners but there are plans to create a one-acre parcel for the building to sit upon. There was also some discussion regarding minor details of the development such as signage, building colors, and noise levels. Seguss also explained that there is a gas main on the property and the petitioner is working with Nicor to find the best way to build around it. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVAL OF A RESOLUTION AUTHORIZING THE CITY OF GENOA TO PURCHASE PARCEL 3EX0110 FROM THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE FAIR MARKET APPRAISE VALUE, SUBJECT TO AND CONTINGENT UPON THE CITY ENTERING INTO AN AGREEMENT WITH AMPLER DEVELOPMENT, LLC TO ADVANCE THE PURCHASE PRICE AND ATTORNEY'S FEES AND OTHER COSTS AS DETERMINED TO BE APPROPRIATE BY THE CITY ADMINISTRATOR**

Alderman Stage made a motion to approve of a resolution authorizing the City of Genoa to purchase parcel 3EX0110 from IDOT, seconded by Alderman Braheny. When property is sold from IDOT, cities get first dibs which is why Genoa will be purchasing it initially to ensure that the property does get sold to Ampler Development. Furthermore, the city will be purchasing the parcel only *after* there has been a deposit made by Ampler Development, LLC, to cover the purchase and other fees associated. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVAL OF AN AGREEMENT WITH AMPLER DEVELOPMENT, LLC, FOR THE ACQUISITION OF PROPERTY FROM THE CITY OF GENOA**

Alderman Stage made a motion to approve of the agreement with Ampler Development, LLC, seconded by Alderman Wesner. The council went over a draft of the agreement that had been created with Ampler Development and the City of Genoa regarding the purchase of parcel 3EX0110. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVE AN AMENDMENT TO THE PERSONNEL POLICY REGARDING COMPENSATION FOR WATER AND SEWER LICENSING**

Alderman Winter made a motion to approve the amendment to the personnel policy, seconded by Alderman Stage. It was then explained that the amendment is happening because our pay is not consistent with the pay from surrounding areas and raising the pay will hopefully incentivize more of our staff to become licensed. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes, and Roca voted yes. Motion carried.

**AUTHORIZE THE USE OF THE OAK CREEK ESTATES PARK FOR A FOOTBALL CAMP ON JUNE 14<sup>TH</sup>, 15<sup>TH</sup>, AND 16<sup>TH</sup> FROM 5:30 PM TO 7:30 PM**

Alderman Stage made a motion to approve of the use of the park for a football camp, seconded by Alderman Wesner. Alderman Winter mentioned that the homeowners should be notified by the coaches prior to the camp to prevent issues from arising. The rest of the council agreed. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes, and Roca voted yes. Motion carried.

**APPROVE THE CITY OF GENOA'S DONATION POLICY**

Alderman Hughes made a motion to approve of the City of Genoa's donation policy, seconded by Alderman Winter. There was some discussion on who the city chooses to donate to and how much is given out in donations per year. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**APPROVE A MASTER SOFTWARE LICENSE AGREEMENT, NOT TO EXCEED \$2,500**

Alderman Wesner made a motion to approve a master software license agreement, seconded by Alderman Braheny. No further discussion. Alderman Wesner, Pulley, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

**DEPARTMENT REPORTS**

*FINANCE*

Jan Tures informed the council that they are currently finishing the start of Invoice Cloud which is the new utility billing system. It is set to go live June 27<sup>th</sup> and residents will be able to see and pay their bills online rather than through the mail. June 30<sup>th</sup> also marks the start of the new full page billing system rather than post cards. Bills will also be sent out via email. The finance department has been kept busy with permits and they were selected for a special audit for the fiscal year 2021. The reports for the current audits have also been submitted. Audit field work

will be happening the week of July 10<sup>th</sup>, so they are hoping to be done with everything else by then.

#### *PUBLIC WORKS*

Janice Melton told the council that the water department will probably be cleaning and replacing the rapid rate gravity filter in the water filtration plant as the residual iron is higher than what they want. They've also been working to get the trailer ready for the Genoa Days parade. Luke Pierce has been picking up the treatment plant duties for the sewer department since the lead operator left recently. Melton also informed the council that we are in a moderate drought and therefore plant flows are very low at the moment. The sewer department replaced a collapsed part of the sewer main on S Hadsall and everything went smoothly. She also announced that 80% of the grant trees have been planted over the past several weeks.

#### *POLICE DEPARTMENT*

Deputy Chief Greg Edwards announced that the city should be getting the new automated tornado siren system installed on the 22<sup>nd</sup>.

#### *ADMINISTRATIVE*

Alyssa Seguss told the council to be expecting a survey that will help to prioritize the goals that were created from the most recent strategic planning workshop. She also reminded the council of the Open Meeting Acts training that must be completed by all members. There is a special planning commission meeting happening on June 22<sup>nd</sup> to hear a petition from the IBEW. As of now, the July 5<sup>th</sup> meeting will still be occurring as most members of the council will be able to be in attendance. The city is also working on the details of purchasing the property near Heartland bank, aka the "Christmas tree lot".

Motion to adjourn the meeting of the City Council was made by Alderman Wesner, seconded by Alderman Stage. Voice vote was taken, all voted yes. Motion was carried. Meeting adjourned at 8:07pm.