

CITY OF GENOA
City Hall
City Council Meeting Minutes
April 3, 2024
7:00 P.M.
City Council Chambers
333 East First Street, Genoa, IL 60135

PUBLIC HEARING

Mayor Brust called the public hearing on the annual budget for the fiscal year beginning May 1, 2024, and ending April 30, 2025, to order at 7:01pm followed by roll call. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca were present. Quorum present.

PUBLIC COMMENT – None

Alderman Pulley made a motion to close the public hearing at 7:02pm, seconded by Alderman Roca. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes, and Roca voted yes. Motion carried.

REGULAR CITY COUNCIL MEETING

Mayor Brust called the meeting of the City Council to order at 7:02pm followed by roll call. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca were present. Quorum present.

Mayor Brust led a moment of silence for Dekalb County Sheriff's Office Deputy Musil.

Mayor Brust led the pledge of allegiance.

GUEST SPEAKERS – None

PUBLIC COMMENT – None

OLD BUSINESS – None

CONSENT AGENDA

Alderman Pulley made a motion to approve of items 1-12 within the consent agenda, seconded by Alderman Braheny. No further discussion. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes, and Roca voted yes. Motion carried.

- 1. APPROVAL OF THE MINUTES FROM THE FEBRUARY 28, 2024, EXECUTIVE SESSION MEETING**
- 2. APPROVAL OF THE MINUTES FROM THE MARCH 20, 2024, CITY COUNCIL MEETING**
- 3. APPROVAL OF THE MINUTES FROM THE MARCH 20, 2024, COMMITTEE OF THE WHOLE MEETING**
- 4. APPROVAL OF THE ACCOUNTS PAYABLES DATED MARCH 31, 2024**
- 5. AUHORIZE THE MAYOR TO EXECUTE A MASTER SERVICES AGREEMENT WITH SIKICH LLP**

6. **AUTHORIZE THE MAYOR TO EXECUTE A STATEMENT OF WORK WITH SIKICH LLP**
7. **AUTHORIZE THE MAYOR TO EXECUTE A CONTRACT WITH LANDMARK CONTRACTORS FOR THE DOWNTOWN REVITALIZATION PROJECT**
8. **AUTHORIZE THE MAYOR TO EXECUTE A SUPPLEMENTAL MEMORANDUM OF AGREEMENT WITH THE COUNTY OF DEKALB FOR DISPATCH SERVICES**
9. **AUTHORIZE THE MAYOR TO EXECUTE THE RENEWAL OF A LEASE AGREEMENT WITH SCOTT HERRON FOR PROPERTY AT 113 NORTH GENOA STREET, UNIT 1**
10. **AUTHORIZE THE MAYOR TO EXECUTE THE RENEWAL OF A LEASE AGREEMENT WITH THE GENOA AREA CHAMBER OF COMMERCE FOR PROPERTY AT 113 NORTH GENOA STREET, UNIT 2**
11. **AUTHORIZE THE MAYOR TO EXECUTE THE RENEWAL OF A LEASE AGREEMENT WITH CORWN EXTERIORS FOR PROPERTY AT 113 NORTH GENOA STREET, UNIT 3**
12. **APPROVE RESOLUTION AUTHORIZING THE APPLICATION FOR A PERMIT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR WORK TO BE DONE ON ROUTE 72 FOR THE DOWNTOWN REVITALIZATION PROJECT**

NEW BUSINESS:

APPROVE AN ORDINANCE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR BEGINNING MAY 1, 2024, AND ENDING APRIL 30, 2025, FOR THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS

Alderman Stage made a motion to approve the ordinance adopting the annual budget, seconded by Alderman Roca. No further discussion. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

DISCUSS INSTALLING EARTHCAM IN THE DOWNTOWN

Alderman Hughes explained to the council that EarthCam is a global website that allows people from all around the world to watch live streams of different areas. The council discussed the pros and cons of having this within Genoa. More information will come at a later meeting.

DISCUSS THE DEVELOPMENT OF THE NORTH GENOA STREET PROPERTY

Mayor Brust presented the potential of building a development on the North Genoa Street property that is located behind Main Street Bar and Grill. He explained that through the strategic and comprehensive plans, they have found that the number of residents under 25 has dropped greatly since 2010. A lot of this is thought to be because of the lack of diversity in housing. This proposed building would be commercial on the bottom with floors above composed of one-two bedroom apartments, adding between 20-30 apartments to the area. Some aldermen were concerned about the location of the building and whether it would hinder the downtown. Ultimately, they decided they wanted to look at other potential areas where more housing could be built and dependent on those findings they may revisit the development of the North Genoa Street property.

APPROVE AN ORDINANCE AMENDING TITLE 3, CHAPTER 3, LIQUOR CONTROL, OF THE MUNICIPAL CODE

Mayor Brust explained that this amendment is for both Maddogs and River's so that they can sell packaged liquor. No further discussion. Alderman Braheny made a motion to approve of the ordinance, seconded by Alderman Hughes. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, and Hughes voted yes. Alderman Roca abstained. Motion carried.

APPROVE AN ORDINANCE CREATING TITLE 2, CHAPTER 10, COMPREHENSIVE AND STRATEGIC PLANNING COMMITTEE, OF THE CITY OF GENOA

Mayor Brust explained that this is a new committee that is being created to help with prioritizing the different ideas within the comprehensive and strategic plans that were made. This would be a team of about five people that are recommended and appointed by the council that will help to advise the council on future steps. No further discussion. Alderman Wesner made a motion to approve of the ordinance, seconded by Alderman Braheny. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE A FIRST AMENDMENT TO THE MATERIALS MANAGEMENT AGREEMENT FOR DISPOSAL OF MUNICIPAL BIOSOLIDS FOR GENOA, IL WASTEWATER AUTHORITY

Public Works Director Lucas Smith explained that the increase in cost is due to the Prevailing Wage Act that was recently introduced. No further discussion. Alderman Braheny made a motion to approve and authorize the mayor to execute a first amendment to the agreement, seconded by Alderman Hughes. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

OPEN BIDS FOR PARCEL 03-19-457-005, COMMONLY KNOWN 304 WEST MAIN STREET

Mayor Brust opened the single bid that the city received for parcel 03-19-457-005. The bid was from LS Holdings for \$205,000 with a \$5,000 deposit as earnest money on the date of bid acceptance.

CLOSED SESSION

Alderman Winter made a motion to enter closed session for the purpose of reviewing minutes from the previous closed session, for the purpose of discussing the purchase of property and for the purpose of discussing the sale of public real estate, seconded by Alderman Roca. No further discussion. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

RECONVENE REGULAR SESSION

Alderman Roca made a motion to reconvene into regular session, seconded by Alderman Freund. No further discussion. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

AUTHORIZE THE MAYOR TO EXECUTE A REAL ESTATE AGREEMENT

Alderman Pulley made a motion to authorize the mayor to execute a real estate agreement, seconded by Alderman Braheny. No further discussion. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

AWARD A BID AND AUTHORIZE THE MAYOR TO EXECUTE A PURCHASE AND SALE AGREEMENT TO LS HOLDINGS LLC FOR PROPERTY ADDRESS 304 WEST MAIN STREET, GENOA ILLINOIS, 60135

Alderman Wesner made a motion to award a bid and authorize the mayor to execute the purchase and sale agreement, seconded by Alderman Roca. No further discussion. Alderman Wesner, Pulley, Freund, Stage, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

FUTURE ITEMS FOR DISCUSSION – None

DEPARTMENT REPORTS:

FINANCE:

Finance Director Jan Tures announced that the budget will be recorded with the county within the next 30 days. The department is also working to ensure all the fiscal year 2024 projects are being completed and invoiced prior to the end of April. Tures also mentioned they are watching the end of the year budget numbers to make sure everything stays on track.

PUBLIC WORKS:

Public Works Director Lucas Smith announced that the department received two awards in the past week from the Arbor Day Foundation. He also updated the council on what the department has been working on and upcoming projects including work on the cured in place pipeline, downtown project planning, lead service line replacement plan, filter projects, and the bid opening on the street projects.

POLICE:

Police Chief Robert Smith thanked the council for the moment of silence for fallen Deputy Musil. He also gave a brief overview on an arrest that happened on Easter involving a resident that lives in Riverbend. Sergeant Chris Hathcoat gave an update on the potential new hires for the PD and said they are trying to get their number one into training in May.

ADMINISTRATION:

City Administrator Alyssa Seguss gave an update on the noise and lighting issues at Maddogs. Unfortunately, they have not found a solution yet, but they are working continuously on finding one.

MAYOR:

Mayor Brust announced he will be attending the IML Lobby Day in mid-April. He also explained that they have been interviewing for the Chief of Police position and are beginning to narrow down the search.

ANNOUNCEMENTS – Public Works Director Lucas Smith announced that Arbor Day is coming up on April 26th.

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 was carried. Meeting adjourned at 8:30pm.

