

COMMITTEE OF THE WHOLE MINUTES
February 13, 2017

PRESENT: Mayor Burns, Ald. Bruno, Burghart, Kilburg, Maladra, Marks, Radecki, Seno (arrived at 7:25), Simonian, Singer

STAFF: Admin. Dawkins, Dir. DeGroot, Dir. Tymoszenko, Dir. Babica, Comm. Nelson, Mgr. Kruse

1. CALL TO ORDER

Ald. Radecki, serving as chair, called the meeting to order at 7pm noting Ald. Cummings was absent and Ald. Seno was running late.

2. APPROVE COMMITTEE OF THE WHOLE MINUTES FROM JANUARY 23, 2017 AND JANUARY 30, 2017.

Moved by Ald. Marks, second by Ald. Simonian V/V: 8-0 Motion carried.

3. ITEMS OF BUSINESS

- a. Recommend Draft Resolution Authorizing Purchase of a 2017 Ford F-150 Through the State of Illinois Purchase Program/Wright Automotive in the Budgeted Amount of \$23,615.00.

Moved by Ald. Marks, second by Ald. Bruno

Comm. Nelson answered general questions on the condition and wear/tear of the vehicle to be replaced.

V/V: 8-0 Motion carried.

- b. Recommend Draft Resolution Authorizing Purchase of Ford F450 Cab and Chassis from Landmark Ford in the Budgeted Amount of \$33,047.00.

Moved by Ald. Marks, second by Ald. Kilburg V/V: 8-0 Motion carried.

- c. Recommend Draft Resolution Authorizing a Waiver of Bidding Process and Award of Contract to Sauber Manufacturing in the Amount of \$25,650.00 to Refurbish and Remount Existing Utility Body and Apparatus on New Chassis Purchased Under Separate Contract.

Moved by Ald. Marks, second by Ald. Bruno V/V: 8-0 Motion carried.

- d. Recommend Draft Resolution Authorizing a One (1)-Year Contract Extension with Hoving Clean Sweep for Calendar Year 2017.

Moved by Ald. Marks, second by Ald. Bruno V/V: 8-0 Motion carried.

- e. Recommend Draft Resolution Authorizing IDOT Right-of-Way Maintenance Agreement.

Moved by Ald. Bruno, second by Ald. Marks V/V: 8-0 Motion carried.

- f. Recommend Draft Ordinance Authorizing the Issuance of Waterworks and Sewerage Revenue Bonds IEPA Series 2017 in an Aggregate Amount Not to Exceed \$12,500,000.00.

Moved by Ald. Marks, second by Ald. Kilburg

On a question from the committee, Mgr. Kruse stated the public hearing /petition was a requirement of this type of IEPA bond purchase.

V/V: 8-0 Motion carried.

- g. Recommend Draft Resolution Authorizing Execution of a Contract with Chapman and Cutler for Bond Counsel Services Regarding Waterworks and Sewerage System Revenue Bonds, IEPA Series 2017.

Moved by Ald. Marks, second by Ald. Bruno V/V: 8-0 Motion carried.

- h. Recommend Draft Resolution Authorizing Execution of an Economic Development Incentive Agreement between the City of Geneva and MyNosh, LLC.

Moved by Ald. Bruno, second by Ald. Marks

Discussion was heard regarding the condition of the N. Third property, how long it had been vacant, and specific language regarding retail tax. Ald. Kilburg suggested adding language to include service tax if the State starts taking services in the future. Nosh owner Mike Dixon was present to answer questions and stated he was eager to start the project which has been in the works for more than a year. Ald. Simonian was concerned with some of the details of the agreement also noting that the City would be giving up a 'known' figure of sales tax from the current location to an 'unknown' with the new location. Tymoszenko stated that the driver for the incentive agreement was the investment in the new space which had been vacant for a decade, rather than the sale tax revenues.

Roll Call: Ayes: 8 Nays: 0 Motion carried.

- i. Recommend Draft Resolution Granting Conditional Site Plan Approval for Graham’s 318 Within the B3 Business District (Robert Untiedt)

Moved by Ald. Marks, second by Ald. Seno

Owner Robert Untiedt was present to answer questions including those dealing with deliveries and overall aesthetic changes to take place with the expansion.

V/V: 9-0 Motion carried.

- j. Recommend Draft Resolution Approving a Payment in Lieu of Required Parking Graham’s 318 – 318 S. Third Street.

Moved by Ald. Marks, second by Ald. Singer

Ald. Simonian stated he would not vote in favor of the agreement based on his previous concerns with a similar agreement with Gia Mia restaurant on N. Third.

ROLL CALL: Ayes: 8 Nays: 1 Motion carried.

- k. Recommend Draft Resolution Approving Cash Contributions to the Geneva Park District and Geneva School District in Lieu of Land – Fargo Enterprises, LLC.

Moved by Ald. Marks, second by Ald. Maladra

Mayor Burns stated the item would need 2/3 majority of approval for passage.

ROLL CALL: Ayes: Bruno, Burghart, Kilburg, Maladra, Marks, Radecki, Seno, Singer
 Nays: 0
 Present: Simonian

- l. Recommend Draft Resolution Approving a Preliminary/Final Plat of Subdivision for Stanton Subdivision – Fargo Enterprises, LLC.

Moved by Ald. Singer, second by Ald. Marks

Discussion centered on waiving the requirement for the sidewalks along Kaneville Road and Burgess Road. DeGroot noted that current subdivision regulations are not clear on sidewalk requirements but that any deviations need council approval, adding that past policy was to require the sidewalks unless otherwise directed by city council. Ald. Marks voice concerned about having a sidewalk stop in the middle of a block citing safety concerns.

Ald. Burghart made the motion, with a second from Ald. Bruno to amend the item requiring sidewalks on both Kaneville and Burgess.

ROLL CALL:

Ayes: Bruno, Burghart

Nays: Kilburg, Maladra, Marks, Radecki, Seno, Singer

Abstain: Simonian

Motion defeated.

ROLL CALL:

Ayes: Bruno, Kilburg, Maladra, Marks, Radecki, Seno, Singer

Nays: Burghart

Abstain: Simonian

Motion carried.

- m. Recommend Draft Ordinance Authorizing Sixteenth Restatement of Ordinance 2003-33 for Construction of a 22,471 S.F. Family Residency Clinic Located at 298 S. Randall Road. (The Delnor – Community Planned Unit Development)

Ald. Seno, citing a conflict of interest, recused herself from discussion.

V/V: 8-0 Motion carried.

4. NEW BUSINESS

5. CLOSED SESSION ON THE PURCHASE, SALE, OR LEASE OF PROPERTY

On a motion by Ald. Singer, second by Ald. Marks, the meeting was adjourned to closed session at 8:42pm. Roll Call: Ayes: 9 Nays: 0 Motion carried.

On a motion by Ald. Marks, second by Ald. Bruno, the meeting was brought back to open session at 8:53pm. Roll Call: Ayes: 9 Nays: 0 Motion carried.

6. ADJOURNMENT

On a motion by Ald. Simonian, second by Ald. Bruno, the meeting adjourned by unanimous voice vote at 8:53pm.

-Submitted by Recording Secretary Fornari