



REFERENDUM FAQs

Last Updated: Feb. 13, 2026

WHY IS GENEVA'S REFERENDUM DOLLAR AMOUNT SO MUCH DIFFERENT THAN ST. CHARLES?

The St. Charles project (and others) were discussed at the Nov. 17, 2025, [Geneva Committee of the Whole Meeting](#), available to watch on YouTube. The \$24 million St. Charles project is just the construction cost. When escalated to 2025 numbers, St. Charles' project would be approximately \$33.1 million, which is in line with the anticipated \$34.9 million construction cost for Geneva.

WHAT IS THE BREAKDOWN OF THE ALMOST \$60 MILLION BUDGET? WHAT EXACTLY ARE YOU USING IT FOR?

The \$59.4M number is not the "budget" per se, it is the maximum, not-to-exceed number based on estimates from July 2025 + fees associated with the bond issuance. In order to place a question on the ballot, the City had to determine a not-to-exceed amount for the project, which includes construction costs, site work, soft costs and all contingencies, and bond issuance costs. The budget will be determined as different pieces of the project are bid out, which is a transparent, competitive process that allows the City to select vendors based on the cost at that time.

HOW WAS THIS PLAN DEVELOPED?

Our community came together throughout the past year to develop a plan to address our City's infrastructure needs. Residents made it clear their top priorities are replacing aging infrastructure & mechanicals and improving safety & security, specifically focusing on the police station. Using feedback collected from more than 1,370 community members, the City developed this community-driven plan that will appear on the March 17 ballot to overcome our infrastructure and funding challenges.

WHERE WILL THE NEW POLICE STATION BE LOCATED?

The new police station would be located next to the Public Works facility on South Street. The building will replace two City-owned and maintained baseball fields. By utilizing City-owned land, the City will not have to purchase property or remove any new land from the property tax rolls.

IS THERE ANY OTHER LOCATION BEING CONSIDERED RATHER THAN MIDDLE OF NEARBY NEIGHBORHOODS?

The location was selected based on a number of factors, some of which are listed below:

The City owns the property – no additional costs or further delays on land acquisition.

The Public Works Facility is nearby. A great deal of operational continuity can be realized by co-locating two of our critical City facilities. Squad cars currently fuel up there and are serviced at Public Works, so we are already frequent visitors to the neighborhood.

The majority of our City facilities are located in/around neighborhoods, and we pride ourselves on being a good neighbor. Fire Stations No. 1 and No. 2 are in neighborhoods, and the Public Works site (as noted in the question) and the proposed Police Station would be co-located near a neighborhood.

WHAT IS INCLUDED IN THE REFERENDUM PLAN?

If successful, this \$59.4 million public safety plan will allow the City to:

- Increase Safety and Security for All Residents
- Support Our First Responders Who Protect Us
- Recruit and Retain the Best and Brightest in Our Police Department

The referendum would increase safety and security by building a new police station. The new facility would provide adequate, modern space and technology for police officers to conduct operations safely and efficiently. With its new location near Public Works, our City employees could more efficiently maintain police vehicles. It is important to note that moving the Police Department from its current location would not negatively impact officer response times, as patrol routes would remain the same.

WHAT WILL HAPPEN TO THE CURRENT POLICE STATION?

The City will be selling the property at 20 Police Plaza, which where the current police department resides.

HOW WILL THE REFERENDUM IMPACT MY TAXES?

With a limited budget, the City is unable to address these significant infrastructure challenges without additional funding. We take great pride in serving as careful stewards of our residents' tax dollars, providing incredible value for our residents that accounts for just 6% of the public's property tax bill. Our property tax rate is significantly lower than our neighbors — 46% lower than St. Charles and 35% lower than Batavia. We operate with minimal debt, maintain responsible operating reserves, and earned a bond rating upgrade to Aa1 in 2023. Our commitment to fiscal responsibility earns multiple awards every year. The final \$59.4 public safety plan would cost the average Geneva household an additional \$272 per year. Visit the [Estimated Property Tax Calculator](#) on our website, which allows residents to research the proposed referendum's impact on their property tax bill.

WHAT ARE THE BENEFITS OF THIS PLAN?

These improvements will increase safety and security for all residents and our first responders while respecting the historical nature of Geneva. We will be able to replace aging infrastructure and mechanicals without impacting a historical facility, giving us an updated police station that is more accessible, efficient, and sustainable. We will be better able to serve the community through an improved facility providing enhanced technology and space for community meetings. We will also increase our ability to recruit and retain the best and brightest staff in our Police Department.

WHY IS THE REFERENDUM NECESSARY?

Being a historic community has its challenges, with some infrastructure dating back two centuries. In July 2025, the Geneva City Council approved our facilities master plan, which identifies more than \$100 million in significant needs related to aging infrastructure and space limitations. These issues have become more pressing as City staff strives to deliver excellent municipal services to a population that has grown nearly 70% since 1980.

Our current Police Station experiences frequent flooding with both roof and sewer back-ups that regularly impact operations, including a recent partial ceiling collapse. Ambulances do not fit inside if there is a medical emergency, and there is not enough office space for

employees. There are mice in the walls and ceilings. The building lacks adequate space for personnel and their equipment, and the open parking creates response challenges in inclement weather and the potential for unsafe interactions. It is no longer financially sound to invest in continued repairs for this building, which also is not energy efficient.

WHAT WILL WE SEE ON THE BALLOT?

To achieve the improvements desired by our community, the Geneva City Council voted on December 8 to place the following referendum question on the ballot in the upcoming March 17th, 2026, primary election:

“Shall the City of Geneva, Kane County, Illinois, improve the City’s public safety facilities and the sites thereof, including, but not limited to, constructing and equipping a new police station, and issue its general obligation bonds to the amount of \$59,400,000 for the purpose of paying the costs thereof?”

WHO CAN VOTE AND WHERE CAN I REGISTER?

You can vote in the March 17, 2026, election if:

- You are a U.S. citizen, and a Geneva resident
- You are 17 years old by March 17 and will turn 18 by Nov. 3, 2026 (general election day).
- You have been a resident of your precinct at least 30 days prior to election day.

You must be a registered voter, and you may register to vote online through the [Illinois State Board of Elections website](#).

CAN MILL CREEK VOTE ON THE REFERENDUM? WHO PROVIDES POLICE SERVICES TO THE MILL CREEK SUBDIVISION?

No. Mill Creek is located outside of the City of Geneva’s municipal corporate limits in unincorporated Kane County. Mill Creek residents do not use City services, they will not vote on this measure or pay for the proposed Police Station. The Kane County Sheriff’s Office provides police services to the Mill Creek subdivision.

**DO YOU ISSUE THE \$59.4 MILLION OF BONDS ALL AT ONCE? WHAT IF THE COST IS LOWER?
WHAT IF THE COST IS HIGHER?**

If the referendum is successful, the City Council will work to finalize the project design. Once the final project design is determined, the estimated costs and timeline will be determined. The City Council will then work with our bond consultants to determine the best timing and whether to take the estimated costs all at once or in tranches. There are pros and cons to both, but those will be discussed and voted on publicly.

If the building costs come in below the bond issuance amount, the extra bond money will be used toward debt service payments on the bonds for this project. If project costs are higher than the bond, the project scope will need to be reduced to match the available bond funding. The City only has authorization for and cannot exceed the \$59.4 million amount.

HOW LONG DO WE EXPECT THE CITY TO UTILIZE THE NEW POLICE STATION?

The proposed Police Station will be designed to be a 50-year building.

CAN THE CITY REFINANCE THE BOND?

Yes, General Obligation Bonds generally have a date (call provision date) that we will have to wait for before the bonds can be paid off or refinanced. A common call provision date is 10 years from the date the bond was issued.

IF THE REFERENDUM MEASURE PASSES, WHEN WILL I FIRST SEE MY TAXES GO UP?

If the referendum is successful, the earliest it would appear on your tax bill is 2027.

WHAT IS THE INTEREST COST OVER 20 YEARS?

The interest is about \$39 million. The estimate includes an assumed 5% interest rate throughout the life of the debt. Additional assumption includes that the City will NOT refinance the bond and a 20-year timeframe. Estimates are intended to provide homeowners a maximum range to support their decision-making process. If you have not already, please visit our online [tax impact calculator](#).

Estimated Property Tax Impact Calculator

Proposed General Obligation Bonds Payable in 2027

Fair Market Value of Home

\$350,000

Property Tax Exemptions

Select applicable exemptions to adjust your tax impact

- Homestead Exemption
- Senior Citizen Exemption
- Disabled Person's Exemption
- Returning Veteran's Exemption

** Annual tax impact assumes a tax rate that is calculated using the estimated 2025 Equalized Assessed Value (EAV) which is projected to grow by 2.5% annually thereafter. This tax impact is for the addition of the bond and interest levy only by the City and does not account for any increases in tax rates in other funds of the City or by any other taxing body.

Equalized Assessed Home Value \$116,667

This value is used to determine property tax impact.

Property Tax Exemptions \$0

Net Equalized Assessed Value \$116,667

Annual Property Tax Impact**

\$292

Annual impact of the proposed bond on your property tax.

Monthly Property Tax Impact**

\$24.36

Monthly impact of the proposed bond on your property tax.

I HAVE A SENIOR FREEZE ON MY PROPERTY TAXES. HOW DOES THIS IMPACT ME?

The property tax impact for homeowners participating in the Senior Citizens Assessment Freeze Homestead Exemption is complex and varies based on individual circumstances. As a result, the City is unable to provide an accurate or individualized estimate of tax impact for properties receiving this exemption. However, the tax calculator does include the Senior Citizen Homestead Exemption, currently \$8,000, under the "Property Tax Exemptions" options.

WHY IS THE CITY NOT PURSUING A SALES TAX INCREASE INSTEAD OF A BOND AND PROPERTY TAX INCREASE?

Non-Home Rule communities, such as Geneva, are limited to a 1.0% Non-Home Rule sales tax. The City currently has a 1.0% Non-Home Rule sales taxes in place. We currently use 0.5% of this to fund infrastructure projects (mainly roads). The other 0.5% is dedicated to support operating costs. Given the scope of this project, the City Council opted to go for a bond referendum in order to clearly communicate with the public what this project entails.

WHAT ARE THE DIFFERENT WAYS TO VOTE?

- Vote by mail. You may now request a [vote-by-mail application online](#).
- You can [vote early](#). In-person early voting begins at temporary sites from Feb. 5 to March 16 and at permanent sites from March 2 to March 16.

- Vote on election day on March 17. [Find your polling place.](#)

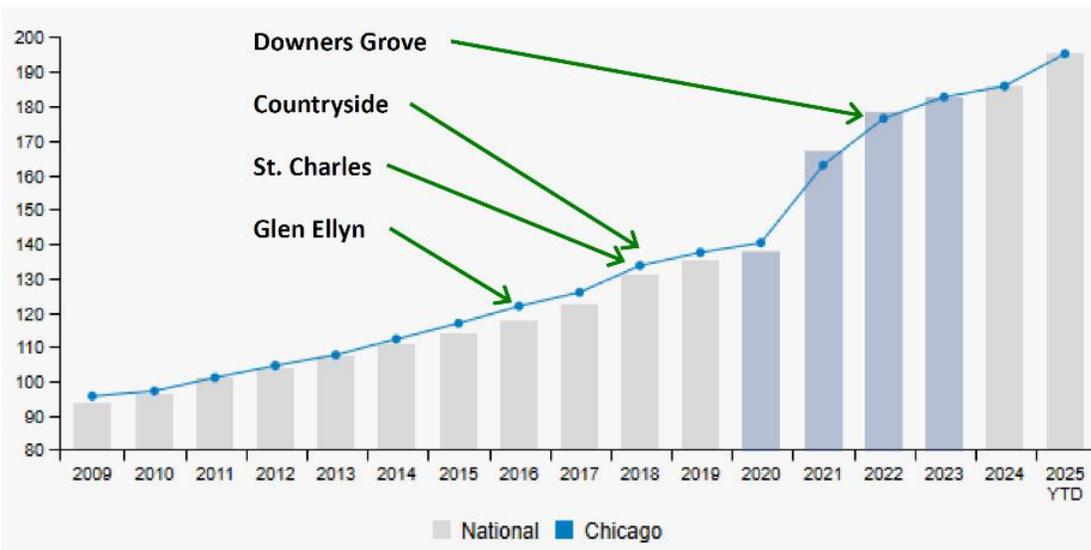
WHAT IS GENEVA’S LONG-TERM PLAN FOR OTHER BUILDINGS?

The bond proceeds will only be used for the police station. Future facility projects will have different revenue streams.

WHAT IS THE CITY’S PLAN IF THE REFERENDUM DOES NOT PASS?

If the referendum fails, the City will continue to pursue funding mechanisms to support a new police facility. Time is of the essence. The longer we continue to defer facility projects, the more expensive they become.

Construction Cost Index



In Chicago, costs rose 6.6% over the last twelve months



WHERE CAN I FIND MORE INFORMATION ON THE PROJECT?

The City of Geneva has created a [referendum information web page](#) to help educate the public on this matter.