

**COMMITTEE OF THE WHOLE MINUTES**  
**July 20, 2020**  
**Immediately following the City Council at 7 PM**

Visitors are welcome to all City meetings; however, pursuant to Governor Pritzker’s Executive Order 2020-43 limiting gatherings of no more than 50 persons (or 50% of room occupancy) and a requirement to wear a face covering in public places, physical attendance at public meetings may be limited or restricted. Meetings will be livestreamed for the public to provide the ability to contemporaneously hear all discussion, testimony and roll call votes of the open meeting in real time. Please visit the City website for details on how to watch the meeting live.

For more information please see the [“Notice Regarding Meeting and Public Comment Rule Due to COVID-19”](#)

| ELECTED OFFICIALS PRESENT                                      | ELECTED OFFICIALS ATTENDING BY TELECONFERENCE     | ELECTED OFFICIALS ABSENT              | STAFF PRESENT  |
|--|---|---------------------------------------|--|
| Bruno<br>Hruby<br>Kaven<br>Kilburg<br>Swanson<br>Burns (Chair) | Burghart<br>Maladra<br>Marks<br>Godskesen (Clerk) | McGowan<br><br>(Ward 2 - one vacancy) | Dawkins<br>Sandack<br>Babica<br>Wright<br>DeGroot<br>Schiber<br>Tymoszenko |

1. CALL TO ORDER

Mayor Burns called the meeting to order at 7:31 PM noting that Ald. McGowan was on vacation, and that all other aldermen were present or attending by teleconference. One seat in Ward 2 was vacant.

## 2. NEW BUSINESS / PUBLIC COMMENT

Chuck Miles spoke in favor of the affordable housing project that was discussed at the July 13 special city council meeting. Miles added that he and most citizens of Geneva trust the city government, and that comments from the public about “lack of transparency” were because people were not paying attention to the City’s public communications about the project.

## 3. Items of Business

### **a. Consider Draft Resolution Approving Development Economic Incentive Agreement by and Between the City of Geneva and Industry House LLC.**

Moved by Ald. Bruno, seconded by Ald. Burghart to approve the measure as presented.

A discussion followed regarding the incentives being offered. Ald. Marks asked if the incentives stay with the property. Ald. Swanson expressed concerns over offering such incentives to a new business amid the current pandemic, when all restaurants are hurting. Ald. Kilburg asked if considerations are being given to other businesses, and suggested a 2-year deferral. Maladra felt that this type of incentive is a long-term investment in the city.

The owners, Cody and Chanel Renkosik, answered questions, described their other similarly themed restaurant and described the large investment they would be making to make the property viable for their restaurant in Geneva.

Economic Development Director Cathleen Tymoszenko described a sales tax rebate as one of the few tools the city can use as a non-home-rule community to incentivize improvements. She added that this will be an attraction and another reason for people to come to Geneva, and called it an investment in the future of the community. There being no further questions, the matter was put to a vote.

Roll Call:

AYES: 6 (Ald. Bruno, Hruby, Kaven, Kilburg, Maladra, Marks)

NAYS: 2 (Ald. Burghart, Swanson)

VACANT: 1 (Ward 2)

ABSENT: 1 (McGowan) MOTION CARRIED

### **b. Consider Draft Resolution Authorizing Bids for Annual Purchase of Cable for FY2021 and FY2022 as Presented.**

Moved by Ald. Bruno, seconded by Ald. Swanson to approve the measure as presented.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Maladra, Marks, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (McGowan) MOTION CARRIED

**c. Consider Draft Resolution Authorizing Bids for Annual Purchase of Transformers & Switchgear for FY2021 and FY2022 as Presented.**

Moved by Ald. Bruno, seconded by Ald. Swanson to approve the measure as presented.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Maladra, Marks, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (McGowan) MOTION CARRIED

**d. Consider Draft Resolution Authorizing a Contract with Stark and Son Trenching in the Amount Not to Exceed \$150,000.00 for Ridge Lane Drainage Improvements. e. Consider Draft Resolution Adopting the 2020 Affordable Housing Plan.**

Moved by Ald. Kaven, seconded by Ald. Swanson to approve the measure as presented.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Maladra, Marks, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (McGowan) MOTION CARRIED

**e. Consider Draft Resolution Adopting the 2020 Affordable Housing Plan.**

Moved by Ald. Bruno, seconded by Ald. Hruby to approve the measure as presented.

Ald. Swanson asked questions about the existing map showing affordable housing opportunities in the city, and whether it should be reevaluated to more fully show properties such as industrial and commercial sites.

**Motion by Ald. Swanson, seconded by Ald. Hruby to defer action on this measure until the August 3, 2020 COW meeting to allow the maps showing affordable housing opportunities to be re-evaluated and updated.**

Ald. Marks asked about notification to owners of potential properties and the process for annexation of properties outside the current City jurisdiction. Administrator Dawkins suggested that aldermen submit their suggestions and questions to DeGroot in preparation for updating the map. Ald. Swanson added a request for consistency in the updated map. There being no further questions, the motion to defer this measure was put to a vote.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Maladra, Marks, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (McGowan) MOTION CARRIED

## 6. ADJOURNMENT

There being no further business, moved by Ald. Swanson to adjourn the meeting.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Maladra, Marks, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (McGowan) MOTION CARRIED

The meeting adjourned at 8:32 PM.

- *Submitted by City Clerk Godskesen*