

CITY OF GENEVA COUNCIL MEETING

August 17, 2020

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"](#)

CALL TO ORDER

The Geneva City Council meeting was called to order by Mayor Kevin Burns at 9:09 p.m. immediately following the Special Committee of the Whole.

Aldermen present: Becky Hruby, Tara Burghart, Craig Maladra, Jeanne McGowan, Dean Kilburg, Robert Swanson.

Aldermen and Clerk attending by video or teleconference: Mike Bruno, Richard Marks, Roger Godsken.

Aldermen absent: 1 (Gabriel Kaven)

Vacant Seat: 1 (Ward 2)

Also attending: City Atty. Ron Sandack, City Administrator Stephanie Dawkins, Economic Development Director Cathleen Tymoszenko, Community Development Director David DeGroot

PLEDGE OF ALLEGIANCE

Led by Cody and Chanel Renkosik

NEW BUSINESS /PUBLIC COMMENT

None

PUBLIC HEARINGS, SPECIAL ITEMS AND PRESENTATIONS

a. Consider Joint Proclamation Naming the Tri-Cities as Dementia-Friendly Communities

Moved by Ald. Swanson, seconded by Ald. Bruno to so proclaim.

Roll Call:

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

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven)

AMENDMENTS TO AGENDA

Ald. Swanson asked that item 12.f Approve Ordinance No. 2020-24 Amending Title 9 (Municipal Utilities), Chapter 3 (Water and Sewers), Section 1 (Definitions) and Section 5 (Maintenance Repair and Replacement of Service Lines) of the Geneva City Code be removed from the consent agenda for separate discussion.

OMNIBUS AGENDA

All Items listed on the Omnibus Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion on these items unless a council member so requests in which event the item will be removed from the Omnibus (Consent) Agenda and considered in its normal sequence on the Agenda.

Moved by Ald. McGowan, seconded by Ald. Hruby to approve the Omnibus Agenda as amended.

Roll Call:

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

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

Approve Minutes from the Special City Council Meeting on July 13, 2020 and Regular City Council Meeting on August 3, 2020. (Clerk recommends approval)

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

APPROVE REPORTS

- a. Tax Reports**
- b. June 2020 Financials**
- c. FY2020-21 1st Quarter Goals Status Report**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

COUNCIL COMMITTEES

None

OTHER ITEMS AND CORRESPONDENCE

None

MUNICIPAL BILLS FOR PAYMENT:

City of Geneva Expenditures - 8/17/2020	\$ 3,508,233.80
Manual Check(s) -	
Utility Billing Refund(s)	137.80
Misc. Refund(s) -	
Sales Tax Abatement -	
City of Geneva Payroll	611,706.69
Tri-Com Expenditures - 8/17/2020	48,260.57
Tri-Com Payroll	96,892.06
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Total Expenditures	\$ 4,265,230.92

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

Roll Call:

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

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

COMMITTEE OF THE WHOLE ITEMS OF BUSINESS

a. Consider Resolution 2020-48 Authorizing Execution of Development Economic Incentive and Reimbursement Agreement Between the City of Geneva and Industry House, L.L.C.

Moved by Ald. Marks, seconded by Ald. Maladra to approve the motion as presented.

Roll Call:

AYES: 5 (Ald. Bruno, Kilburg, Maladra, Marks, McGowan)

NAYS: 3 (Ald. Burghart, Hruby, Swanson)

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

b. Consider Resolution No. 2020-49 Authorizing Execution of Change Order No. 1 with WBK Engineering LLC in the Amount of \$9,040.00 Increasing the Overall Contract Amount to the Not-to-Exceed Amount of \$287,967.34 for 2020 Citywide Watershed Study.

Moved by Ald. Burghart, seconded by Ald. Hruby to approve the motion as presented.

Roll Call:

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

NAYS: 2 (Ald. Burghart, Swanson)

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

c. Consider Resolution No. 2020-50 Adopting the 2020 Affordable Housing Plan as Presented.

Moved by Ald. Burghart, seconded by Ald. McGowan to approve the motion as presented.

Director DeGroot addressed questions and concerns from Lindsey McCall, who asked about the disposition of certain partially-occupied sites on the list, and asked about incentives that might be offered to developers.

In response to a question from Ald. Kilburg about the Peck Road site, DeGroot and Dawkins described some of the cost and effort involved to provide city services to the site.

DeGroot also addressed comments from Jill Brennan, who voiced concerns about the Lewis Road site, and asked whether the City could instead require developers to add some units of affordable housing to any ongoing and future developments. There being no further questions or comment:

Roll Call:

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

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

***d. Approve Resolution No. 2020-51 Authorizing Execution of a Contract with M.E. Simpson Co, Inc. in the Amount Not-to-Exceed \$92,093.37 for a Three-Year Water System Leak Detection Program.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***e. Approve Resolution No. 2020-52 Authorizing Execution of a Professional Services Agreement with Deuchler Engineering Corp. in an Amount Not-to-Exceed \$22,400.00 for Sanitary Sewer Smoke Testing.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

f. Approve Ordinance No. 2020-24 Amending Title 9 (Municipal Utilities), Chapter 3 (Water and Sewers), Section 1 (Definitions) and Section 5 (Maintenance Repair and Replacement of Service Lines) of the Geneva City Code.

Moved by Ald. Maladra, seconded by Ald. Hruby to approve the motion as presented.

Ald. Swanson discussed wording in the ordinance in order to clarify to the public that not all service lines would be upgraded; rather only those homes which had their lines disrupted for some reason would be addressed. Swanson wanted to make sure the public knew, and to point out that the number of homes that could be addressed would be limited by the city budget. Dawkins also commented on the rules that define the need to correct lines which have been disrupted, and the ongoing goals to eliminate lead service lines throughout the city.

Roll Call:

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

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

***g. Approve Resolution No. 2020-53 Authorizing Execution of a Contract with DPS Equipment Services, Inc. in an Amount Not-to-Exceed \$191,950.00 for Wastewater Treatment Plant Primary Clarifier Flight Replacement.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***h. Approve Resolution No. 2020-54 Authorizing Execution of Change Order No. 1 with Bollinger, Lach & Associates, Inc. in the Amount of \$438,348.00 Increasing the Overall Contract Amount to the Not-to-Exceed Amount of \$1,348,300.52 for East State Street Phase II Engineering.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***i. Approve Resolution No. 2020-55 Authorizing Execution of a Contract with Superior Road Striping, Inc. in the Amount Not-to-Exceed \$45,000.00 for 2020 Pavement Marking Maintenance Project.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***j. Approve Supplemental IDOT Resolution No. 2020-56 Form BLR 14220 for FY2017- 2018 Road Maintenance.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***k. Approve Resolution No. 2020-57 Authorizing a Pole Attachment Agreement with Comcast of Illinois.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***l. Approve Resolution No. 2020-58 Authorizing Execution of a Public Utility Easement Agreement Made by James E. Kautz, Mary A. Murray & Susan J. Peterson for the Benefit of the City of Geneva.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***m. Approve Resolution No. 2020-59 Related to Commuter Parking Fees and Permits.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

***n. Approve Resolution No. 2020-60 Authorizing a Temporary Suspension of Payments In Lieu of Parking Spaces Previously Authorized by Resolutions 2017-11, 2018-37, and 2020-41.**

Moved by Ald. McGowan, seconded by Ald. Hruby to approve motion as presented.
Approved by unanimous roll call vote with one vacancy and one absent. (Omnibus Agenda).
MOTION CARRIED

PRESENTATION OF ORDINANCES, PETITIONS, RESOLUTIONS, AND BID AWARDS

a. Consider Ordinance No. 2020-25 Amending Title 11 of the Geneva City Code (Zoning Ordinance), Section 11-11A-6 (Parking Spaces and Design Requirements), to Establish Separate Parking Requirements for One-Bedroom and Two-Bedroom Apartments Within a Transit-Oriented Development.

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

Director DeGroot gave a power point presentation about the planned development. Ron Dean, representing the developer (Sumac), and who was attending remotely, answered questions from the Council.

Ald. Bruno, Marks, Burghart, Maladra, Kilburg, and McGowan asked about parking estimates, the materials, colors and design elements for the exterior of the building, and about the developer's vision for the retail space. A question from Ald. Kilburg about the potential number

of school children who might live in the development was also addressed by DeGroot and Dean. There being no further questions:

Roll Call:

AYES: 7 (Ald. Bruno, Burghart, Hruba, Kilburg, Maladra, McGowan, Swanson)

NAYS: 1 (Ald. Marks)

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

b. Consider Resolution No. 2020-61 Granting Site Plan Approval for the Construction of a Mixed-Use Building Consisting of 60 Residential Apartment Units, 6,014 Square Feet of Commercial Space, and 63 Off-Street Parking Spaces at 609 S. Third Street, Geneva, IL.

Moved by Ald. Burghart, seconded by Ald. Hruba to approve the motion as presented.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruba, Kilburg, Maladra, Marks, McGowan, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven) MOTION CARRIED

ADJOURNMENT

There being no further business, moved by Ald. Burghart to adjourn the Geneva City Council meeting.

Roll Call:

AYES: 8 (Ald. Bruno, Burghart, Hruba, Kilburg, Maladra, Marks, McGowan, Swanson)

NAYS: 0

VACANT: 1 (Ward 2)

ABSENT: 1 (Kaven)

The meeting adjourned at 10:14 PM.

City Clerk
Roger Godskesen