

CITY OF GENEVA COUNCIL MEETING

September 7, 2021

All Employees, Elected Officials, and visitors are required to wear a face covering at all City facilities regardless of vaccination status. Meetings are livestreamed for those unable to attend in person the ability to contemporaneously hear all discussion, testimony and roll call votes of the open meeting in real time. Public comment may be provided at the appropriate time during the meeting by either attending the meeting in person or by registering at the meeting link below. For more information, please see the

<https://www.geneva.il.us/DocumentCenter/View/8694/Notice-Regarding-Meeting-And-Public-Comment>

MEETING LINK

<https://attendee.gotowebinar.com/register/5586892776556747533>

CALL TO ORDER

The Geneva City Council meeting was called to order by Mayor Kevin Burns at 7:00 p.m.

Aldermen present: Mike Bruno, Tara Burghart, Becky Hrubby, Gabriel Kaven, Dean Kilburg Brad Kosirog, Craig Maladra, Richard Marks, Amy Mayer, Robert Swanson,

Attending by video or teleconference:

Aldermen absent:

Staff Present: City Administrator Stephanie Dawkins, Assistant City Administrator Ben McCready, City Clerk Roger Godskesen, City Atty. Ron Sandack, Economic Development Director Cathleen Tymoszenko, Fire Chief Mike Antenore, Finance Manager Rita Kruse, Community Development Director David DeGroot

Staff attending by video or teleconference:

A moment of silence was observed in honor Joe Greenburg, who recently passed at the age of 95. Joe was a 50-year employee of the Little Traveler, and a long-time advocate for the downtown business retail district.

PLEDGE OF ALLEGIANCE

Led by Gabe Kaven.

PUBLIC HEARINGS, SPECIAL ITEMS AND PRESENTATIONS

a. Consider Mayor's Appointment of Susan Fintzen to the Mental Health Board

Mayor Burns described Fintzen's background and qualifications and welcomed her to the board.

Moved by Ald. Maladra, seconded by Ald. Mayer to approve the measure as presented

MOTION CARRIED by unanimous voice vote 10/0.

AMENDMENTS TO AGENDA

None

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

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruba, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

***6. Approve Minutes of the Last Regular Meeting on August 16, 2021 (Clerk Recommends Approval)**

Moved by Ald. Swanson, seconded by Ald. Bruno to approve the measure as presented. Approved by unanimous roll call vote 10/0. (Omnibus Agenda). MOTION CARRIED

APPROVE REPORTS

None

COUNCIL COMMITTEES

None

OTHER ITEMS AND CORRESPONDENCE

None

10. MUNICIPAL BILLS FOR PAYMENT

City of Geneva Expenditures - 9/7/2021 \$ 1,370,645.46
Manual Check(s) 235.00
Utility Billing Refund(s) 789.48
Misc. Refund(s) –
Sales Tax Abatement –
City of Geneva Payroll 1,453,185.00
Tri-Com Expenditures - 9/7/2021 91,102.74
Tri-Com Payroll 209,541.50

Total Expenditures \$ 3,125,499.18

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

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruba, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

11. COMMITTEE OF THE WHOLE ITEMS OF BUSINESS

***a. Approve Resolution No. 2021-73 Authorizing Execution of an Engineering Agreement**

with Baxter & Woodman Consulting Engineers for a Wastewater Plan Digester Condition Assessment in an Amount Not to Exceed \$27,640.00

Moved by Ald. Swanson, seconded by Ald. Bruno to approve the measure as presented.
Approved by unanimous roll call vote 10/0. (Omnibus Agenda). MOTION
CARRIED

***b. Approve Ordinance No. 2021-14 Authorizing the Extension of Municipal Water Service to the Property Located at 33W929 E. Roosevelt Road Without Annexation**

Moved by Ald. Swanson, seconded by Ald. Bruno to approve the measure as presented.
Approved by unanimous roll call vote 10/0. (Omnibus Agenda). MOTION
CARRIED

***c. Approve Resolution No. 2021-74 Authorizing Acceptance of the 2021 Employee Benefit Plan Renewal Effective November 1, 2021**

Moved by Ald. Swanson, seconded by Ald. Bruno to approve the measure as presented.
Approved by unanimous roll call vote 10/0. (Omnibus Agenda). MOTION
CARRIED

12. PRESENTATION OF ORDINANCES, PETITIONS, RESOLUTIONS, AND BID AWARDS

a. Consider Resolution No. 2021-75 Authorizing Execution of First Amendment to Tax Increment Financing Redevelopment Agreement, Country Village Meats By and Between the City of Geneva and Prairiesburg Holdings, LLC, Series II (715 E. State St)

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

In response to Ald. Kilburg, Director Tymoszenko felt that any additional amendments were not anticipated. Kilburg also gave his support for the development and asked whether any additional support from the city was needed. The owner said that he was getting great support from the city.

Ald. Kaven asked how much work has been done, owner Paul Darrow gave an update on the current progress and expects construction to be completed by early December.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

b. Consider Resolution No. 2021-76 Authorizing the Sale of Surplus Property

Moved by Ald. Kosirog, seconded by Ald. Bruno to approve the measure as presented.
Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

c. Consider Ordinance No. 2021-15 Authorizing the Issuance of Waterworks and Sewerage Revenue Bonds of the City in an Aggregate Principal Amount Not to Exceed \$8,300,000 or In Lieu Thereof, General Obligation Bonds (Alternate Revenue Source), In An Aggregate

Principal Amount Not to Exceed \$8,300,000 for the Purpose of Paying Certain Outstanding Obligations Payable From the Existing Combined Waterworks and Sewerage System

Moved by Ald. Marks, seconded by Ald. Mayer to approve the measure as presented.

In response to Ald. Kilburg, Finance Manager Kruse clarified the approach to the bond market, noting the type of bonds to be issued will be decided based on the current bond market. Kruse added that the city's current credit rating is AA, and explained that current lower interest rates favor refinancing at this time.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruba, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

d. Consider Ordinance No. 2021-16 Granting a Variance to Decrease the Required Street Yard Setback from 21'8" to 17'8" for the Purpose of Adding a Front Porch to the Property at 521 Illinois Street

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

Ald. Bruno spoke of the appeal of porches, and that he favored this measure.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruba, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

e. Consider Ordinance No. 2021-17 Amending Title 12 (Subdivisions) Chapter 4 (Public Open Spaces) Section 12-4-5-5 (Criteria for Requiring Cash Contributions in Lieu of Land) Related to the Cash Fair Market Value Per Acre of Land

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

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruba, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

f. Consider Ordinance No. 2021-18 Granting a Zoning Map Amendment to Rezone Property Located Behind 419 W. State Street from the D-RSCM Downtown Residential Scaled Commercial Mixed-Use District to the D-CM Downtown Commercial Mixed-Use District

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

Ald. Bruno, Kilburg and Burghart asked about potential issues of building on this property if granted, the impact of the loss of three parking spaces and whether this is the best way to accommodate the request. Director DeGroot explained the property was too small to build on, parking issues would be addressed at the next meeting on the subject, and that this was really

the only way to accommodate this request.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hrubby, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

NEW BUSINESS AND PUBLIC COMMENT

Sam Giordano described his request for a building permit to add a four-foot tall fence to the front of his property, and that it had been rejected because 42 inches was the maximum height allowed on front or street-facing exposures. Giordano asked that the city amend this ordinance to allow standard-height fences such as four-foot tall because 42-inch fences are not standard and would be more expensive. Ald. Hrubby asked for clarification on fence-height requirements.

Mayor Burns asked Director DeGroot to discuss this with the building department, and DeGroot noted this had been considered 6 years ago, and at that time the decision by the city was to handle such requests through variance request procedures.

14. CLOSED SESSION TO CONSIDER THE APPOINTMENT, EMPLOYMENT, COMPENSATION, DISCIPLINE, PERFORMANCE OR DISMISSAL OF A SPECIFIC EMPLOYEE

Moved by Ald. Kilburg, seconded by Ald. Swanson to adjourn to closed session.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hrubby, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

NOTE: The council adjourned to closed session at 7:42 PM and returned to open session at 8:10 PM.

Moved by Ald. Marks, seconded by Ald. Kosirog to return to open session.

MOTION CARRIED by unanimous voice vote 10/0.

15. OPEN SESSION TO CONSIDER APPROVAL OF A VOLUNTARY SEPARATION AGREEMENT AND RELEASE OF ALL CLAIMS SUBJECT TO MODIFICATIONS BY LEGAL COUNSEL

Moved by Ald. Mayer, seconded by Ald. Marks to approve the measure as presented.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hrubby, Kaven, Kilburg, Kosirog, Maladra, Marks, Mayer, Swanson)

ABSENT: 0

NAYS: 0 MOTION CARRIED

ADJOURNMENT

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

MOTION CARRIED by unanimous voice vote 10/0.

The meeting adjourned at 8:11 PM.

City Clerk
Roger Godskesen