



## **City Council Meeting – Oct. 4, 2021 Staff Responses to Questions**

Before each Committee of the Whole or City Council meeting, questions that have been posted by the City Council relating to [the agenda](#) for that evening will be posted to the City's website. Below are the responses to this week's questions.

### **Agenda Item 7: Monthly Financial Report**

*Q: Why did the average kWh for residential users increase by over 2 cents, when all other classes showed small increases or decreases?*

A: The residential customer usage was down in 2021 compared to 2020. The City's power costs are largely fixed and as such any decrease in usage increases the average cost of energy to a rate class. The General Service, Medium Service, and Large Service rate classes do not see as much load volatility, therefore their average cost of energy does not fluctuate as much.

### **Agenda Item 10: Municipal Bills for Payment**

**1)** AL WARREN OIL CO INC: Phillips 66 X/C Aviation 5606 Hydraulic Oil \$1,850

*Q: What is the Phillips 66x/Aviation 5606 for?*

A: To replace hydraulic oil utilized in the tree trimming bucket truck per the manufacturer's recommendation.

**2)** FIRST ENVIRONMENTAL LABORATORIES INC Weekly NPDES Nutrient Testing \$693

*Q: What is the weekly NPDES Nutrients testing?*

A: The Wastewater Treatment Plant is required to perform weekly testing of Nutrients (Ammonia, Total Nitrogen, Nitrate Nitrite, & Phosphorus) in the RAW influent, Primary Effluent, and Final Effluent. This is required in the National Pollution Discharge Elimination System permit issued by the Illinois Environmental Protection Agency.

**3) GOVCONNECTION INC: Ticket Printers \$5,530.36**

*Q: What are the ticket printers used for?*

A: The printers are used to print warning tickets, state citations, and traffic crash information in the squad cars.

**4) KONE: Quarterly Preventative Maintenance \$209.91**

*Q: Which elevator has this preventative maintenance agreement?*

A: This is for the elevator at the east side Fire Department Station.

**5) LAUTERBACH AND AMEN LLP: Actuarial Report \$4,090**

*Q: What entity of plan uses this firm?*

A: The City of Geneva engages with Lauterbach & Amen to complete the Other Post Employment Benefits (OPEB) valuation.

**6) MUNICIPAL EMERGENCY SERVICES: Thermal Imaging Camera \$694.82**

*Q: Which department has the thermal imaging camera and what is it used for?*

A: The Fire Department uses this handheld unit to ensure safety and evaluate extinguishment performance at structure fires.

**7) REMPE SHARPE & ASSOCIATES INC: AT&T Cell Tower Plan Review \$2,886**

*Q: What AT&T cell tower is this review study for?*

A: AT&T is requesting consent to remove and replace some cellular equipment on the Logan Water Tower which is permitted under their lease agreement. When staff receives construction plans and structural analysis, the plans and analysis are sent to Rempe-Sharpe for review. The cost for this review is then invoiced to the cell carrier.

**8) ST MARKS CHURCH: Property Tax Lease Agreement \$6,165.84**

*Q: What is the property tax lease agreement with St. Marks Church?*

A: The City has a lease with St. Mark's church for the use of 34 parking spaces on their property. The lease payment is inclusive of annual property taxes and an additional \$1,500.

## 9) Utility Management Refunds

*Q: What is the utility management refund?*

A: A utility management refund occurs when a utility customer moves out of the City and they have a credit on their account. The system generates a check for the overpayment.

### **Agenda Item 12 (a): Resolution No. 2021-80 Restating and Granting Conditional Site Plan Approval (Granted by Res. 2020-21) for the Construction of a Mixed-Use Building**

*Q: Is this the Duke & Lees site that was approved previously? And is this an extension?*

A: Correct, this is the site and approval would provide an extension.

*Q: Who is responsible for the maintenance of this property for next year?*

A: SDC19017 LLC is the owner of the property and is responsible for maintenance.

### **Agenda Item 12:**

**(b) Ordinance 2021-27 Authorizing the execution of an Annexation Agreement by and among CHI Acquisitions, L.P. and the City of Geneva**

**(c) Ordinance 2021- 28 Annexing certain territory (Parcels No. 12- 01-100-004 and 12-01-100-45) to the City of Geneva**

**(d) Ordinance 2021-29 Granting a Zoning Map Amendment to rezone Parcels No. 12-01-100-004 and 12-01-100-45 from the RR Rural Single-Family Residential District to I1 Light Industrial District upon annexation**

**(e) Ordinance 2021-30 Granting a Preliminary/Final Plat of Planned Unit Development and Subdivision for the development of a 278,000 sq. ft. warehouse distribution facility**

*Q: How is the amount of the fire station fee determined? And what is it for?*

A: The fire station fee is determined as set forth in Section 12-4-7 of the City Code. The fee for industrial structures is \$0.106 per square foot. The proposed building has an area of 278,084 square feet. Therefore, the fee is \$29,476.90. The \$10,000 shown on page 202 is incorrect and will be revised accordingly. The Fire Station Fees are to be used for the purpose of acquiring property or constructing, and/or equipping a fire station facility.

*Q: Why is the incentives portion "To be determined?" Are there any incentives or waiver of fees being requested?*

A: The applicant is not requesting any fee waivers or incentives. Page 203 of the annexation agreement will be revised accordingly.

*Q: What recourse does Geneva have if the heavy vehicles generated exceed these estimates?*

A: The projected heavy vehicle volumes are estimates. The applicant provided sworn testimony that based on information provided by the tenant the estimates are for optimal operations. TransSystems, a third party consultant hired by the City, reviewed the traffic projections provided by Sam Shwart and agreed with their methodology.

*Q: Why is a variance to reduce the length of parking stalls necessary?*

A: The applicant is proposing sidewalks in between some rows of passenger vehicle parking to facilitate pedestrian access to the building and to separate vehicle traffic from pedestrian traffic. A variation to reduce the required parking stall depth from 18.5' to 18' is being requested to accommodate these sidewalks.

*Q: Why is the answer to standard No. 5 different than the the answer to the same question on page 230?*

A: The answer on page 613 is the applicant's response to Special Use Standard No. 5. The response to the same standard on page 230 is the finding of fact adopted by the Planning and Zoning Commission during their meeting on Sept. 23, 2021.

*Q: What offsite electric utilities are being paid for by the applicant that would then be part of this recapture agreement?*

A: The applicant has informed the City they will no longer be pursuing the recapture agreement. The annexation agreement will be revised accordingly.

*Q: The narrative calls for a sidewalk on Kirk Road but it is not shown in the plans, how will this be added to the PUD document?*

A: Sidewalks are proposed on the north and south sides of Geneva Drive, perhaps most visible on the proposed landscape plan (page 278). The sidewalk along Kirk Road is being recommended as a condition of approval in the PUD Ordinance (page 225). Plans would be revised a submitted to staff for review and approval.

*Q: There is a tank on the property within the plans, is there a regular inspection process for this and will the applicant need to pay for those inspections?*

A: The tank shown on the plans is for additional fire protection and is currently under review by the Fire Department. Additional information regarding inspection process may be provided once the review is complete.

*Q: Will there be gasoline refilling provided on this site?*

A: No.

*Q: In the electric load calculation for this facility, has there been allowance made for future charging of electric vehicles?*

A: Yes.

*Q: Will the light fixtures on this project be "full cut off" fixtures to mitigate light pollution?*

A: The applicant has submitted a lighting photometric plan for review and approval by City staff. Specific details of the light fixtures are not provided. The plan will be required to comply with the minimum, maximum, and average values outlined in the zoning ordinance.

*Q: Would the applicant consider a no idling policy for all truck parking spaces located to the west of the proposed structure? Or agree to an east bound only exit overnight?*

A: It would be most appropriate for the applicant to address these questions and other inquiries related to potential site conditions at the meeting.

*Q: Will the applicant provide a fence barrier and trees on the west side of Kirk to mitigate the additional noise of trucks at the new intersection?*

A: That possibility was explored with the applicant, however it was determined not to be feasible due to several mitigating factors, including KDOT future expansion plans.

*Q: Are there any mitigations being provided for contaminants that may enter stormwater runoff in the truck traffic area of the parking lot?*

A: Post construction run off has been reviewed by City Staff and its consultant WBK Engineering and found to be in compliance with the Kane County Stormwater Ordinance.