

CITY OF GENOA
City Hall
City Council Meeting Minutes
March 6, 2024
7:00 P.M.
City Council Chambers
333 East First Street, Genoa, IL 60135

Mayor Pro Tem Pulley called the meeting of the City Council to order at 7:14pm followed by roll call. Alderman Wesner, Pulley, Freund, Winter, Braheny, Hughes and Roca were present. Alderman Stage was absent, along with Mayor Brust. Quorum present.

Mayor Pro Tem Pulley led the pledge of allegiance.

GUEST SPEAKERS:

PRESENTATION OF AN AWARD TO THE KISHWAUKEE VALLEY WANDERERS FROM THE DEKALB COUNTY CONVENTION AND VISITORS BUREAU

Brad Hoyer of the Dekalb County Convention and Visitors Bureau awarded the Kishwaukee Valley Wanderers with a \$5,000 check to be used in the expansion of the River Run disc golf course. Brian Wallace, member of the Kishwaukee Valley Wanderers, gave the council an update on what the expansion plans for the disc golf course are.

PUBLIC COMMENT – None

OLD BUSINESS – None

CONSENT AGENDA

Alderman Braheny made a motion to approve of items 1-4 within the consent agenda, seconded by Alderman Roca. No further discussion. Alderman Wesner, Pulley, Freund, Winter, Braheny, Hughes, and Roca voted yes. Motion carried.

- 1. APPROVAL OF THE MINUTES FROM THE FEBRUARY 28, 2024, SPECIAL CITY COUNCIL MEETING**
- 2. APPROVAL OF THE MINUTES FROM THE JANUARY 3, 2024 CITY COUNCIL EXECUTIVE SESSION**
- 3. APPROVAL OF THE ACCOUNTS PAYABLES DATED FEBRUARY 29, 2024**
- 4. AN ORDINANCE ADOPTING THE ZONING MAP OF THE CITY OF GENOA**

NEW BUSINESS:

APPROVE A QUOTE FROM C.E.S. FOR ENGINEERING A STREET PROJECT ON WEST HILL STREET AND SOUTH SYCAMORE STREET, NOT TO EXCEED \$13,250

Alderman Wesner made a motion to approve of the quote from C.E.S., seconded by Alderman Winter. There was some brief discussion regarding where exactly this portion of street is in relation to another portion of Hill street that had been redone a couple of years back. No further discussion. Alderman Wesner, Pulley, Freund, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

DISCUSSION REGARDING CONSTRUCTION AND ENGINEERING FOR IRON FILTER REHABILITATION AT THE WATER TREATMENT PLANT

Public Works Director Lucas Smith explained to the council that there are three options that the department has to complete the iron filter rehabilitation at the water treatment plant. He explained the three options including what they entail, how long their fix will last, and their cost, and wanted feedback from the council on what option they felt best moving forward with. Ultimately the council decided on pursuing option 2, which was Smith's recommendation and will last about fifty years. More details on the project will be presented at future meetings.

APPROVE AN ORDINANCE AMENDING TITLE 8, CHAPTERS 1 AND 6 OF THE MUNICIPAL CODE OF THE CITY OF GENOA, DEKALB COUNTY, ILLINOIS

Alderman Winter made a motion to approve the ordinance amending title 8, chapters 1 and 6 of the municipal code, seconded by Alderman Hughes. This amendment was split into three sections, the first being an overall increase in the water and sewer rates due to the maintenance and capital needs of critical water and sewer infrastructure. The second and third parts of the amendment addressed multi units and how they are charged the capital improvement fee. Currently, multi-units only pay one capital fee if they have one meter. The amendment would change the ordinance so that each individual unit would pay the fee, regardless of how many water meters are present. After deliberation with the council and public comments from Darin Stykel of Fehr Graham, and Chuck Cravatta, resident and property owner within Genoa, Alderman Winter amended her first motion to only approve of the overall increase in water and sewer rates and table the second and third portions of the amendment regarding multi units. This was seconded by Alderman Hughes. No further discussion. Alderman Wesner, Pulley, Freund, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

APPROVE AN ORDINANCE ADOPTING TITLE 5 AND APPENDIX A OF THE MUNICIPAL CODE OF THE CITY OF GENOA

Alderman Braheny made a motion to approve the ordinance adopting title 5 and appendix A of the municipal code, seconded by Alderman Winter. Sergeant Chris Hathcoat gave an overview of what kinds of changes were made. No further discussion. Alderman Wesner, Pulley, Freund, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

APPROVE AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE AMENDMENT 4

Alderman Wesner made a motion to approve the ordinance authorizing boundary modifications to the area known as the Dekalb County Enterprise Zone amendment 4, seconded by Alderman Braheny. City Administrator Alyssa Seguss explained that the city is part of the Dekalb County Economic Development Corporation's Enterprise Zone which offers benefits to new and expanding businesses. The properties that are included in the ordinance are not actually in Genoa, but several communities are part of the Dekalb County Enterprise Zone and therefore are each required to approve amendments to the boundaries of the zone. No further discussion. Alderman Wesner, Pulley, Freund, Winter, Braheny, Hughes and Roca voted yes. Motion carried.

DISCUSS TOWERPOINT

City Administrator Alyssa Seguss opened the conversation on Towerpoint by giving the council a refresher on what the company does as this had been a discussion at a city council meeting in

September of 2023. At the time, the council decided that they wanted more information on it and they weren't comfortable with the offers that were given. Seguss explained that there were now two more offers that Towerpoint had given the city. After discussing, the council felt that they liked the second offer that Towerpoint gave the city but want to know if they can do it with a shorter lease. Seguss will be discussing with Towerpoint to see if this is possible and if so, the letter of intent will come before the council at a later meeting with a more detailed presentation as well to answer any further questions.

FUTURE ITEMS FOR DISCUSSION – None

DEPARTMENT REPORTS:

FINANCE:

Finance Director Jan Tures informed the council that she has had no new updates since the last meeting.

PUBLIC WORKS:

Public Works Director Lucas Smith announced that the new carpet installation is complete at city hall and the cured in place pipeline has been started.

POLICE:

Sergeant Chris Hathcoat explained that they have been very busy with domestics and people fighting since the last council meeting. They are currently investigating an aggravated battery that happened in town.

ADMINISTRATION:

City Administrator Alyssa Seguss mentioned that there is a plan commission meeting coming up regarding outdoor seating and a signage change at Maddogs. They do expect residents to show up at the meeting and are getting information together in preparation for questions. She also explained how their liquor license works as there were some questions regarding that.

ANNOUNCEMENTS – None

Motion to adjourn the meeting of the City Council was made by Alderman Wesner, seconded by Alderman Braheny. Voice vote was taken, all voted yes. Motion was carried. Meeting adjourned at 8:42pm.