



**NOTICE OF A SPECIAL MEETING
OF THE COMMITTEE OF THE WHOLE OF THE CITY OF GENEVA**

NOTICE IS HEREBY GIVEN by Mayor Kevin R. Burns, that the Committee of the Whole of the City of Geneva shall conduct a special meeting on Monday, September 9, 2019 immediately following the Special City Council meeting at 7pm. The meeting will be held at the Geneva City Hall Council Chamber, 109 James Street, Geneva, Illinois for the purpose of discussing the following item:

- a. Approve Special Committee of the Whole Minutes from August 12, 2019 and August 26, 2019.
- b. Policy Discussion on the Property Located at 1N384 Peck Road, Geneva, IL.

All interested persons are invited to attend the Committee of the Whole special meeting.

Date: September 6, 2019

A handwritten signature in black ink, appearing to read "Roger Godskesen".

Roger Godskesen, City Clerk

*This notice has been posted at City Hall
City of Geneva 109 James Street, Geneva, Illinois
on September 6, 2019 and has been tendered to
members of the media requesting notices
of public meetings.*

The City of Geneva complies with the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting who require accommodations in order to observe and/or participate in this meeting are requested to contact the City Administrator at (630) 232-7494 at least 48 hours in advance of the meeting to allow the City of Geneva to make reasonable accommodations for those persons.

SPECIAL COMMITTEE OF THE WHOLE MINUTES
August 12, 2019

ELECTED/APPOINTED OFFICIALS PRESENT	ELECTED/APPOINTED OFFICIALS ABSENT	STAFF PRESENT
Burns Bruno Burghart Clements Hruby Kilburg Maladra Marks McGowan Swanson Olson Affrunti Nash Carbray Yates	Kaven McQueeny	Dawkins McCready Antenore Kruse Fornari

Mayor Burns called the meeting to order at 7:00 PM at the Geneva Fire Station No. 1 and welcomed the members of the Fire and Police Pension boards. City Admin. Dawkins stated the purpose of the meeting was to provide background and current information on the makeup of these boards, how they are funded, advised, and what role the City has in these areas.

a. Presentation and Policy Discussion on City of Geneva Police and Firefighters' Actuarial Reports.

Finance Manager Kruse presented information related to state pension laws, board composition, responsibilities, fund assets, actuarial valuations, contributions from the City, and liabilities.

Jason Franken, FSA with Foster & Foster Actuaries and Consultants, then gave a lengthy presentation the basic funding concepts for the boards. He explained the role of the actuarial service in relation to determining contribution levels and overall health of the funds; the basics of how these funds are managed; how they make determinations based on member data, cost allocation and amortization methods; liability calculations, and assumption settings that are sufficient and attainable.

Franken and staff elicited ideas on the ideal amortization method for Geneva i.e. length of the amortization period, open or closed amortization, level dollar or level percentage of payroll basis.

Franken then took questions from the committee and boards. Franken explained how benefits are distributed if a member worked for multiple districts and how that process differs between fire and police pension statutes.

Philosophies and tactics for realistic assumptions were discussed including the age of the current workforce and retirees, and investment strategies to lessen the burden on the municipality. The question on whether the City was too conservative in its current numbers was heard. Franken noted that a plan should consider demographics of the current pool. They look at ratio of active employees and non-active. The police pension board is more aggressive with their investments than fire pension – police also has more active participants than fire. The actuaries also look at current cash flow. Franken also noted the Tier 1 and Tier 2 pension membership and how that affects savings.

Admin. Dawkins stated that there are bills under review in Springfield that involve consolidation of the pension programs to form something similar to the IMRF model. She urged the elected officials to contact the local representatives to support these measures.

The council members thanked Franken and staff for providing the information and stated that it would prove useful in their understanding of next fiscal year's budget development plans regarding pension funding.

3. NEW BUSINESS / PUBLIC COMMENT

4. ADJOURNMENT

On a motion by Ald. Marks, the meeting was adjourned by unanimous voice vote at 9:00 PM.
V/V: 9-0 Motion carried.

- *Submitted by Recording Secretary Fornari*

SPECIAL COMMITTEE OF THE WHOLE MINUTES
August 26, 2019

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF PRESENT
Burns Bruno Clements Hruby Kaven Kilburg Maladra McGowan Swanson	Burghart Marks	Dawkins McCready DeGroot Tymoszenko Fornari

Mayor Burns called the meeting to order at 7:00 PM in City Hall Council Chambers, noting that Ald. Burghart and Ald. Marks were absent.

a. Continued Policy Discussion on Affordable Housing Strategies

At the direction of the committee after their June special meeting, Dir. DeGroot presented additional research on affordable housing strategies and how best to achieve them. DeGroot relayed information pertaining to incentives, inclusionary housing ordinances, demolition taxes, and property contributions.

DeGroot explained his process of research which included reviewing other communities' existing ordinances/policies and policies. His staff reached out to these other communities via informal survey. Finally, DeGroot stated that he had created a draft inclusionary housing ordinance and a draft demolition tax ordinance for the council members to review.

Incentive ideas included density bonus, flexible zoning standards, and development cost offsets.

Inclusionary zoning ideas included size and required unit thresholds, in-lieu fees, site provisions, land dedication, adjusted number of affordable units, and conversion of market rate units to affordable units.

DeGroot also reviewed eligibility/preference guidelines and integration methods of other communities.

DeGroot then discussed demolition tax incentives and how those would be implemented and used and what exceptions could be considered.

Lastly, DeGroot noted the option of city land/property contribution by selling land a reduced rate, donating property, seeking development proposals of city-owned property, and creating a trust fund for purchase or rehabilitation.

Questions from the committee centered on the method of implementation whether by policy, resolution or ordinance. Mayor Burns noted that implementing the strategies via resolution allows greater flexibility for the city and developers because each project is unique. While some aldermen voice preference for an ordinance to codify the policies, Burns reminded the committee that developers are always able to apply for relief by ordinance pertaining to their specific project. Discussion on how an ordinance would either produce results or hamstring developers was heard with Ald. Bruno, Swanson, and McGowan offering initial support for an ordinance while also welcoming a resolution to get the strategies in place.

Audience member John Kefer expressed concern on 'low income' housing and referred to the E. Wilson Street apartments in Batavia and a recent robbery incident at that location. Kefer also offered possible sites for housing including Kirk and Rte. 38 as well as the Good Templar area.

Alex Finke, representing Illinois Realtors Association, urged the committee to consider a resolution to offer more flexibility for all parties involved and believed that contrary to comments by Mr. Kefer, the discussion was not about low-income housing. Maureen McKeough asked for information on what similar communities were utilizing as far as resolution or ordinance DeGroot stated that six of the seven surveyed cities required a percentage of residential development via ordinance. McKeough cautioned the committee on risks of perceptions of bias and favoritism if they used different strategies for different developments. She urged the committee to adopt an ordinance that would enact the same rules for everyone. Bill Malecky, who is a Geneva resident and a member of the Strategic Plan Advisory Committee, voiced his support for an ordinance to enact the policies and felt that would be the most transparent way to implement the policies.

After further discussion of the committee and the Mayor, a consensus for staff to draft a resolution with intended policies was heard, to be brought back at a future Committee of the Whole meeting.

NEW BUSINESS / PUBLIC COMMENT

Ald. McGowan thanked the volunteers of the Beautification Committee for helping with the fall planting event the prior weekend. Ald. Kaven commented on the successful Concours event. Lastly, the committee and staff wished Mayor Burns a happy birthday.

ADJOURNMENT

On a motion by Ald. Clements, the meeting was adjourned by unanimous voice vote at 9:13 PM.
V/V: 8-0 Motion carried.

- *Submitted by Recording Secretary Fornari*