

GENEVA COMMITTEE OF THE WHOLE MEETING MINUTES

Monday, May 16, 2022

City Hall Council Chambers
109 James St., Geneva, IL 60134

Elected Officials Present: Mayor Burns, Ald. Bruno, Ald. Burghart, Ald. Hruby, Ald. Kaven, Ald. Kilburg, Ald. Maladra, Ald. Marks, Ald. Mayer, Ald. Swanson

Others Present: City Admin. Dawkins, Asst. Admin. McCreedy, City Atty. Ron Sandack, Clerk Kellick, Dir. DeGroot, Supt. Van Gyseghem, Dir. Babica, Dir. Tymoszenko

Absent: Ald. Kosirog

1. Call to Order

Council member Amy Mayer, serving as chair, called the meeting to order at 8:45 PM noting all council members except for Ald. Kosirog were present.

2. Recommend Suspending the Rules to Permit Council Member Mayer to Chair this Meeting and to Vote on All Action Items on this Agenda

Moved by Ald. Bruno, seconded by Ald. Kaven.

Voice Vote: 9-0 (Kosirog absent from voting). MOTION CARRIED.

3. Approve Committee of the Whole Minutes from May 2, 2022

Moved by Ald. Burghart, seconded by Ald. Marks.

MOTION CARRIED unanimously by voice vote of those present 9-0.

4. Items of Business

- a. Consider Draft Resolution Authorizing the Execution of an Engineering Agreement with Deuchler Engineering for Sanitary Sewer River Crossing Design Engineering at a Cost Not-to-Exceed \$900,000.00.

Moved by Ald. Kaven, seconded by Ald. Bruno.

On a question from Ald. Bruno, Supt. Van Gyseghem stated that a twin feed system allows for the ability to clean or maintain one pipe while flow

through the other pipe. John Frerich of Deuchler Engineering agreed with the superintendent and stated additional benefits of the twin pipes. The plan is for two new pipes and to bring the junction box south instead of north of the bridge. There are still considerations in the design and will have to go through an extensive permitting process.

Ald. Kilburg noted that staff have reviewed the project but wondered how to answer residents asking why this has not been a competitive bid. Admin. Dawkins noted that both city code and state statute state that the City shall negotiate these contracts instead of bid them as with construction projects. Dir. Babica added that there is immense value in using one engineering firm on a project as opposed to switching to another. He noted that Deuchler is well known up and down the Fox River as well as to the Army Corps of Engineers.

Ald. Mayer asked about the screening building location. Supt. Van Gyseghem stated that the location would be located at the entrance to the wastewater plant itself. Currently there is only one building and the new one would be a separate stand-alone building. They hope that the pond stays, and it is the department's intention that it remain.

MOTION CARRIED unanimously by voice vote of those present 9-0.

- b. Consider Draft Resolution Authorizing the Purchase of a Water Valve Exerciser from Macqueen Equipment in an Amount Not-to-Exceed \$24,890.00.

Moved by Ald. Bruno, seconded by Ald. Burghart.

On a question from Ald. Mayer, Supt. Van Gyseghem stated that this exerciser would be towed behind one of the City's utility vehicles.

MOTION CARRIED unanimously by voice vote of those present 9-0.

- c. Consider Draft Resolution Authorizing Execution of an Acceptance Letter for IDOT Municipal Sidewalk and Shared-Use Path ADA/Public Right of Way Accessibility Guidelines at 33W300 IL Route 38.

Moved by Ald. Marks, seconded by Ald. Kaven.

There was no discussion.

MOTION CARRIED unanimously by voice vote of those present 9-0.

- d. Consider Draft Ordinance Authorizing Execution of a First Amendment to Communication Ground Lease By and Between the City of Geneva and Crown Castle GT, LLC.

Moved by Ald. Bruno, seconded by Ald. Burghart.

Ald. Swanson commented that this lease would be extended for an extensive period of time while the terms remain the same and asked if the City did or could request any changes to the terms? Admin. Dawkins stated that there has been negotiating between the City and Crown Castle on-and-off since 2017. While the negotiating involved various items, nothing has changed in the area the company is renting. Therefore, based on conversations with former City Attny. Radovich, it was hard to justify changes to those terms that remained the same. Ald. Swanson recommended that rent be increased every year based on the annual cost of living. Based on a consensus, the item will not be on the next City Council meeting and will be brought back at a later date.

There was no voice vote and no motion carried.

- e. Consider Draft Resolution Authorizing a First Amendment to Tax Increment Financing Redevelopment Agreement with Riganato Old World Grille 700-720 E. State Street.

Moved by Ald. Marks, seconded by Ald. Swanson.

On a question from Ald. Mayer as to why the restaurant owners did not provide a waiver, Dir. Tymoszenko stated that the applicant told her that they had issues with the contractor and did not complete the contract with the contractor. The contract has been terminated and submitted for

reimbursement. However, they had submitted for reimbursement with some items missing. Additionally, they submitted for reimbursement prematurely due to the fact that the permit was not closed out by the City because the landscaping was not completed. The applicant asked for additional funds to complete the landscaping as they could not go back to the contractor for the lien. The lien waver is part of the reimbursement procedures which the City could not pay on unless that section was changed. The applicant was not present at the meeting to provide additional information.

A motion was made to table this item until the next Committee of the Whole meeting by Ald. Marks, seconded by Ald. Swanson.

MOTION CARRIED unanimously by voice vote of those present 9-0.

5. Public Comment / New Business

None.

6. Closed Session on Collective Negotiating Matters Between the Public Body and Its Employees or Their Representatives (5 ILCS 120/2(c)(2)).

Moved by Ald. Marks, Seconded by Ald. Bruno.

Roll call:

AYES: 9 (Bruno, Burghardt, Hruby, Kaven, Kilburg, Maladra, Marks, Mayer, Swanson).

NAYS: 0

ABSENT: 1 (Kosirog)

MOTION CARRIED

Return to Open Session.

Moved by Ald. Swanson, Seconded by Ald. Marks.

MOTION CARRIED unanimously by voice vote of those present 9-0.

7. Adjournment

On a motion by Ald. Swanson, the meeting was adjourned by unanimous voice vote at 9:44 PM.

- Submitted by Clerk Kellick