

GENEVA CITY COUNCIL
SPECIAL MEETING MINUTES
Monday, September 12, 2022
City Hall Council Chambers
109 James St., Geneva, IL 60134

CALL TO ORDER

The September 12, 2022 special meeting of the Geneva City Council was called to order at 7:00 p.m. in the Council Chambers of City Hall by Mayor Kevin Burns.

Elected Officials present:

Alderspersons: Mike Bruno, Tara Burghart, Becky Hruby, Gabriel Kaven, Dean Kilburg, Brad Kosirog, Richard Marks, Amy Mayer, Robert Swanson.

Mayor Kevin Burns, City Clerk Vicki Kellick.

Elected Officials attending by video or teleconference: None.

Elected Officials absent: Craig Maladra

Others Present: City Administrator Stephanie Dawkins, Public Works Director Rich Babica, City Engineer Brian Davids

Others attending by video or teleconference: None.

ITEMS OF BUSINESS

Consider Approval of Resolution No. 2022-83 Authorizing a Tax Increment Financing Redevelopment Agreement with Isaac's Upholstery and Furniture at 830 E. State Street, Geneva, IL.

Moved by Ald. Swanson, Seconded by Ald. Mayer.

On a question from Ald. Kosirog, Admin. Dawkins explained that the TIF will expire in December of 2024 unless the City Council takes action to extend the date.

Roll call:

AYES: 9 (Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Marks, Mayer, Swanson)

ABSENT: 1 (Maladra)

NAYS: 0

MOTION CARRIED

Consider Approval of Resolution No. 2022-84 Expressing Official Intent Regarding Certain Capital Expenditures to be Reimbursed from Proceeds of One or More Obligations to be Issued by the City of Geneva, Kane County, Illinois.

Moved by Ald. Mayer, Seconded by Ald. Marks.

Roll call:

AYES: 9 (Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Marks, Mayer, Swanson)

ABSENT: 1 (Maladra)

NAYS: 0

MOTION CARRIED

Presentation on Citywide Drainage Basin Study.

Dir. Babica introduced City Engineer Brian Davids, and Greg Chismark of WBK Engineering who served as the principal consultant on the project. Dir. Babica provided background on the study, stating that the study began in the summer of 2019. Approximately two weeks after the study began, Geneva experienced a 2 ½” to 3” rainfall event within a matter of hours which gave the City factual background with which to begin the study. He noted that the purpose of the study was to provide a budget planning document for the future of the City. It was a comprehensive approach, looking at how the City drains but also what drains into the City. The study will provide future staff and city councils with identified problems, perceived issues, and information that will be preserved for the future.

Mr. Chismark then provided a presentation of the 2022 Comprehensive Drainage Study. He noted that his group was tasked with looking at drainage challenges and concerns. A map that he presented showed 25 distinct areas of concern throughout the City. His study found that there was no long-term, regular residential flooding in Geneva of either homes or roadways. Mr. Chismark went on to explain that there are three watersheds within Geneva City boundaries: Kress Creek on the far east side, the Fox River in the center, and Mill Creek on the west side.

Mr. Chismark then explained that residential feedback was provided via the Social Pinpoint portal for the types of drainage issues residents experienced. These concerned property, roadways, erosion, or water quality. Mr. Chismark stated that no responses were received for water quality. Additionally, there was an open house held in October where additional comments were received from approximately 33 residents.

After gathering the data, Mr. Chismark’s group analyzed the information. Where there were similar concerns from nearby residents in an area, the group looked at the concerns to determine if there was one solution to solve all those concerns. Using the Geneva High School area as an example, the information revealed that there was a lack of modern drainage infrastructure in the area. The group developed a plan to build on what exists and build it out. From a cost perspective, this was an expensive project and as such, the group looked at these more costly projects from a phasing approach. By suggesting that the storm sewers be improved in conjunction with the road program over a ten-year period, this will allow staff to plan for repairs.

Once the study was complete in the 25 areas, the group rolled the areas into the Capital Plan. A five-year Capital Plan program took those numbers and divided them over five years. The planning was limited to five years as it was too difficult to plan beyond that time. The overall program cost was determined to be approximately \$16.8 million in today’s dollars. Over the first five years, an expenditure of \$8.3 million is shown.

On a question from Ald. Hruby, Mr. Chismark explained that all values shown for financial projections were inflated. He further explained that it is difficult to predict the future inflation amounts and costs for materials.

Mr. Chismark then explained that they took the projects in the 25 areas and looked at how they would be completed in ten years. His group consulted with NuGen Strategies & Solutions, and City staff for financial projections. The group looked at how to fund the project and Mr. Chismark stressed that the ideas provided were not recommendations but simply examples of how this could be accomplished.

Mr. Chismark then provided information on rainfall data comparisons. The group observed through the study that rainfall data has changed over the years. Up until approximately 1991, Technical Paper 40 (TP 40) was used by engineers to design storm sewers and stormwater basins. The more accurate Bulletin 70 was published in 1991 and was used by engineers until approximately 2020. Bulletin 75 is used today. Between Bulletin 70 and 75, the 100-year rainfall event depth has increased 13%. Mr. Chismark noted that this may explain why there are issues in some areas. He noted that he hopes that this will help prepare the City and improve staff's ability to plan for and manage flooding issues.

On a question from Ald. Bruno, Mr. Chismark answered that Randall Square has the largest dollar amount needed in the study because the group looked to provide additional stormwater storage in that area which involved additional land acquisition which increased the price. On another question from Ald. Bruno, Admin. Dawkins explained that the reserves for this project would come from the stormwater reserves which is part of the general fund, not the water fund.

On a question from Ald. Mayer, Mr. Chismark explained that in the area near the high school there are some existing storm sewers but that those are not developed in the way those in a newer subdivision's would be. On another question from Ald. Mayer, he explained that the costs given do not include curb and gutter replacement because there would be a cost involved for that, not all residents would be in favor of it, and as a best practice the drainage swales help filter the water. On a further question from Ald. Mayer, he noted that there are similar issues in areas on the east side, particularly on Kansas St., in some areas north of Rte. 38, and on Elm St. He also noted that the issues in Randall Square are not a surprise as the areas to the north including the Delnor campus and Fisher Farms drain south under the railroad through Sterling Manor, heading to Randall Square and the commercial basin. He noted that the outlet to Randall Square is severely undersized. The other issue is that Sterling Manor was designed when the rainfall data was based on TP 40. The solution is to increase the flow of water with larger pipes and convey it with larger storage via acquiring property.

On a question from Ald. Kosirog, Mr. Chismark noted that the data presented was based on input from City staff, first-hand accounts from the rainfall event, and resident feedback. Some concerns were not addressed by this study and therefore did not show up on the map, such as concerns about drainage basins or flood plains located along the Fox River.

On a second question from Ald. Kosirog, Mr. Chismark noted that much of the information for the study came from concerns from staff and residents. Ald. Kosirog stated that the Eagle Brook neighborhood does see flooding which is not shown on the study map. Dir. Babica responded that the Eagle Brook subdivision has had significant drainage issues in the past and for the last eight years, the maintenance contractor has worked to keep the drainage channels open there. Dir. Babica noted that drainage issues in the area have been attributed to improper disposal of yard waste, muskrats, and mowing the site instead of burning it. The City has been working with the Eagle Brook Golf Course management company for the past 15 months on similar issues. He noted that this is a maintenance fund

issue and not a capital improvement issue. Regarding cracked culverts in the subdivision, money has been set aside in the SSA for the repairs. On a further question from Ald. Kosirog as to whether grants are available to fund this project, Admin. Dawkins answered that this study identified what needs to be done and is the first step necessary before applying for a grant.

On a question from Ald. Swanson, Mr. Chismark answered that the projects to be done were to be spread out through the next several years with consideration given to which projects could be accomplished quickly in the first years and then which larger ones could be tackled in subsequent years. Dir. Babica stated that projects were also spread out based on capital expenditures and could be modified. On another question from Ald. Swanson, the estimate of the resident cost of approximately \$200-\$225 per meter per year would be because this is a City-wide benefit and is not relegated to just the older neighborhoods in Geneva.

On a question from Ald. Kilburg, Mr. Chismark acknowledged that one project that the study identified was to increase the depth of the detention basin off Fargo Blvd. west of Randall Rd. but that may not be the only solution. A pump-evacuated basin could provide more volume. He noted that raising the high-water level isn't practical in most cases in Geneva.

On another question from Ald. Kilburg, Dir. Babica noted that the storm systems in older parts of town are comprised of concrete, brick and flagstone. There will be a meeting soon with IDOT to discuss the Route 31 culvert at Fargo and Fabyan Woods which was a WPA project from the 1930s and is a State of Illinois concern. On another question from Ald. Kilburg, Dir. Babica stated that regarding existing structures that may cave in, previous studies specific to the downtown area were done and interceptors had been installed, such as on the north side of Route 38. In the past, the approach was to focus on neighborhoods where problems existed. Dir. Babica noted that therefore, this study was important so that potential or known issues within the entire City could be considered. Eng. Davids then noted that maintenance as well as improvements have been done. On another question from Ald. Kilburg, Dir. Babica stated that 15% of the sanitary systems and 15% of the storm conveyance systems are inspected with underground camera system on an annual basis. He noted that the Public Works Department is trying to shift from a reactive to a proactive department. Ald. Kilburg then asked what would justify asking residents for more funding in the future for such projects to which Dir. Babica answered that stormwater runoff is a pollutant and must be treated before entering the river or creeks. Standing water from flooding can become mosquito habitats and uncontrolled runoffs can discharge sediment into the river. He noted that the community is fortunate to have the Fox River and the downtown area so this program will ensure that the City is a better steward of the environment by being better stewards of our drainage system.

On a question from Ald. Marks, Admin. Dawkins stated that the funding from one subdivision's SSA could be used for another subdivision if it can be shown that the receiving subdivision could benefit directly from the other's involvement.

On a question from Ald. Bruno, Dir. Babica noted that the construction of Riverbank helped the water issues in that area. Mr. Chismark noted that in the high school area, the infrastructure consists of a tributary to a large trunk sewer that discharges ultimately to the Geneva Golf Course. Dir. Babica noted that the City assessed the best way to deal with the area. Not everyone wants a curb and gutter setup, and it can be expensive. The regrading of swales would cause residents to

have very limited or nonexistent street parking. He stated that the solution is conveyance structures.

On a question from the Mayor, Dir. Babica stated that there are approximately 86 miles of storm sewer and 108 miles of sanitary sewer in Geneva.

The Mayor then thanked resident Mary Klein of the area near Bennett and Dodson for attending this meeting as well as the October open house. She was present to inquire about the water that impacts her property. Dir. Babica noted that there is a substantial grade separation in that area as water flows from east to west. He also noted that there are low curbs on the west side of Rt. 25. As a result, water flows down the grade and overwhelms the crown and the curb. He added that a ramp-like structure at her house encourages the water to rise there. Two structures east of Route 25 and Dodson will be built, and the curb line will be reconfigured to limit the water overflow on Route 25 and the curb so as not to adversely impact her property.

The Mayor thanked the presenters and on a question from Ald. Kosirog, noted that the presentation would be posted to the City website. Dir. Babica stated that a printed copy of the presentation would be available at Public Works.

PUBLIC COMMENT/NEW BUSINESS

Ald. Kosirog spoke regarding a procedural issue at the last committee meeting. He stated that according to Roberts Rules of Order 16-4, motions to close or limit debate are not allowed in committees. He noted that he is not frustrated with the chair at the time or with Attny. Sandack for allowing the question to be called. Instead, he stated that he was frustrated with the limiting of the discussion by a committee member instead of the chair.

Ald. Swanson replied that he was the one who moved to call the question and felt at the time that the committee was “beating a dead horse” by continuing the discussion. He noted that the Committee of the Whole ended up voting to call the question in the end, although it was not a unanimous vote.

Ald. Kilburg noted that the appropriate decision would have been to limit discussion which would have been appropriate in committee.

Ald. Burghart then stated that as the chair of that meeting, she believes that it is important to end meetings at 10:00pm. She noted that because it was quite late, Attny. Sandack and she were interested in getting through the meeting and she noted that she may not have made that same decision if that request had been made earlier in the evening.

On a separate issue, Ald. Kilburg congratulated Batavia Mayor Schielke on the re-naming of the Batavia Municipal Government Center to the Jeffery D. Schielke Government Center. He acknowledged Mayor Schielke’s 41-years as Mayor of Batavia and wished him continued years of long service in his role on behalf of the City Council.

**CLOSED SESSION ON PURCHASE OR LEASE OF REAL PROPERTY
FOR THE USE OF THE PUBLIC BODY (5 ILCS 120/2(C)3)**

Moved by Ald. Marks, Seconded by Ald. Mayer to enter closed session.

Roll call:

AYES: 9 (Bruno, Burghart, Hrubby, Kaven, Kilburg, Kosirog, Marks, Mayer, Swanson).

NAYS: 0

ABSENT: 1 (Maladra)

MOTION CARRIED

Return to Open Session.

Moved by Ald. Bruno, Seconded by Ald. Mayer to return to open session.

Roll call:

AYES: 9 (Bruno, Burghart, Hrubby, Kaven, Kilburg, Kosirog, Marks, Mayer, Swanson).

NAYS: 0

ABSENT: 1 (Maladra)

MOTION CARRIED

ADJOURNMENT

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

MOTION CARRIED by unanimous voice vote of those present.

The meeting adjourned at 8:55 PM.

Vicki Kellick
Geneva City Clerk