

City of Geneseo, Henry County, Illinois
Committee of the Whole Meeting
November 27, 2018

The City Council of the City of Geneseo met Tuesday, November 27, 2018 at the Council Chambers, 115 South Oakwood Avenue. Mayor Kathy Carroll-Duda called the meeting to order at 6:06 pm. Alderman Paula Simosky, Sean Johnson, Jason Robinson, Craig Arnold, Bob Wachtel, James Roodhouse, Brett Barnhart and Martin Rothschild answered roll call. Others in attendance included City Administrator Lisa Kotter, City Attorney Derke Price, City Clerk Loree K Phlypo, Public Works Director Chad VanDeWoestyne, Electrical Operations Director Lewis Opsal, Inspector Rick Mills, Finance Director Jamie Matthews, Chief Casey Disterhoft and Deputy Chief Gene Karzin. Others in attendance included Sarah Beck from Bear Development.

A Quorum was present.

Public Comment

Resident Nadine Palmgren outlined her views on the following 3 items:

Construction work on the Wastewater Treatment Plant

Real Estate Property Tax

Bear Development Proposed Project

Pastor Steve Scott inquired as to what the “Special Revenue Resources” that the City had mentioned and hoped that it was not the Video Gaming item being revisited.

Discussion on Bear Development Obligations.

Administrator Kotter summarized that this offers housing that the City currently doesn't offer. Senior housing is the greatest need in Geneseo. Sarah Beck from Bear Development gave an overview of the project. This will be an age restricted lower income development. This will be an independent living complex so it will not be in competition with other facilities that are already here. It is a \$10 Million-dollar project and will have 40 units, 11 of which will be low income and there would be a Veteran component to the rental units. The City would use fees charged to the developer as a pass through and then use those fees to help reduce rental costs for the lower income tenants over the next 15 years. This project would include a \$170,000 that will come from fees paid to the City in the form of Building Inspection Fees, Sales Tax and a Conditional Use Permit Administration Fee. Administrator Kotter pointed out that the City invests in projects that are good for the City, the housing project behind the Mayor's house is an example of that, the City paid for a detention pond for that development. There are 3 letters required to accompany the application, a letter of support from the elected officials, a letter declaring the zoning is correct and the conditional use process and a letter supporting the rental assistance component. This has to be submitted in January and they will hear on the application status in February. If they were chosen the construction would start in May 2019.

Motion by Wachtel, second by Rothschild to recommend to the City Council adoption to submit a zoning letter, letter of support and rental assistance letter of support for the Bear Development Senior Housing project to include a financial commitment of \$170,000 that will come from fees paid to the City in the form of Building Inspection Fee, Sales Tax and a Conditional Use Permit Administration Fee.

ROLL CALL

Ayes 6 Robinson,Rothschild,Johnson,Simosky,Wachtel,Barnhart

Nays 2 Arnold,Roodhouse

Absent 0

Motion Carried

Discussion on second K-9 Officer for the Police Department.

Deputy Karzin and Sergeant Weisser made a presentation on the need for a second K-9 Officer. The current K-9 Kato is handled by Sergeant Weisser and he is on the day shift and if services by the Kato are needed at night then Sergeant Weisser is called out to assist. Kato has between 2 and 3 more years of service before retirement, this would be a good point to have a second K-9 start so that by the time Kato retires the new dog would not be a rookie. Officer Dan Davis has expressed interest in being the second K-9 handler and he would be on the night shift. The total out of pocket expenses for the K-9 and handler training is \$27,717.00. That is \$10,500 for the animal, Training and Travel for the Handler is \$1,842.00, Kennel and accessories \$3,220.00 and vehicle retrofit is \$12,155.00. Additionally, 4 weeks of Officer wages while training with the dog is \$6,308.66. The Police Department B Fund is for this type of expense and has \$28,000.00 in it, there are \$795.00 in donated funds towards the K-9 and there are donated funds at Farmers Bank in the amount of \$29,061.03 for a total of \$57,856.03 in funds available for this project. Deputy Karzin was contacted by the States Attorney's Office and they are committing \$10,000.00 towards the expenses and a private local business, Bridge City Mechanical has offered to pay for the animal in the amount of \$10,500.00, JF Edwards is

donating the concrete that would go under the kennel at Officer Davis's home, Dr. Nelson is donating the Vet care for both dogs and East Moline Feed is donating all the food for the dogs. The vote is in 2 weeks and training will be in May 2019.

Motion by Rothschild, second by Johnson to recommend to City Council to proceed with the second K-9 Officer position for the May 2019 class in Northern Michigan and begin the fundraising efforts to fund the position and to use donated funds and funds from the B Account, this is to be put on the Consent Agenda.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky

Nays 0

Absent 0

Motion Carried

Discussion on Future Sewer Rates

Terry from Donahue reviewed the Wastewater Treatment Plant Construction Project expenses. \$6.7 mil would eliminate electrical hazards and comply with disinfection requirements. The lift stations have a lifespan of 20 years and they were all put in between 1960 and 1970. The interest rate on the loan through the EPA is 1.84%. If we borrowed \$8 mil then we could add on 3 extra lift stations which are each about \$400,000 and it would increase the sewer rate approximately to \$46 dollars a month. Terry explained that the difference between anaerobic and aerobic is that you have a small increase in electrical costs for aerobic but the savings are greater in the operation efficiency. The projected finish date would be 2022.

Motion by Barnhart, second by Rothschild to recommend to the City Council a final discussion on sewer rates at the December 11 Council meeting and have staff prepare the appropriate ordinance for the new rate.

ROLL CALL

Ayes 7 Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky

Nays 1 Arnold

Absent 0

Motion Carried

Discussion on Wastewater Treatment Plant Construction.

Discussion included in prior item.

Motion by Rothschild, second by Barnhart to recommend to City Council to proceed with the \$6.7 million-dollar construction project at the Wastewater Treatment Plant and that funds be applied for through the I-EPA to fund these projects and add an additional \$1.2 million dollars for work on additional 3 lift stations.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky

Nays 0

Absent 0

Motion Carried

Discussion on 108 S. Oakwood Avenue Appraisal and Sale of Land.

The appraised value of the property is \$7,850.00 and by law we have to at least ask 80% of the appraised value. The costs for clearing the property was about \$14,000. We should at least get back what we have into it. Staff suggests that we ask \$14,000 to start with and see if we get any response.

Motion by Robinson, second by Arnold to recommend to the City Council to advertise the sale of 108 South Oakwood Avenue as a negotiated sale with a minimum bid of \$14,000.00 and to direct the City Attorney to prepare all the paperwork.

ROLL CALL

Ayes 8 Johnson,Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Simosky

Nays 0

Absent 0

Motion Carried

Discussion on Rebuilding Together Grant Partnership.

The City has the opportunity to partnership with Rebuilding Together, this program is based on income for eligibility and they do home repairs on handicapped ramps, porches and various other repairs. It has been determined that Ward 3 is a priority area, this requires no fund commitment by the City. Partnering with Rebuilding Together shows that the City is in support of the work that they do.

Motion by Barnhart, second by Robinson to recommend to the City Council approval of Resolution R-18-29 to approve a partnership with Rebuilding together in a Republic Services Foundation Grant Request for neighborhood revitalization funds.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky
Nays 0
Absent 0
Motion Carried

Discussion on RFP for Auditor's Service.

Staff has asked that we go out for RFP for auditing services. The current auditor has been performing it for 7 years and it is good to get a new set of eyes once in a while. The goal is to have the RFP process done before there is any change in Council members next May. An Ad-Hoc committee will be formed and if any City Council members want to be on it they should let either the Mayor or Administrator know.

Motion by Simosky, second by Roodhouse to recommend to City Council to put an RFP out for auditing firm work as presented and put this item on the Consent Agenda.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky
Nays 0
Absent 0
Motion Carried

Discussion on RFP for Engineering Service.

If in the event IMEG isn't chosen they will continue to work on any projects that they have started to completion.

Motion by Roodhouse, second by Arnold to recommend to City Council to put an RFP out for engineering firm work as presented and add this to the Consent Agenda.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky
Nays 0
Absent 0
Motion Carried

Discussion on Water Building Expansion.

\$66,000 has been allocated for the expansion and the bids will be included in the next City Council packet.

Motion by Wachtel, second by Roodhouse to recommend to the City Council to approve the bid from the lowest qualified bidder for the Water Department building expansion at the December 11 City Council meeting.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky
Nays 0
Absent 0
Motion Carried

Discussion on Review of Plumbing Permit Fees. (Abeyance Item)

This item has been in abeyance since 2014. We currently have a part-time plumbing inspector and the current rates are not covering his wages. The current minimum permit fee is \$15 and \$6 per opening. We are proposing an increase to \$25 minimum permit and \$10 per opening.

Motion by Wachtel, second by Arnold to recommend to City Council to direct the City Attorney to draft an Ordinance to the city code for the change of the plumbing permit fees to include a \$25.00 minimum fee and with the cost per opening/fixture of \$10.00 each.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky
Nays 0
Absent 0
Motion Carried

Discussion on Park Surveillance Cameras. (Abeyance Item)

Cameras are cheaper now then when this was looked at a few years ago. The cameras would be monitored by the Police Department. This will be brought to the Committee of the Whole in March with costs.

No Action at this time.

Discussion on Ordinance O-18-23 Tax Levy Ordinance for the City of Geneseo, Henry County, Illinois for the Fiscal Year Beginning July 1, 2019 and Ending June 30, 2020.

Discussion was reserved for the City Council meeting and the Truth and Taxation meeting., to hear what input the public has on the Tax Levy.

Discussion on Ordinance O-18-18 through O-18-22

Discussion on Ordinance O-18-18 An Ordinance Abating the Tax heretofore Levied for the Year 2018 to Pay Debt Service on General Obligation Refunding Bonds (Water & Sewer Alternate Revenue Source) Series 2013 of the City of Geneseo, Henry County, Illinois.

Discussion on Ordinance O-18-19 An Ordinance Abating the Tax heretofore Levied for the Year 2018 to Pay Debt Service on General Obligation Refunding Bonds (Alternate Revenue Source), Series 2014A of the City of Geneseo, Henry County, Illinois.

Discussion on Ordinance O-18-20 An Ordinance Abating the Tax heretofore Levied for the Year 2018 to Pay Debt Service on General Obligation Refunding Bonds (Waterworks and Sewage Alternate Revenue Source), Series 2014B of the City of Geneseo, Henry County, Illinois.

Discussion on Ordinance O-18-21 An Ordinance Abating the Tax heretofore Levied for the Year 2018 to Pay Debt Service on General Obligation Refunding Bonds (Alternate Revenue Source), Series 2016A of the City of Geneseo, Henry County, Illinois.

Discussion on Ordinance O-18-22 An Ordinance Abating the Tax heretofore Levied for the Year 2018 to Pay Debt Service on General Obligation Refunding Bonds (Waterworks and Sewerage Alternate Revenue Source), Series 2016B of the City of Geneseo, Henry County, Illinois.

The County receives a notice that they are ordered to levy for the debt payments on City Bonds, the City then passes ordinances to Abate the payments because the payments will be made with other funds than taxes.

Motion by Roodhouse, second by Arnold to recommend to City Council the following ordinances; O-18-18, O-18-19, O-18-20, O-18-21 and O-18-22 and to put them on the Consent Agenda.

ROLL CALL

Ayes 8 Arnold,Rothschild,Robinson,Roodhouse,Wachtel,Barnhart,Johnson,Simosky

Nays 0

Absent 0

Motion Carried

Payment of City and Utility Bills

Additional Bills handed out.

Motion by Wachtel, second by Arnold to approve City and Utility bills as presented.

ROLL CALL

Ayes 8 Rothschild,Robinson,Roodhouse,Arnold,Barnhart,Wachtel,Johnson,Simosky

Nays 0

Absent 0

Motion Carried

Public Comment

Resident Kathy Allen voiced her opinion on the proposed Senior Housing project.

Adjournment

Motion by Johnson, second by Arnold to adjourn at 9:08 PM.

Voice Vote. All Ayes.

Motion Carried.

Respectfully submitted,

Loree K. Phlypo
City Clerk