

**City of Geneseo, Henry County, Illinois**  
**City Council**  
**October 13, 2015**  
**6:00 PM**

**Pledge of Allegiance**

**Roll Call**

The City Council of the City of Geneseo met Tuesday October 13, 2015 at the Council Chambers, 115 South Oakwood Avenue. Mayor Nadine Palmgren called the meeting to order at 6:00 pm. Aldermen Paula Simosky, Keith Kennett, James Roodhouse, Kathy Carroll-Duda, Martin Rothschild, Bob Wachtel, Jason Robinson and Michael Smith answered roll call. Others in attendance included, Administrator Kotter, City Attorney Alcorn, Deputy Clerk Jill Laingen Public Works Director Chad VanDeWoestyne, Director of Electrical Operations Lewis Opsal and Inspector Rick Mills.

There was a quorum.

**City Engineer Report**

Greg Ryckaert reported that he is working on the Wells on the North side of town.

**Chamber of Commerce Report**

Rhonda Ludwig reported that the family friendly Bootiful Saturday will be held on October 24<sup>th</sup> and invites the kids to dress up in costume and trick or treat the downtown businesses. On October 22<sup>nd</sup> the Chamber will hold its Fall Breakfast and that night is Witches Night Out. December 12<sup>th</sup> is the 30<sup>th</sup> Anniversary of the Christmas Walk. For a more detailed list of Chamber events please visit [www.geneseo.org](http://www.geneseo.org).

**Mayoral Comments**

Mayor Palmgren invited the public to the Solar Array Open House to be held on Wednesday October 14<sup>th</sup> from 4:00 to 6:00 PM. There will be a tour and refreshments.

**Public Comment**

None

**Consideration of the Consent Agenda:**

- a. City Council 09/08/15
- b. Special City Council 09/22/15
- c. Committee of the Whole 09/22/15
- d. Public Hearing 09/28/15

**Motion by Roodhouse, second by Rothschild to approve the minutes as presented.**

**Voice Vote. 8 Ayes. 0 Nays.**

**Motion Carried.**

**Consideration of a recommendation to proceed with an agreement with FORC, Friends of Off Road Cycling, for the improvement and expansion of the Prairie Park Trail System.**

Administrator Kotter reported that the FORC organization approached the City to enter into an agreement with them to improve and expand the Prairie Park Trail System for off road cycling. She asked that Hotel Motel monies be used to create a sign on Highway 82, create electronic mapping of the trails, signage at the head of the trail, brochures and brochure racks at the site and clean up the parking lot area. Mayor Palmgren thanked FORC for entering into this agreement with the City.

**Motion by Robinson, second by Smith to approve a partnership agreement as presented with FORC, Friends of Off Road Cycling, for expansion and development of the Prairie Park Trail System and to approve Hotel Motel Tax Funds to be used for signage and promotion.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 0**

**Motion Carried**

**Discussion regarding Cell Tower and general informational questions and answers.**

Administrator Kotter reported that the Wisconsin Consulting Firm Wireless Plan Consulting worked on the Verizon application with the City and is here to report his findings. Jim Weinmann reported that a cell tower is needed not only for cell phone usage but also for data transmission sending and receiving capacity. Each antenna can only handle so much traffic, pictures and streaming data require a lot of data. Verizon selected this area based on the location realizing that the existing tower on the West side of town is becoming unable to handle the increased use and future probable use. Moving the site outside of the specified ring would diminish the effectiveness. If a smaller tower was used then the City runs the risk of requiring more towers. The frequencies that would be put out by this tower are less than what a baby monitor puts out. These types of frequencies are non-ionizing and are not detrimental to someone's health. The foundation of a Monopole at 160 feet would be 10 to 30 feet of solid concrete and the site and equipment are inspected every 3 years. The soil would need to be tested first for strength and contamination possibility. In the event that the soil is contaminated the tower would not be able to be erected in this site. Mr. Weinmann could be contracted by the City to be involved in negotiating the terms of the lease and that the numbers given at \$200 for each additional carrier and \$1,000 for the main carrier a month are good to premium with regards to Fair Market Value of lease terms. A removal clause would need to be included in the lease and also a good idea is a removal bond, in the event that the tower is no longer needed it gives the City the money to remove it in the event the contracted company doesn't. Cell sites in close proximity allow for seamless handoff of signals between towers and therefore consistent service for customers.

**No Action Taken.**

**Consideration of Plan Commission case #15-021 a request for a Zoning Classification change from R-2 to B-4 for property located at Lot 4 Resub of Lots 1&2 Snyder Sub of Lot 11 & Part of Lot 7 Merriman's Sub SE Sec 17, T 17N, R3E and Lands Incorp.**

On October 5<sup>th</sup> 2015 the Plan Commission reviewed a request from Martin Lipes for the zoning classification change of a lot located off of North Stewart Street from R-2 to B-4. There are no structures on this lot and the owner feels that it would be easier to sell with the zoning class changed. The lot to the west of this parcel is the City of Geneseo's Waste Water Treatment Plant which is currently zoned B-4. The owner has had interested people in the lot if they could put up a storage unit or a similar building on this parcel and the only way that this would be permissive in the zoning ordinance is to change it to a B-4 district.

**Motion by Carroll-Duda, second by Rothschild to approve the recommendation of the Plan Commission to rezone the land owned by Martin Lipes immediately adjacent to the Wastewater Plant and the Railroad Tracks from R-2 to B-4.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 0**

**Motion Carried**

**Consideration for approval Ordinance O-15-150 An Ordinance Amending and Correcting Ordinance O-12-042, which annexed the property of Ross and Dana Dwyer into the City of Geneseo, Henry County, Illinois.**

Administrator Kotter reported that the legal description was incorrectly submitted with the first ordinance, so this is a correction to the original annexation. The new legal description was prepared by the City and Missman.

**Motion by Rothschild, second by Kennett to approve Ordinance O-15-150 Amending and Correcting Ordinance O-12-042 which annexed the property of Ross and Dana Dwyer into the City of Geneseo, Henry County, Illinois to correct the legal description for the annexed land.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 0**

**Motion Carried**

**Consideration to approve a Pre Annexation Agreement between the City of Geneseo and First Baptist Church of Geneseo.**

Administrator Kotter reported that back in 2012 the Baptist Church requested to have City electric and water service provided to the Church. The church is on property that is not adjacent to the City. Normally when service is extended to land outside the City limits a Pre-Annexation agreement is signed in advance of the extension. The agreement requires that as soon as this land is adjacent to a City lot that there is a requirement to annex. The work was completed some years ago but we cannot find an approval from the Council to enter into this agreement. Recommendation would be to finalize the process of extending utilities to a non-City property and approve the presented agreement. Mayor Palmgren asked that additional wording be added on the first page correcting it to say, "water and electric *according to appropriate ordinances and fees*" and the title needs to read "Pre" and paragraph 6 needs to read "Pre".

**Motion by Wachtel, second by Smith to approve the Pre-Annexation agreement with the Baptist Church as presented to extend utility services of water and electric.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 0**

**Motion Carried**

**Consideration for approval of the bid from Superior Coatings in the amount of \$21,669.38 for the Police Department garage floor resurfacing..**

Chief Piotrowski reported that the original garage floor is beginning to deteriorate and sealed bids were accepted for Epoxy floor coatings and paint striping to be applied. It is approximately 300 linear feet and the low bid was submitted by Superior Coatings from Metamora Illinois for a cost of \$19,511.95, additionally an add-on of cove base around the garage perimeter for an additional \$2,157.43 for a total cost of \$21,669.38.

**Motion by Carroll-Duda, second by Robinson to accept the bid, add on and sign contract for total project cost from Superior Coatings in the amount of \$21,669.38 for epoxy coated floor system, linear paint striping and cove base.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 0**

**Motion Carried**

**Consideration of the purchase of a Police Squad Car from Currie Motors Fleet in the amount of \$29,130 and an additional \$4,000 of vehicle equipment. All funds coming from 2015-2016 budgeted funds.**

Chief Piotrowski reported that his department would like to purchase a new 2015 Ford Utility Police Interceptor AWD under the Suburban Purchasing Cooperative Contract #122 from Currie Motors Fleet. The cost of the vehicle is \$29,130.00 and will be paid for with budgeted or alternately seized funds.

**Motion by Wachtel, second by Roodhouse to approve the purchase of a new 2015 Ford Utility Police Interceptor AWD using budgeted funds under the Suburban Purchasing Cooperative Contract #122 from Currie Motors Fleet and to purchase additional equipment of approximately \$4,000.00 using budgeted or alternately seized funds.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 0**

**Motion Carried**

**Consideration to extend an offer to VFW the use of City Council room and Public Lobby for Veteran's Day Ceremony in case of inclement weather.**

Mayor Palmgren brought this item to Council as a good faith gesture. Administrator Kotter stated that the City has a Building Use Policy in place and it would be a good idea to have the VFW go through the process that is in place. The process would be to submit an application to the City Administrator and then the Building Supervisor would be able to approve the application. At this time the City doesn't have a Building Supervisor the Mayor would need to appoint one. Mayor Palmgren asked for a motion on this item.

**No Action Taken**

**Consideration to allow employees time to attend the Veteran's Day Ceremony on November 11, 2015, during their work day.**

Mayor Palmgren stated that last year she was approached by several Veteran's and asked as to why there isn't more City employees present at the Veteran's Day Ceremony. Administrator Kotter reported that the FOP employees have Veteran's Day off by Contract. The IBEW and non-represented employees chose to have Good Friday off instead of Veteran's Day. She pointed out that if you offer the employees the opportunity to attend the Ceremony then you have to be prepared to close City Hall during that time because you will need to offer it to all of them. The staff that are Salary can be required to attend.

**No Action Taken**

**Consideration of a reimbursement to the First Presbyterian Church for 20% of the Cost of building permit number 15000463 in the amount of \$51.70.**

Building Inspector Mills reported that ordinance 1961 covers fees for permits issued to schools, churches, and other governmental agencies must be paid, however that City Council upon majority vote may refund up to 20% of the fee provided a written request has been made to the Council. Steve Durian from the First Presbyterian Church has requested a reimbursement for the building permit that has been taken out for the church. The building permit cost was \$358.50 and 20% of this would be \$51.70.

**Motion by Wachtel, second by Carroll-Duda to approve the 20% refund to the First Presbyterian Church for a building permit according to Ordinance 1961 in the amount of \$51.70.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 0**

**Motion Carried**

**Consideration for approval R-15-135 A Resolution Clarifying the Proper Traffic Flow on Sommers Avenue.**

Administrator Kotter reported that this discussion is regarding on block of Sommer Street which is one block East of State Street north of the tracks. It runs north and south between Park and Orange Streets. There are a number of parts to the past history. First was the request by First United Methodist to vacate the Right of Way that is north of Park Street. That vacation took place and the church sanctuary now sits on that land. The next request was to vacate the northern most part of the road that is between Park and Orange which now is the church parking lot. After the request to vacate was made, some time passed and the request was withdrawn. The final action instead was to approve Resolution R-13-080 to make the northern 98.28 feet on the West and 93.33 feet on the East a one way street running north. In the documentation it states that this part of Sommers Avenue will become a one way, which one could deduce that it was a two way previously. The southern part of this block is currently being treated as a two way. As we began to research this block there is no evidence that it was ever approved as a two way street. So this issue is being brought to the Council to determine the block and what to do with it. We want to know that it is signed properly and traffic laws can be enforced. The staff previously indicated recommending the entire block be a two way, even the church lot. The three of us also met with the church reps, John DuBois and Ki Wirth Friday afternoon to discuss the project. Enclosed is an email from Pastor Chris Ritter. A letter was also sent to the property owners in the area inviting them to the meeting. The recommendation from staff is to leave the two sections as is and ask Council to approve that so as to document the proper traffic flow and direct staff to add appropriate signage to better clarify to motorists the flow. The Mayor has requested additional time to research this issue and requested that this be moved to the November Committee of the Whole.

**Motion by Rothschild, second by Wachtel to move Resolution R-15-135 A Resolution Clarifying the Proper Traffic Flow on Sommers Avenue to the November Committee of the Whole for further discussion.**

**Voice Vote. 8 Ayes. 0 Nays.**

**Payment of City and Utility Bills**

**Motion by Roodhouse, second by Smith to approve payment of City and Utility bills.**

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 0**  
**Motion Carried**

**Executive Session**

**Motion by Rothschild, second by Kennett to go into Executive Session under the following statutes at 8:28PM.**  
**5ILCS 120/2(c)(1)** The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

**5ILCS 120/2 (c)(5)** The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

**ROLL CALL VOTE:**

**AYES: 8 Simosky,Wachtel,Roodhouse,Kennett,Carroll-Duda,Rothschild,Smith,Robinson**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 0**  
**Motion Carried**

**Motion by Wachtel, second by Roodhouse to return to open meeting at 9:04PM.**

**Voice Vote. 8 Ayes. 0 Nays.**

**Motion Carried.**

**Actions after Executive Session**

**Motion by Wachtel, second by Roodhouse to direct staff to make an offer as outlined in executive session on the 2 parcels discussed in Executive Session.**

**Voice Vote. 8 Ayes. 0 Nays.**

**Motion Carried.**

**Public Comment**

**None**

**Adjournment**

**Motion by Roodhouse, second by Kennett to adjourn at 9:08pm.**

**Voice Vote. 8 Ayes. 0 Nays.**

**Motion Carried**

Respectfully submitted,

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Loree K Phlypo  
City Clerk