

City of Geneseo, Henry County, Illinois
Committee of the Whole Meeting
May 24, 2016

Pledge of Allegiance

Roll Call

The City Council of the City of Geneseo met Tuesday May 24, 2016 at the Council Chambers, 115 South Oakwood Avenue. Mayor Kathy Carroll-Duda called the meeting to order at 6:06 pm. Alderman Bob Wachtel, Jason Robinson, Martin Rothschild, Brenda Johnson, Sue Garlick, James Roodhouse, Paula Simosky and Kent Anderson answered roll call. Others in attendance included City Administrator Lisa Kotter, City Attorney Dan Alcorn, City Clerk Loree K. Phlypo, Chief Piotrowski, Director's VanDeWoestyne and Opsal, IT Manager Garrett Griswold, HR Manager Lacey Billiet, the press, Rich Kraft and Sarah Snyder from Rebuilding Together and Ann Hutchinson .

A Quorum was present.

Public Comment

Kathy Allen commented on how beautiful the flowers downtown look. She also interjected that if the City is going to borrow \$2 million dollars it seems like a better option for not going into debt would be to charge each resident, houses and apartments and additional \$10 and in 5 years the City would have \$1.8 million without going into debt.

Rebuilding Together Requested reimbursement of Permit Fees

Administrator Kotter reported that minutes were found from October 2013 Committee of the Whole meeting which showed that discussion was held on changing the wording in the ordinance to cover permit costs for this type of organization. The change in wording to include organizations such as Rebuilding Together was not brought back to Council at that time for further action. Rich Kraft and Sarah Snyder from Rebuilding Together attended the meeting requesting that their organization not be charged building permit fees because they the work that they perform is all volunteer based and donations, they do not own the property. Their organization has been performing volunteer repairs for 20 years and have never had to pay for a permit. They perform home repairs, install handicapped ramps and energy efficiency product installations for residents. Residents are referred through an application process and they must be below the poverty level, property insurance in place and up to date on property taxes, the vetting process is thorough. Handicapped ramps are installed based on need and projects are always inspected by the Building Inspector. Rebuilding Together completes approximately 15 projects annually and have returned \$1.2 Million dollars in Fair Market Value back into Henry County. They are classified as a Safe Healthy Housing Organization Section 501C3.

Administrator Kotter recommended that the wording be changed to reflect allowing schools, churches, or other governmental entities to pay for the permit at 80% reducing the amount of time coming back to Council to ask for the 20% refund.

Motion by Robinson, second by Anderson to direct the City Attorney to draft an Ordinance in which an Organization similar to Rebuilding Together would not be charged building permit fees and the 20% reduction would simply be implemented for other organizations that qualify.

Voice Vote. 8 Ayes. 0 Nays.

Motion Carried

Presentation by Missman on City sewer project

Administrator Kotter reported that Greg Ryckaert and Morgan Mays from Missman are here to present the proposed project outline. Greg reported that it is the intent to start with Phase 1/Priority 1. This area includes Oakwood Avenue to First street North over the railroad tracks to Exchange Street. A new sewer line would be installed on Oakwood and on the South side of First Street. This would be a relief line to help mitigate the bottle neck that is occurring on Oakwood. It would be a 12" to State Street and then a 15" from State to Center. There

is a water line on the South side of First Street that is 100 years old. In the Russell Avenue area there is more of a bottleneck and an abandoned sewer line was discovered. Morgan Mays reported that all the work is within the right of way, the water main to the property is covered by the City project. Pipe from the main on to the property would be at the cost of the resident if they had main to house work performed. Priority 1 will benefit the most homes and properties. A letting for the project will be in August with the project starting in September. The project costs include \$722K, Design costs of \$60,000 and construction observation costs of \$75,000 for a total of \$857,000. If Phase 2 was included in the financing it would be an additional \$500,000.

Administrator Kotter added that all of the City wells are on the other side of Green River with the exception of 1, a second crossing needs to be installed, which would be at a cost of \$500,000, also it has been in discussions that the City needs to drill another well so as not to have an interruption to water for the City, the cost for a new well would be \$350,000. The City currently has a vactor truck to clean out sewer lines that is in need of \$20,000 in repairs and is 21 years old. We have the opportunity to purchase a vactor truck from E.J. Equipment Co. that is 9 years old and in very good condition for \$175,000, this piece of equipment would improve the City's entire sewer system, new this piece of equipment is approximately \$500,000. We currently are renting the truck from municipality until we decide if we are going to purchase it. The Administrator also reported that the sidewalks in Geneseo are bad and we need to work on getting them fixed so it is recommended that we take \$34,900 from the Capital Fund and take care of sidewalk repairs.

No Action Taken

Presentation by Maureen Barry from Ehlers

Administrator Kotter reported that in the past the City has used Speer Financial. Maureen Barry handed out an outline of Ehlers and the services that they offer. Ehlers services to the City would include:

- Provide options to the City
- Manageable Debt Profile
- Higher Rating/Issue Debt at Lower Price
- Method of Sale
- Competitive Sale – Lower Rate

Ehlers is a member of the SCC and MSRB (Multiple Securities Rule Making Board). A proposed outline for the debt refinancing and financing of the water/sewer projects was presented. This included borrowing at \$1 Mil, \$1.5 Mil, \$2 Mil and \$2.4 Mil. Methods of sale of bonds were explained including, competitive, negotiated and direct placement. Ehlers standard fee for a bond sale is \$12,500 base, plus a 0.15% of a par amount up to \$10,000.00 not to exceed \$35,000 per issue, plus an advance refunding fee of \$2,000. Other fees may include Bond Council, Placement Agent, Rating Agency (if necessary), Paying Agent, Escrow Agent (for refunding) and CPA Verification. The total in fees would be approximately \$85,000.00.

Maureen Barry from Ehlers outlined the refunding of the Electric Light Fund. On February 1, 2018 this debt becomes callable. \$3,520,000 bonds that are callable may be refunded prior to the call date to take advantage of current market rates. She reviewed the methods of sales and reported that if the City would like to work with a local Financial Institution they can be approached first and in the event that the City goes with a local bank for the refinancing there would be some cost savings. The City would have to have a firm figure by July as to the amount that they want to borrow.

Administrator Kotter reported that Central Bank President John DuBois is in attendance and has reported that Central Bank would be interested in partnering with the City if possible for this project and refinancing. John DuBois stated that Central Bank is interested in partnering with the City on this project. Supporting the community is important to Central Bank.

Motion by Wachtel, second by Rothschild to recommend to City Council to pass R-16-155 to use Ehlers as the City's Financial Advisor and to pass O-16-167 An Ordinance authorizing the issuance of General Obligation Bonds (waterworks and Sewerage Alternate Revenue Source), Series 2016B, in an aggregate principal amount not to exceed Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for the

purpose of the purchase of vehicles and equipment and the acquisition, construction and rehabilitation of infrastructure in connection with the City's waterworks and sewerage system and matters related thereto and paying certain costs thereof and Resolution R-16-154 Reimbursement Resolution, the City of Geneseo, Henry County, Illinois intends to cause to be issued and sold bonds, in one or more series, in amounts not to exceed Two Million Five Hundred Thousand Dollars (\$2,500,000.00) for the purpose of financing the purchase of vehicles and equipment and the acquisition, construction and rehabilitation or infrastructure in connection with the City's waterworks and sewerage system and matters related thereto and paying certain costs thereof.

ROLL CALL

Ayes 8 Wachtel,Rothschild,Robinson,Anderson,Johnson,Garlick,Simosky,Roodhouse

Nays 0

Absent 0

Motion Carried

Consideration of ordinance O-16-166 An Ordinance Adopting Prevailing Wage Rates to be paid to Laborers, Mechanics and other workers performing construction of Public Works in the City of Geneseo, Henry County, Illinois

Administrator Kotter reported that this is the standard Ordinance that states that the City will inform any companies that perform work on City property that they are expected to pay prevailing wages.

Motion by Rothschild, second by Simosky to recommend to City Council to approve Ordinance O-16-166 An Ordinance Adopting Prevailing Wage Rates to be paid to Laborers, Mechanics and other workers performing construction of Public Works in the City of Geneseo, Henry County, Illinois.

Voice Vote. 8 Ayes. 0 Nays.

Motion Carried

Discussion on Council-Management retreat

Administrator Kotter recommended that we have a one day retreat for Council and the Management staff on Goal Setting. An 8:00am to 3:00pm day was suggested, with Nate O'Dell from the School District as the Facilitator. She asked if everyone would be able to attend on July 27th, it was asked that she send out some dates for everyone to pick from.

No Action Taken

Discussion on Weekly Staff updates and Open Issues

Administrator Kotter reported that currently the weekly updates contain major projects, new businesses, power outages, water main breaks. Alderman Johnson asked that some system be created so that everyone knows that issues are being addressed from citizen complaints and that staff is following up on issues.

No Action Taken

Discussion on the purchase of Elected Officials Electronic Tablets

Administrator Kotter reported that the Mayor would like the Council to consider purchasing electronic tablets for Council use to eliminate the need to print the packet and all documents use in Council meetings. The tablets allow you to use a stylus pen and write notes on the PDF pages. You can save and store the documents for later use. Council members would also be able to check their city email accounts. Kotter stated that you also have the option of a keyboard case which are \$50.00 versus the non-keyboard case is \$15.00. The following is a breakdown of the cost:

- 8x Samsung galaxy Tab E 9.6" 16gb – Black
- Price total for Tablets = \$199 x 8 = \$1592
- Fintie Galaxy Tab E 9.6" Smart Book Case
- Price Total for Cases = \$15.99 x 8 = \$127.92
- Total Cost = \$1719.92

Currently it is costing the City \$7,592.49 a year in costs to print the packets at an average of 97 pages, which the current packet was 151 pages. IT Manager was asked if the contents on the tablet would be secured when online and he stated that if you are on the WiFi in City Hall it would be secure.

Motion by Simosky, second by Roodhouse to recommend to Council the purchase of 8 Tablets and Covers for the City Council in the amount up to \$2,100.00 and to transfer funds from the Council Newsletter/Brochures Account #01-5-011-450-6200 into Council Office Account #01-5-011-440-2350.

Discussion of Food Truck Vendors

Administrator Kotter asked if the Council is interested in allowing Food Truck Vendors and if they are we could have the City Attorney draft an ordinance regulating Food Truck Vendors. Enclosed in the packet are ordinances covering this from several Cities? Alderman Wachtel stated that he wasn't in favor of it, that it would be stepping on the local businesses. Alderman Johnson stated that she feels that it will attract a different clientele than a sit down restaurant attracts. All agreed that there would need to be proof provided that the tax of items sold within Geneseo was being reported as such Some items to consider in the ordinance would be whether to allow them on City property or just private, they would have to have a letter from the property owner giving them permission, Insurance certificate, Health Department Certificate, background and they would be exempt from the stated requirements if they are participating in a Chamber event.

Motion by Rothschild, second by Johnson to have the City Attorney Draft an Ordinance regulating Food Vendor Trucks.

Voice Vote. 8 Ayes. 0 Nays.

Motion Carried

Consideration of Milling, Black Top and Seal Coating Bids

This is the annual bids for Seal Coating and Black Top from Henry County and bids from the private sector for street milling prior to paving. Bids came in more favorable so we are adding some additional resurfacing.

Motion by Robinson, second by Wachtel to recommend to Council to approve 2016 road construction contracts with Henry County for Blacktop and seal coating in the amount of \$262,825.90 and Brandt Construction for milling in the amount of \$70,325.20 with the funds coming from the Perpetual Care fund for the cemetery in the amount of \$14,439.46 and the remaining balance coming from the Capital Fund 60.

ROLL CALL

Ayes 8 Wachtel,Rothschild,Robinson,Anderson,Johnson,Garlick,Simosky,Roodhouse

Nays 0

Absent 0

Motion Carried

Correct numbering on ordinance O-16-164 An Ordinance Amending Chapter 110 Pertaining to Alcoholic Beverages to O-16-165, the number was already issued to another ordinance.

It was discovered the number issued to the ordinance changing the Alcohol regulations was already issued, so this is to correct it and renumber it from O-16-164 to O-16-165.

Motion by Wachtel, second by Anderson to recommend to Council to renumber the Ordinance Amending Chapter 110 Pertaining to Alcoholic Beverages from O-16-164 to O-16-165.

Voice Vote. 8 Ayes. 0 Nays.

Motion Carried.

2016-2017 Budget Discussions and Water Sewer Rates

City Finance Director Wiesemeyer handed out the preliminary numbers for the budget and reviewed the numbers. Alderman Wachtel asked if the proposed footbridge to cross at State and Richmond Hill Drive is included in this budget, Administrator Kotter said not right now. The budget is \$1.3 million and includes the following:

- Roadwork \$330,000
- Sidewalk Repairs
- \$50,000 for sidewalks from City Hall to Walgreens

- \$50,000 Focus on certain areas for sidewalks and contract the work out
- \$75,000 Playground Equipment for City Park
- \$30,000 Sign at Oakwood and State V shaped LED sign
- City Hall Improvements

No Action Taken

Payment of City and Utility Bills

Alderman Rothschild asked about \$2,900 in plumbing costs at the City Park, Chad reported that the winterizing done on the plumbing in the restrooms wasn't incorrect and there was quite a few repairs that had to be done.

No other discussion

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

ROLL CALL

Ayes 8 Wachtel, Rothschild, Robinson, Anderson, Johnson, Garlick, Simosky, Roodhouse

Nays 0

Absent 0

Motion Carried

Public Comment

None

Motion by Roodhouse, second by Rothschild to adjourn the meeting at 9:04 pm.

Voice Vote. 8 Ayes. 0 Nays.

Respectfully submitted,

Loree K. Phlypo
City Clerk