

**City of Geneseo, Henry County, Illinois**  
**City Council**  
**November 8, 2016**  
**6:00 PM**

**Pledge of Allegiance**

**Roll Call**

The City Council of the City of Geneseo met in a City Council meeting on Tuesday November 8, 2016 at the Council Chambers, 115 South Oakwood Avenue. Mayor Kathy Carroll-Duda called the meeting to order at 6:05 pm. Aldermen Jason Robinson, Bob Wachtel, Martin Rothschild, Kent Anderson, Paula Simosky and Brenda Johnson were present. James Roodhouse and Sue Garlick were absent. Others in attendance included, Administrator Lisa Kotter, Director of Electrical Operations Lewis Opsal, City Clerk Loree K. Phlypo, Finance Director Kara Wiesemeyer, IT Manager Garrett Griswold, Chief Piotrowski, HR Generalist Brandon Maeglin and Inspector Rick Mills. There was a quorum.

**Chamber of Commerce Report**

Rhonda Ludwig handed out the Christmas Walk booklet which celebrates the 31<sup>st</sup> Annual Christmas Walk for Geneseo and the Geneseo Green Scene a local booklet which shares events that take place through all the Seasons. These booklets are both available through the Chamber and local businesses will have them at the end of the week. There have been safety concerns during the parade and roping off the area was presented to the Chamber board and they are in favor of trying it. There are 3 board member positions up for election. For a complete list of Chamber sponsored events please visit their website at [www.geneseo.org](http://www.geneseo.org).

**City Engineering Report**

Greg Ryckaert was not in attendance, City Administrator Kotter summarized that Missman is preparing to advertise for bids on the spring projects and EPA permitting for the well is underway as well as construction on the Electric and Water buildings.

**Proclamation** – National American Indian Heritage Month and School Board Members Day were read and proclaimed by Mayor Carroll-Duda.

**50<sup>th</sup> Anniversary of Bi-State Membership** – Presented and accepted by Mayor Carroll-Duda at a 50<sup>th</sup> Anniversary function.

**Governor's Sustainability Award** – On November 1<sup>st</sup> Mayor Carroll-Duda, Alderman Rothschild, Director of Electrical Operations Lewis Opsal and Plant Manager, Eric Rowold attended a ceremony in Chicago awarding the Governor's Sustainability Award to 25 Entities. Mayor Carroll-Duda stated that she felt honored to be one of the only small Municipalities to receive the award alongside large companies like Comed and United Airlines and larger municipalities.

**Public Comment**

Kent Ogilive stated that he wanted to address the awarding of the bid for the purchase of the lot at 644 E. Park Street. He handed out a spreadsheet outlining the differences between his bid and the other bid. He feels that he is the better choice for a greater financial gain for the City with regards to tax base revenue because his units will be more valuable and that he will be purchasing all of his materials locally which will benefit the City with additional sales tax.

**Consent Agenda:**

- a. City Council Minutes 10/11/16
- b. Committee of the Whole Minutes 10/25/16

One typo to the minutes from the Committee of the Whole 10/25/16 the word "Stoneview" was missing a letter.

**Motion by Wachtel, second by Anderson to approve minutes as stated.**

**Voice Vote. 6 Ayes. 0 Nays. 2 Absent.**

**Motion Carried.**

**Consideration to approve Ordinance O-16-183 An Ordinance Authorizing the Exchange of Real Estate between the City of Geneseo and the Trustees of the William W Cole Memorial Cabin.**

City Administrator reported that she had nothing new to add to the discussion on this item. Inspector Mills stated that both parcels are zoned Ag.

**Motion by Robinson, second by Rothschild to adopt Ordinance O-16-183 An Ordinance Authorizing the Exchange of Real Estate between the City of Geneseo and the Trustees of the William W Cole Memorial Cabin, more specifically to approve the sale of a 1.89 acre parcel of land to William W Cole Memorial Cabin in the amount \$7,840 and the purchase of a 0.44 acre parcel from the William W Cole Memorial Cabin in the amount of \$1,825.18.**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Consideration to adopt Ordinance O-16-184 Authorizing the sale of certain real estate located at 644 East Park Street Geneseo in the amount of \$38,077.77 and to enter into a Development Agreement with Rob and Jim Ries the buyer's.**

Administrator Kotter reported that they received 2 bids on the Park Street property and opened them at the last Committee of the Whole meeting. At that time they were both viable offers and the staff requested a chance to review both offers and speak to both bidders and then present the information at this City Council meeting. After speaking to both bidders and understanding that both developments were very similar in builds and value and that the one difference is that the Ries bid is \$6,000 over minimum asking price she met with Jan Hartsock the County Assessor to ask how the tax assessment would vary between a condo and a duplex. Hartsock reported that based on the information from the bidders a pair of condo's or a duplex would be assessed at virtually the same amount. Kotter stated that condo's and duplexes already built were looked at and compared their tax assessment and there isn't a lot of difference. Kotter explained that the only difference is that in the event someone purchases the Condo's and they are eligible for any tax breaks, such as owner occupied, age based, freezing of taxes and the assessed value would decrease, whereas a rental would not decrease. Kent Oglivie stated that improvements to the property are what dictate the assessed value. The Condo's that he is proposing would have stone and brick on the exterior to match the units next door and he felt that his build would be of more tax assessed value. He also stated that on Ries's bid form they checked no to a development agreement. Kotter explained that when she asked Ries's about this they stated that they would agree to a development agreement that started when the property closes and not from the meeting when the bids were opened. Kotter reminded the Council that in order to take the lesser bid it would have to be ¾ vote approval that means that even though 2 members are absent it is ¾ of the total 8 members, the remaining 6 would have to be in favor of taking the lesser bid. State law states that 80% of appraised value has to be taken and in the event it's less than a ¾ approval is needed.

**Motion by Rothschild, second by Anderson to adopt Ordinance O-16-184 An Ordinance Authorizing the Sale of Certain Real Estate located at 644 East Park Street, Geneseo in the amount of \$38,077.77 and to enter into a Development Agreement with Jim and Rob Ries the buyers with a completion date of 12 months once property closes.**

**ROLL CALL VOTE:**

**AYES: 5 Wachtel,Anderson,Robinson,Rothschild,Simosky**  
**NAYS: 1 Johnson**  
**ABSTAIN: 0**  
**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Consideration to hire MindFire Communications to assist the City and other entities such as the School District, Park District, Chamber of Commerce and private sector businesses in a joint branding and marketing effort in the amount of \$41,250 with \$20,000 to come from the Hotel Motel Tax Fund and the remaining funds coming from the partner organizations.**

City Administrator reported that she has no new information to add to this item.

**Motion by Wachtel, second by Johnson to approve the hiring of MindFire Communications to assist the City and other entities such as the School District, Park District, Chamber of Commerce and private sector businesses in a**

**joint branding and marketing effort in the amount of \$41,250 with \$20,000 to come from the Hotel Tax fund and the remaining funds coming from the partner organizations.**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Consideration to adopt Ordinance O-16-180 An Ordinance establishing an Enterprise Zone in the City of Kewanee, Illinois, the City of Galva, Illinois, the City of Geneseo, Illinois, the Village of Atkinson, Illinois, the Village of Annawan, Illinois, the Village of Cambridge, Illinois, the Village of Orion, Illinois, the Village of Woodhull, Illinois and Henry County, Illinois.**

Administrator Kotter reported that this information was required in a short time frame, but with the assistance of the staff we were able to submit the required documents on November 3, which included 6-7 letters from businesses that would expand if this passes. All communities that are listed intend to participate.

**Motion by Simosky, second by Wachtel to adopt Ordinance O-16-180 An Ordinance Establishing an Enterprise Zone in the City of Kewanee, Illinois, the City of Galva, Illinois, the City of Geneseo, Illinois, the Village of Atkinson, Illinois, the Village of Annawan, Illinois, the Village of Cambridge, Illinois, the Village of Orion, Illinois, the Village of Woodhull, Illinois and Henry County, Illinois.**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Simosky,Robinson,Rothschild**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Consideration for approval of Resolution R-16-179 which is the acceptance of Stoneview Estates public improvements and accept in irrevocable letter of credit in lieu of a maintenance bond in the amount of \$25,700.**

Administrator Kotter reported that the letter from the bank was received today and she has nothing additional to add.

**Motion by Anderson, second by Robinson to approve Resolution R-16-179 which is acceptance of the Stoneview Estates public improvements and accept an irrevocable letter of credit in lieu of a maintenance bond in the amount of \$25,700.**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Consideration of Ordinance O-16-185 Ordinance authorizing the execution of the IMLRMA Minimum/Maximum contribution agreement for the period of January 1, 2017 to December 31, 2017 in the amount of \$279,744.30.**

Administrator Kotter reported that this is the City's Risk Management coverage. If we pay the full amount by November 23 there is a 1% savings of \$2,800. Choosing this way to pay has been the City's past practice.

**Motion by Johnson, second by Rothschild to approve Ordinance O-16-185 authorizing the execution of the IMLRMA Minimum/Maximum contribution agreement and to choose payment option #1 in the amount of \$279,744.30.**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**  
**NAYS: 0**  
**ABSTAIN: 0**  
**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Discussion on 2016 Tax Levy FY 2018 and Truth in Taxation Public Hearing**

Administrator Kotter reported that after researching the process a Special City Council will be needed to publicize the Tax

Levy amount, this meeting will be after the November Committee of the Whole. If the tax levy is kept below 4.99% then no special hearing is needed. IMRF, Social Security and Police Pension Fund have not been levied at the amount needed to fund the expense. In order to properly fund these 3 funds a tax increase of more than 5% would be necessary. The two ways to address this are cut other areas or more accurately fund the 3 areas and levy more than 4.99%. Staff will present percentages and the amount that a resident will see on their actual tax bill based on a certain value of home. No action is needed on this item at this time.

**No Action**

**Payment of City and Utility Bills**

Mayor Carroll-Duda stated that there were 2 pages of extra bills. There were several credits on the credit cards due to purchasing software that had sales tax added to it and this is to credit us back for the sales tax. The water fountain at the City Park band shelter was replaced.

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

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Public Comment**

None

**Motion by Rothschild, second by Robinson to enter into executive session at 7:39PM under 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.**

**RE: Personnel Performance and Retiree Health Insurance**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Motion by Wachtel, second by Rothschild to open the public hearing at 8:23PM.**

**ROLL CALL VOTE:**

**AYES: 6 Johnson,Wachtel,Anderson,Robinson,Rothschild,Simosky**

**NAYS: 0**

**ABSTAIN: 0**

**ABSENT: 2 Roodhouse,Garlick**

**Motion Carried**

**Motion by Rothschild, second by Wachtel to adjourn the meeting at 8:24PM.**

**Voice Vote. 6 Ayes. 0 Nays. 2 Absent.**

**Motion Carried.**

Respectfully submitted,

---

Loree K Phlypo  
City Clerk