



On a motion by Ald. Bruno, seconded by Ald. Hruby, the meeting adjourned to closed session at 7:46pm on the purchase, sale, or lease of real property.

Roll Call: Ayes: 8 Nays: 0 Motion carried.

Moved by Ald. Bruno, seconded by Ald. Swanson, the meeting returned to open session at 8:27pm.

Roll Call: Ayes: 8 Nays: 0 Motion carried

### Geneva Committee of the Whole Closed Session

July 10, 2017

	<u>Initials</u>	<u>Date</u>
Mike Bruno	<i>MB</i>	20 Nov 17
Tara Burghart	<i>TB</i>	11/20/17
Don Cummings		
Becky Hruby	<i>BH</i>	11-20-17
Dean Kilburg	<i>DK</i>	11-20-17
Craig Maladra	<i>CM</i>	11/20/17
Richard Marks	Absent	
Jeanne McGowan	<i>JM</i>	11/20/17
Jim Radecki	Absent	
Robert Swanson	<i>RS</i>	11/20/17

The Geneva City Council met in Closed Session at 7:50 p.m. in the Council Chambers Conference Room of City Hall. Aldermen present: Mike Bruno, Tara Burghart, Don Cummings, Becky Hruby, Dean Kilburg, Craig Maladra, Jeanne McGowan, Robert Swanson. Aldermen absent: Richard Marks, Jim Radecki. Also attending: Mayor Kevin Burns, City Administrator Stephanie Dawkins, Public Works Director Rich Babica.

Administrator Dawkins indicated to the Council that there were three items of business to discuss under tonight's closed session. Director Babica presented the first item.

#### Property Transfer to Park District

Director Babica explained that the City currently owns a piece of property that used to be part of the railroad. The property is immediately adjacent to Wheeler Park, but is actually located within the City of St. Charles. The City has no immediate use for the property and currently it is actually being maintained by the Geneva Park District. As we have done with other parcels, it is suggested that we transfer the property to the Park District under the Local Government Property Transfer Act.

There was some discussion as to the future use of the property and whether or not we could restrict it such that no development could occur in the future. There were no objections to proceeding forward with the Geneva Park District to effectuate a transfer.

#### Inquiry to Purchase/Lease Land for Solar Farm

Administrator Dawkins informed the Council that she had received an inquiry about any interest the City may have to lease or sell 50-80 acres at Prairie Green for the purpose of constructing a solar farm. Although Administrator Dawkins did not feel this would be in the best interest of the City she felt that the Council should ultimately make the call. There was **consensus** that the City would not be interested in leasing or selling the property.

#### Library Building

Administrator Dawkins indicated that she had met with the Library Director, Christine Lazarus, regarding the plans for the new library. During that conversation Christine inquired as to what the City's plans were with respect to the current library building. As the Council may be aware, the City in 2011 passed a resolution indicating that if and when the library were to vacate that the City would

be interested in the building for City purposes. Administrator Dawkins explained that the library wants to know whether or not the City is still interested. If the City is not interested, then the library will begin marketing the property.

Alderman Maladra provided some background on this item. There was discussion as to whether or not the need still existed for the City to have more space and whether or not the library would meet that need. Administrator Dawkins explained that there is still a need, but she was unsure as to whether or not the library met our needs (i.e. parking, cost to renovate). There was a bit of discussion that ultimately it may depend on the purchase price. If the library is interested in working with the City to sell the property for a nominal price, then there may be a deal to be made. Alderman Kilburg indicated he would be interested in knowing what just the land appraises for. Then the idea is that we would be purchasing based on the price of the land and not based on the value of an improved lot.

The **consensus** was that the City should continue to explore the potential benefit of moving to the library property. Administrator Dawkins indicated that she would gather up some of the previous studies relating to space needs and the options that were presented then and provide to the Council. In addition, staff will start to work on a timeline for investigating the potential advantages and disadvantages.

There being no further items to discuss, moved by Ald. Bruno, seconded by Ald. Hruby to return to open session. Carried by voice vote.

The Closed Session was adjourned at 8:25 p.m.

  
Stephanie K. Dawkins, Deputy City Clerk

6. CLOSED SESSION ON THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY.

Moved by Ald. Maladra, seconded by Ald. Marks

Roll Call: Ayes: 8 Nays: 0 Motion carried.

The meeting adjourned to closed session at 8:08pm.

On a motion by Ald. Marks, seconded by Ald. McGowan, the committee returned to open session by unanimous voice

vote at 8:30pm

Geneva City Council Closed Session  
02/12/2018

This was a COW meeting not CC

	<u>Initials</u>	<u>Date</u>
Mike Bruno	absent	
Tara Burghart	TB	11/19/18
Don Cummings	absent	
Becky Hruby	BH	11/19/18
Dean Kilburg	DK	11/19/18
Craig Maladra	CM	11/19/18
Richard Marks	RM	11/19/2018
Jeanne McGowan	JM	11-19-18
Jim Radecki	JR	11/19/18
Robert Swanson	RS	11/19/18

The Geneva City Council opened the Closed Session at 8:10 p.m. in Council Chambers of City Hall.

Aldermen present: Dean Kilburg, Craig Maladra, Jeanne McGowan, Robert Swanson, Tara Burghart, Becky Hruby, Richard Marks, Jim Radecki

Aldermen absent: Mike Bruno, Don Cummings

Also attending: Mayor Burns, City Administrator Stephanie Dawkins, Economic Development Director Cathleen Tymoszenko

CLOSED SESSION ON THE PURCHASE OR LEASE OF REAL PROPERTY FOR THE USE OF THE PUBLIC BODY.



Mayor Burns then brought the library property to the council's attention, stating that the library board would like to know the City's intentions on possible acquisition. Discussion on anticipated costs of acquiring the property and upgrades was heard. **Consensus** was to inform the library board that the City would not pursue acquisition.

There being no further items to discuss, moved by Ald. Marks seconded by Ald. Burghart to return to open session at 8:29 p.m. Carried unanimously by voice vote.

The Closed Session was adjourned at 7:17 p.m.

A handwritten signature in black ink, appearing to read 'Roger Godskesen', written over a horizontal line.

Roger Godskesen, City Clerk



Mayor Burns called the meeting to order at 7:00 PM in City Hall Council Chambers, noting that Ald. Burghart and Ald. Marks were absent.

a. Closed Session on the Setting of a Price for Sale or Lease of Property Owned by the Public Body

Moved by Ald. Bruno, seconded by Ald. Clements to move to closed session at 7:02pm. Carried by roll call vote. AYES: 8 NAYS: 2 Motion carried.

On a motion by Ald. Swanson, seconded by Ald. Kilburg, the meeting was brought back to open session at 7:40pm by roll call vote. **AYES: 8 NAYS: 2** Motion carried.

Geneva City Closed Session

This was a COW Meeting

08/26/2019

	Initials	Date
Mike Bruno	<i>MB</i>	12/2/19
Tara Burghart	ABSENT	
Mike Clements	<i>MCL</i>	12/16/19
Becky Hruby	<i>BH</i>	12/2/19
Gabriel Kaven	<i>GK</i>	12/2/19
Dean Kilburg	<i>DK</i>	12/2/19
Craig Maladra	<i>CM</i>	12/2/19
Richard Marks	ABSENT	
Jeanne McGowan	<i>JMG</i>	12-2-19
Robert Swanson	<i>RS</i>	12/2/2019
Mayor Burns	<i>MB</i>	12-2-2019

**CLOSED SESSION ON THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY THE PUBLIC BODY**

The Geneva City Council met in Closed Session at 8:13 p.m. in Council Chambers of City Hall.

Aldermen present: Mike Bruno, Michael Clements, Becky Hruby, Gabriel Kaven, Dean Kilburg, Craig Maladra, Jeanne McGowan, Robert Swanson

Aldermen absent: Tara Burghart, Richard Marks

Also attending: Mayor Kevin Burns, City Administrator Stephanie Dawkins, Comm. Dev. Director David DeGroot, Econ. Dev. Director Cathleen Tymoszenko, Asst. City Admin./Dir. of Admin. Services Ben McCready

Administrator Dawkins opened the session by reminding the council that only items related to the stated topic are to be discussed. The Mayor further indicated although one of the items is tangentially related to an item on tonight's agenda that which is discussed in this room should not be discussed in open session.

DeGroot stated that the City has been approached by two developers regarding affordable housing sites; namely the Lewis Road site. Burton Foundation offered a letter of intent to build 49, 2-story townhome units with an initial offer of \$700,000 for the City's property. An additional letter of interest from MVAH Partners out of Ohio was also received, for the same property but with 1-story units and a more diverse mix of income levels. Discussion centered on what type of development would be more attainable.

Administrator Dawkins reminded the Council that if the property were to sell, the general fund would need to pay approximately \$239,000 to the Water Fund based on a resolution passed after the initial purchase.



Mayor indicated the consensus tonight is whether the council is willing to consider selling the land, selling the land at a reduced value, or using the land as an investment to encourage development. Dawkins indicated that it appeared there were no objections from the council regarding any of the options and staff could begin conversations with the Burton Foundation.

Dir. Tymoszenko then brought to the council's attention a parcel known as the "Soukup" property on East State Street that could be redeveloped within the proposed TIF district. Discussion on the benefits of entering into an agreement for the adjacent city parcel was heard. Tymoszenko asked for consensus to draft an agreement for an exchange of the adjacent City property to this owner under certain conditions, namely property improvements.



Dawkins confirmed there was consensus to have Dir. Tymoszenko move forward with a draft agreement.

Moved by Ald. Bruno seconded by Ald. Clements to adjourn the closed session and return to open session. Carried by unanimous voice vote.

The closed session adjourned at 8:39pm.

  
Stephanie K. Dawkins, Deputy City Clerk

Geneva City Council Closed Session  
01-19-2021

	<u>Initials</u>	<u>Date</u>
McGowan, Swanson	Mike Bruno	
ABSENT: 0	Tara Burghart	9/7/21
NAYS: 0 Motion Carried	Becky Hruby	9.7.21
ADJOURNMENT	Gabriel Kaven	9-7-21
There being no further business, moved by Ald. Marks to adjourned		
	Dean Kilburg	9/7/21
	Brad Kosirog	9/7/21
	Craig Maladra	9/7/2021
	Richard Marks	9/7/2021
	Jeanne McGowan	
	Robert Swanson	9/7/21
	Mayor Burns	9/7/21

All members of the City Council, the City Clerk and the City Atty attended via teleconference due to the ongoing Covid-19 pandemic. Mayor Burns, City Administrator Dawkins and Assistant City Administrator McCready were present in the council chambers.

For this session, a new virtual meeting was initiated to ensure that only authorized staff and elected officials were in attendance on the virtual meeting platform before this meeting started.

**Closed Session Regarding the Sale of Real Estate Property**

The Geneva City Council met in Closed Session at 7:33 p.m. in Council Chambers of City Hall and via teleconference.

Aldermen present: None

Aldermen attending by teleconference: Mike Bruno, Tara Burghart, Becky Hruby, Gabriel Kaven, Dean Kilburg, Brad Kosirog, Craig Maladra, Richard Marks, Jeanne McGowan, Robert Swanson

Aldermen absent: None

Also present: Mayor Kevin Burns, City Administrator Stephanie Dawkins, Assistant City Administrator Ben McCready

Also attending by teleconference: City Atty. Ron Sandack, City Clerk Roger Godskesen

**City Administrator Dawkins related that the City Council had approved the sale of the property known as Emma's Landing at the July 13, 2020 meeting, and the city entered into contract with**

the Burton Foundation on July 22. The 180-day period for completion of the contract had expired, and the Burton Foundation requested a 60-day extension for the property.

The meeting's goal was to determine if there were objections from the Council to granting this extension before Administrator Dawkins granted it, which she had authority to do.

Ald. Kilburg and McGowan asked to review the contract document; Dawkins emailed a copy at that time to all members of the council, and several aldermen confirmed they received it.

Mayor Burns noted that the meeting's goal was to determine if there were objections that constituted a majority to extending the contract. Ald. Marks objected, several other Ald. stated they did not object, and no other objections were noted.

Ald. Kaven asked what specific reason was given for the delay. Burns and Dawkins related that a 180-day limit is standard in such contracts and that the city has extended it in other contracts when the need arose. Burns added that a variety of issues had arisen, most notably the Covid pandemic which has impacted most aspects of doing business.

Attorney Sandack, in response to a question, noted that such contracts are normally negotiated on a good-faith basis, and felt that the Burton foundation was operating in good-faith in this contract. He added that the Planning and Zoning Commission recently held a three-hour discussion on the matter, with input from the community, which further demonstrated that both parties to the contract were operating in good-faith

In response to another question, Sandack felt there was no exposure to the city by granting the extension.

Mayor Burns closed by noting there was no action needed by the Council tonight, that the meeting was merely to ensure there was not a majority of objections to the extension.

There being no further items to discuss, moved by Ald. Kosirog, seconded by Ald. Marks to return to open session.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Maladra, Marks, McGowan, Swanson)

ABSENT: 0

NAYS: 0 Motion Carried

The Closed Session was adjourned at 7:51 p.m.



  
Roger Godskesen, City Clerk

**CLOSED SESSION REGARDING THE SALE OF REAL ESTATE PROPERTY**

Moved by Ald. Bruno, seconded by Ald. Marks to adjourn to closed session.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Maladra, Marks, McGowan, Swanson)

ABSENT: 0

NAYS: 0 Motion Carried

Geneva City Council Meeting January 19, 2021 1997

NOTE: (The council adjourned to closed session at 7:30 PM and the virtual session ended to ensure that only authorized staff and elected officials were in attendance on a new virtual meeting for the closed session. The council returned to open session at 7:52 PM.)

Return to Open Session

Moved by Ald. McGowan, seconded by Ald. Swanson to return to open session.

Roll Call:

AYES: 10 (Ald. Bruno, Burghart, Hruby, Kaven, Kilburg, Kosirog, Maladra, Marks, McGowan, Swanson)

ABSENT: 0

NAYS: 0 Motion Carried

ADJOURNMENT

There being no further business, moved by Ald. Marks to adjou



Geneva City Committee of the Whole Closed Session  
09-07-2021

	<u>Initials</u>	<u>Date</u>
Mike Bruno		
Tara Burghart	TB	3/21/22
Becky Hruby	BH	3.21.22
Gabriel Kaven	GK	3-21-22
Dean Kilburg	DK	3-21-22
Brad Kosirog	BK	3.21.22
Craig Maladra	CM	3/21/2022
Richard Marks	RM	3/21/2022
Amy Mayer	AM	3.21.22
Robert Swanson	RS	03/21/2022
Mayor Burns		

**CLOSED SESSION ON THE REVIEW OF CERTAIN CLOSED SESSION MINUTES  
AND APPROVAL OF DESTRUCTION OF CLOSED SESSION AUDIO RECORDINGS  
SEPTEMBER 2016 THROUGH DECEMBER 2019 PURSUANT TO 5 ILCS 12/2.06(c)  
AND THE SETTING OF A PRICE FOR SALE OR LEASE OF PROPERTY OWNED BY  
THE PUBLIC BODY.**

The Geneva City Committee of the Whole met in Closed Session at 8:22 p.m. in Council Chambers of City Hall.

Aldermen present: Mike Bruno, Tara Burghart, Becky Hruby, Gabriel Kaven, Dean Kilburg, Brad Kosirog, Craig Maladra, Richard Marks, Amy Mayer, and Robert Swanson

Aldermen attending by teleconference: none

Aldermen absent: none

Also present: Mayor Kevin Burns, City Administrator Stephanie Dawkins, Assistant City Administrator Ben McCready, City Clerk Roger Godskesen, Fire Chief Mike Antenore, City Atty. Ron Sandack, and Community Development Director David DeGroot.

Also attending by teleconference: none

**#2 REVIEW OF CERTAIN CLOSED SESSION MINUTES AND APPROVAL OF  
DESTRUCTION OF CLOSED SESSION AUDIO RECORDINGS SEPTEMBER 2016  
THROUGH DECEMBER 2019 PURSUANT TO 5 ILCS 12/2.06(c)**

Administrator Dawkins described the process, noting that it is normally done every 6 months, but that factors including the Covid 19 pandemic had delayed it.


In response to a question regarding destruction of audio recordings of closed sessions, Atty. Sandack noted that once the meetings are recorded in written minutes, the audio is no longer required. Sandack also noted that minutes can be released, and audio recordings destroyed only when the topics that had been discussed are fully concluded. Sandack reviewed what closed session records are released to the public, noting that certain topics such as labor and workers' comp negotiations are never released.

Dawkins reviewed how minutes are released, noting this makes them subject to FOIA requests. She then passed the written minutes around to be approved for release, and a list of audio recordings to be destroyed which were initialed by all Committee members present.

There being no further items to discuss, moved by Ald. Marks, seconded by Ald. Kosirog to end the closed session and return to open session.

Motion Carried by voice vote 10/0.

The Closed Session was adjourned at 9:00 p.m.



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Roger Godskesen, City Clerk

