

**AGENDA  
CITY OF ST. CHARLES  
GOVERNMENT OPERATIONS COMMITTEE  
ALD. MAUREEN LEWIS, CHAIR**

**MONDAY, MAY 20, 2019  
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING  
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET**

**1. Call to Order**

The meeting was called to order by Chairman Lewis at 7:51 pm.

**2. Roll Call**

**Present:** Ald. Silkaitis, Payleitner, Lemke, Turner, Bancroft, Vitek and Bessner

**Absent:** Ald. Stellato

**3. Administrative**

- a. City of St. Charles Fuel Tax Receipts, April 2019 – Information Only
- b. Video Gaming Statistics – Information Only

**4. Omnibus Vote**

Items with an asterisk (\*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

A request was made to remove item 6.b from the omnibus vote.

**5. Finance Department**

- a. **Recommendation to approve an Ordinance providing for the issue of not to exceed \$15,700,000 General Obligation Corporate Purpose Bonds, Series 2019 for capital project purposes, authorizing the execution of a bond order and escrow agreement, providing for the levy of taxes to pay said bonds, and authorizing the sale of the series of bonds to the purchaser thereof.**

The bonds will finance anticipated capital projects that were identified in the 2019/2020 Budget which just started on May 1, 2019. The bonds include funding for the final phases of construction of the Police facility as well as evaluation of the current site and possible demolition of the existing facility. It also includes funding to continue Phase 1 of the 7<sup>th</sup> Avenue Creek Project, as well as the reconstruction of Rita and Nicholas Streets; it also includes funding for initial costs for the first phase of the Automated Utility Metering Project. The Ordinance included in the packet was prepared by the City's bond counsel Chapman and Cutler; it authorizes staff to proceed with the bond issue provided the parameters specified in the ordinance are able to be met. The ordinance authorizes the issuance of bonds but does not require the bonds to be issued in the event the parameters cannot be met or that the market conditions are not favorable. Consistent with all the general obligation bonds that the City has outstanding, we do anticipate that we would abate the tax levy applicable to the general obligation bond issue. We would make the payments on the bonds from the existing revenue stream.

Motion by Ald. Turner, Second by Ald. Bancroft to recommend the approval of an Ordinance providing for the issue of not to exceed \$15,700,000 General Obligation Corporate Purpose Bonds, Series 2019 for capital project purposes, authorizing the execution of a bond order and escrow agreement, providing for the levy of taxes to pay said bonds, and authorizing the sale of the series of bonds to the purchaser thereof.

**Roll Call:** Ayes: Vitek, Pietryla, Bessner, Silkaitis, Payleitner, Lemke, Turner, Bancroft; Nays: None. Chairman Lewis did not vote as chair. **Motion Carried**

**\*b. Budget Revisions for the City of St. Charles – March, 2019**

Motion by Ald. Bancroft, second by Ald. Turner to approve the omnibus vote.

**Roll Call:** Ayes: Vitek, Pietryla, Bessner, Silkaitis, Payleitner, Lemke, Turner, Bancroft; Nays: None. Chairman Lewis did not vote as chair. **Motion Carried**

**6. City Administrator**

**a. Request to approve funding for Pride of the Fox Festival in the amount of \$7000.**

This is a request received by the Mayor and City Administrator from the Pride of the Fox Festival. The City of St. Charles as part of the Hotel Motel Tax collects revenue and that money is redistributed in part. The municipal code defines specific organizations that that money is to be provided to and one is the Pride of the Fox. Pride of the Fox is requesting \$7,000 for a summer event taking place called Heart of the Fox. The Pride of the Fox would provide the money to Heart of the Fox for the event coming up in the next few weeks.

Motion by Ald. Bancroft, second by Ald. Vitek to recommend the request to approve funding for Pride of the Fox Festival in the amount of \$7,000.

**Roll Call:** Ayes: Vitek, Pietryla, Silkaitis, Payleitner, Lemke, Turner, Bancroft; Nays: None; Abstain: Bessner. Chairman Lewis did not vote as chair. **Motion Carried**

**b. Recommendation to approve a 1 year Agreement for Governmental Consulting with Bricor Consulting in the amount of \$28,800 for FY 2019/2020.**

This is the annual contract we have with Bricor Consulting; Karen Ramey assists us with working with State Legislatures and in some capacity on the Federal level. She has been helpful with putting us in contact with agencies and with arranging meetings with people in Springfield. Karen Ramey is our contact when reaching out to Senator DeWitte's office, or various representatives' offices. She knows the people on their staff, and is present during meetings. For instance when Metro West went to Springfield she set up meetings with elected officials in Springfield above and beyond what Metro West is able to arrange. The meetings are on a one-on-one to discuss City of St. Charles issues. Karen Ramey was also an integral part in a meeting we had with Senator DeWitte regarding the UP Railroad.

Motion by Ald. Payleitner, second by Ald. Turner to recommend the approval of a 1 year Agreement for Governmental Consulting with Bricor Consulting in the amount of \$28,800 for FY 2019/2020

**Voice Vote:** Ayes: Unanimous; Nays: None; Chairman Lewis did not vote as chair. **Motion Carried**

**7. Community and Economic Development**

**a. Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for East Side Retail Center, Legacy Business Center PUD.**

This property constitutes four out lots fronting on Kirk Road at Legacy Blvd., in the Legacy Business Center located on the East Side of Kirk Road. The property owner has requested approval of development of a gas station at the southeast corner of Kirk and Legacy as well as a multi-tenant shopping center on the three out lots north of Legacy Blvd. The applicant is requesting a PUD amendment to permit the gas station on that property, and an amendment to reduce the parking setback on Equity Drive. Approval of a PUD preliminary plan has been requested with site engineering and landscaping. The Plan Commission held a public hearing on April 16, 2019 and voted 9 – 0 to recommend approval subject to resolution of staff comments prior to Council action, also resolution of traffic and parking concerns discussed during the public hearing.

There are few outstanding staff comments. Revised plans have been received and are still under review, some landscaping comments and the engineering review are still outstanding. Clarification was made that this is not a truck stop size gas station; it's a typical size station. It will have a convenience center and gas pumps, no car wash. Indication was made that there has not been a traffic study done, it was not required at the outset, and the Plan Commission did not require it when it was reviewed. It was noted that the information could be provided if the Committee requests. It was further noted that the four out lots were part of the Legacy Business Park since the late 90's. Three of the four lots are conforming to what was approved at that time. It's consistent with the traffic study that was done for this entire site when it was approved.

Motion by Ald. Turner, second by Ald. Bancroft to recommend the approval of the Plan Commission recommendation to approve an Amendment to Special Use for Planned Unit Development and PUD Preliminary Plan for East Side Retail Center, Legacy Business Center PUD.

**Roll Call:** Ayes: Vitek, Pietryla, Bessner, Silkaitis, Payleitner, Lemke, Turner, Bancroft; Nays: None. Chairman Lewis did not vote as chair. **Motion Carried**

### **Executive Session**

Personnel – 5 ILCS 120/2(c)(1)

- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

### **8. Additional Items from Mayor, Council, Staff, or Citizens.**

### **9. Adjournment**

Motion by Ald. Lemke, second by Ald. Payleitner to adjourn the meeting at 8:11 pm.

**Voice Vote:** Ayes: Unanimous; Nays: None; Chairman Lewis did not vote as chair. **Motion Carried**

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