



AGENDA

Special City Council Meeting

6:20 PM - Tuesday, June 23, 2026
Council Chambers

	Page
1. ROLL CALL	
2. PUBLIC COMMENT - AGENDA ITEMS City Ordinance allows members of the Public to speak and give input up to 3 minutes during Public Comment, there can be no debate or action by the City Council at this time.	
3. ADMINISTRATION	
3.1. Ford Rd. Lift Station Components Purchase	2 - 9
<p style="text-align: center;">Motion to approve the Ford Rd. lift station components as specified on the price sheet from Electric Pump at an expense of \$126,395 from the general fund.</p> <p style="text-align: center;">Agenda Report Cover Page - ARCP-26-053 - Pdf</p>	
4. ADJOURNMENT	
4.1. Move to close the meeting	
<p style="text-align: center;">Motion to Adjourn</p>	

Special City Council

AGENDA ITEM REPORT



To: Special City Council
Subject: Ford Rd. Lift Station Components Purchase
Meeting: Special City Council - 23 Jun 2026
Department: All Staff
Presenter: Chad VandeWoestyne, Director of Public Works

BACKGROUND AND DISCUSSION:

IMEG Engineering has recommended that the city order the components (pumps, control panel, hatches) for the lift station on Ford Rd., due to long lead times on these components. These components are \$126,395 (attached). IMEG is still working on a price sheet for the lift station generator, and we anticipate coming back to City Council soon with that purchase proposal as well, to get that component ordered soon due to anticipated lead times.

As Loren updated the council at the 06/09/26 meeting, the permit for the sanitary extension has been submitted to IEPA. Once we receive approval from the state, IMEG will release the bid docs for the project, with an anticipated Fall 26 construction timeline.

Project Overview

Project Identifiers

- **Project Title:** Ford Road TIF Redevelopment Project
- **Location / Property Footprint:** ~19 total acres spanning 220 S. Chicago Street and 15248 Ford Road
- **Lead Public Agency:** City of Geneseo
- **Private Development Partner:** JFECC

I. Project Executive Summary & Scope

The Ford Road TIF Redevelopment Project is a coordinated public-private partnership designed to modernize municipal wastewater infrastructure, eliminate reliance on unsewered localized systems, and catalyze local economic growth. The project represents up to an \$8,000,000 private commercial investment paired with essential municipal sanitary sewer expansions, executed across two distinct phases.

Phase I: Ford Road Development

- **Private Scope:** Construction of a new 20,000-square-foot commercial facility at 15248 Ford Road, featuring an industrial mechanics shop, dedicated wash bay system, and an overhead crane network.

- **Public Infrastructure Scope:** Engineering and construction of a dedicated wastewater lift station and approximately 900 linear feet of sanitary sewer main extension along Ford Road to service the new facility.

Phase II: Chicago Street Expansion

- **Private Scope:** Expansion of the existing commercial facility at 220 S. Chicago Street to establish a centralized employee training center and upgraded administrative office workspaces.
- **Public Infrastructure Scope:** Engineering and construction of approximately 1,300 linear feet of sanitary sewer main extension along Chicago Street to integrate the expanded footprint into the municipal system.

II. Current Environmental & Infrastructure Deficiencies

The 19-acre project area currently lacks direct access to the municipal wastewater collection grid. To support the modern industrial wash bay and expanded workforce capacity without environmental degradation, the City has agreed to engineer, construct, and integrate the necessary sanitary sewer extension lines, shifting the area safely onto centralized municipal treatment.

III. Capital Budget, Estimates, and TIF Financing Structure

Cost Projections

- **Private Sector Capital Investment:** Up to \$8,000,000 (Funded entirely by JFECC)
 - \$4,000,000 in Phase #1 (Approved)
 - \$4,000,000 Estimated Investment for Phase #2 (Pending Corporate Approval)
- **Public Wastewater Infrastructure Estimate:** \$1,260,270
 - *Source:* IMEG Engineering Construction Cost Estimate (inclusive of the Phase I lift station, main line extensions, and standard engineering contingencies).
 - *Note:* The City will not execute its Phase #2 infrastructure extension, approximately \$450,000 of the overall estimate, until JFECC has officially announced their Phase #2 expansion plans (per the terms of the Development Agreement).
- **Total TIF Plan Statutory Ceiling:** \$2,600,000
 - *Note:* Approved via City Council Ordinance O-26-06 to account for long-term project macro-contingencies across the district's lifespan.

Funding Mechanism & Lifecycle Recovery

On April 28, 2026, the City Council formally adopted Ordinance **O-26-06**, establishing the Tax Increment Financing (TIF) Redevelopment District. The financial mechanics of the public infrastructure improvements will operate as follows:

1. **Immediate Funding (Phase I):** The City anticipates ordering lift station components and the generator in advance, due to long lead times. After EPA review and upon receipt of competitive construction bids for Phase I, the City Council will vote to award the contract, utilizing unencumbered allocations from the municipal General Fund to avoid project delays.
2. **Long-Term Cost Recoupment:** Per the formal redevelopment impact study, the City's upfront capital expenditures for the sanitary sewer improvements will be clawed back and reimbursed into the General Fund. This will be financed via incremental property tax revenues generated within the TIF district over its statutory 23-year lifecycle.

ATTACHMENTS:

[Geneseo, IL - Ford Road Sanitary Pump Station \[FLYGT\] \(200@24.7\) - Proposal 6.11.2026 Preliminary Engineering Plan-Cost Estimate - Ford Rd Redevelopment Project - April 2025](#)



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Des Moines, IA 50313
Office: 515-265-2222
Toll Free: 800-383-7867
Fax: 515-265-8079

201 4th Ave SW
New Prague, MN 56071
Office: 952-758-6600
Toll Free: 800-536-5394
Fax: 952-758-7778

TO: Scott L. Kammerman <Scott.L.Kammerman@imegcorp.com>
REF: Ford Road Sanitary Pump Station
Geneseo, IL
DATE: June 11th, 2026

Electric Pump is pleased to submit this proposal for the following equipment:

***Flygt Submersible Pumps & Accessories
Controls & Instrumentation***

200 GPM at 24.7-FT TDH, 21.6-FT static

Submersible Pumps & Accessories:

Two (2) Flygt NP3085-462MT submersible pump. Pump to be furnished with the following:

- 3 HP, 208V, 3-phase, 60Hz, FM certified explosion proof motor
- Hard Iron Impeller
- Discharge Elbow 4"
- 65' Shielded Power cable
- 2" SS Guiderail
- 2" Upper and Intermediate guide brackets
- SS Cable holder
- SS Bow Shackle
- SS Recovery Chain
- ¼ Lifting Cable

Controls:

One (1) Duplex Pump Control Panel [3 HP | 3Φ | 60Hz | 208v | 3W]

- Type 3R, 304 Stainless Steel, Freestanding, w/ 3 Point Latch
- Inner Dead-Front Door, Items Mounted on Inner Door:
 - Main Circuit Breaker w/ Extended Rotary Handle
 - Overload Reset Pushbutton
 - (1) GFCI, 15A, Circuit Breaker Protection
 - Hand-Off-Auto Switch (30mm) For Each Pump
 - Pump Run Pilot Light (30mm, P-T-T, Green) For Each Pump
 - Pump Tripped Pilot Light (30mm, P-T-T, Red) For Each Pump
 - Pump High Temp Pilot Light (30mm, P-T-T, Red) For Each Pump
 - Pump Seal Fail Pilot Light (30mm, P-T-T, Red) For Each Pump
 - Pump Run Pilot Light (30mm, P-T-T, Green) For Each Pump
 - High Level Alarm Pilot Light (30mm, P-T-T, Red)
 - Float Backup Selector Switch (30mm)
 - Float Backup On Pilot Light (30mm, P-T-T, Amber) For Each Pump
 - Elapsed Time Meter For Each Pump (Analog) + Simultaneous Run
- Drip Shield

- 18" Leg Kit with Louvered Skirt
- Door Stop
- Panel Insulation
- Circuit Breakers For Each Pump
- NEMA Contactor w / Electronic Overload Relay For Each Pump
- Overload Reset Pushbutton *
- Phase Monitor, Fused
- Surge Arrestor
- 100W Strip Heater, Adjustable Thermostat
- Alarm Horn w/ Silence Pushbutton, 120VAC
- Alternator Relay w/ Lead/Lag Selector Switch
- Terminal Blocks As Required
- Control Relays As Required
- Intrinsically Safe Relays for Float Switches
- Intrinsically Safe Barrier for Analog Level Sensor
- Omnisite Dialer with External Mount Antenna installed
- Wires Labeled
- Engraved Labels
- Listed: UL698(A)

Remote Instrumentation:

- One (1) Submersible Pressure Transducer, Primary Level Control
 Two (2) Float Switches with PVC Anchor Kit, Backup Level Control

Access Hatches:

- One (1) Hatch THD 30 X 54, Clear Opening: 30 X 48
- Material: Aluminum, Weight: 267.96 lbs.
 - Trough Frame, H-20 Occasional Loading, Double Door
 - Options Included: Springs Open Horizontal, Slamlock Standard, Exterior Staple, Bituminous Paint, Hinged On The Same Side, Odor Reduction Gasket, Dual Safety Grate Color Orange, Mill Finish, 2.5" Frame Extension Required, ****Safety Grate Hangs Below Frame****
- One (1) Hatch THS 36 X 42, Clear Opening: 36 X 36
- Material: Aluminum, Weight: 210.91 lbs.
 - Trough Frame, H-20 Occasional Loading, Single Door
 - Options Included: Springs Open Horizontal, Slamlock Standard, Exterior Staple, Bituminous Paint, Odor Reduction Gasket, Single Safety Grate Color Orange, Mill Finish, 2" Frame Extension Required, ****Safety Grate Hangs Below Frame****

Freight, Field Services & Documentation:

- One (1) Lot of freight to jobsite (*offloading by others*)
 One (1) Lot of equipment startup & training services as specified
 One (1) Lot of Submittals and O&M Manuals as specified

Total Selling Price: \$ 126,395.00 plus tax

Comments, Notes, Clarifications:

▶ EQUIPMENT

1. BABA pricing is not included in this proposal.

▶ GENERAL NOTES

1. Controls, Hatches, Hoists, Anchor bolts, Concrete, Junction Box, Reducers, Valves, Piping, Conduit, Installation of equipment and anything that's not specifically mentioned in this proposal is the responsibility of others
2. Control Panels, Disconnects, Instrumentation, SCADA or Telemetry other than as specifically detailed above are not included.
3. Pricing on this quotation is valid for 30 days.
4. Pricing excludes any tariffs or duties. Any current or future tariffs applicable to the products quoted shall be the responsibility of others.
5. BABA pricing is not included in this proposal.

▶ ESTIMATED LEAD TIMES

To ensure pricing and availability, equipment is released to production upon submittal approval and ships to purchaser upon completion of fabrication. Any alternative arrangements must be pre-negotiated and confirmed in writing:

Submittals:

- Pumps: 2 – 4 weeks
- Controls: 8 – 10 weeks

Delivery:

- Pumps: 12 – 14 weeks after approved submittals
- BABA: 22+ weeks after approved submittals
- Controls: 15 – 20 weeks after approved submittals

Thank you for your consideration,

Zach Gray (712) 420-5687
cc: Kyle Zaegel (515) 265-2222

Purchase Agreement:

****Ship to Address:**

ATTN:

Tagging Instructions:

Note the following:

- ▶ Return this purchase agreement to Kyle Zaegel at kzaegel@electricpump.com

Payment: Net 30 Days – Retainage upon completion

We are pleased to make the following offer to sell the listed Merchandise which is firm for (30) thirty days from the above date and is automatically withdrawn thereafter without any further notice.

1. Signing and returning this document to Electric Pump's office in Des Moines, IA may accept this offer.
2. This offer and acceptance constitute the entire Agreement between the parties and may be modified only by a writing signed by both parties.
3. The prices quoted for equipment are valid for (30) thirty days. If the quote includes start up services and it is scheduled by the request of the buyer for a time other than Monday through Friday 8:00 to 5:00 additional charges will be due.
4. Payment terms are NET 30 (thirty days) after the mailing of seller's invoice.
5. Delivery terms are F.O.B. Place of Shipment. Seller agrees to put the merchandise in the possession of the carrier, to make a reasonable contract of carriage for their transportation, to obtain and deliver or tender such documents as may be necessary to enable Buyer to obtain possession, and to promptly notify the Buyer of shipment. After seller has delivered the merchandise to the carrier, the risk of loss of the merchandise will be borne by the Buyer. The prices quoted herein include transportation charges based on existing truckload rates, any change in delivery rates existing at the time of delivery will be billed to your account. Dates of delivery are determined from the date of Seller's acceptance of any order or orders by Buyer and are estimates of approximate dates of delivery, not a guaranty of a particular day of delivery.
6. Force Majeure; Change of Law or Regulations:
Seller shall not be liable or responsible to Buyer, nor be deemed to have defaulted or breached Seller's agreement with Buyer, for any failure or delay in fulfilling or performing any term of such agreement when and to the extent such failure or delay is caused by or results from acts or circumstances beyond the reasonable control of Seller, including but not limited to acts of God, flood, fire, earthquake, explosion, governmental actions, war, invasion, hostilities (whether or not war is declared), terrorist threats or acts, riot, other civil unrest, national emergency, revolution, insurrection, pandemic, epidemic, lockouts, strikes or other labor disputes, shortages or difficulties (whether or not relating to Seller's or its supplier's or sub-contractor's workforce), or restraints or delays affecting manufacturing or material sourcing, carriers, vehicles, or other inability or delay in obtaining or transporting supplies of adequate or suitable materials, telecommunication breakdown, power outage, or fuel or energy shortage (any of the foregoing, a "Force Majeure Event"). Seller shall notify Buyer of any Force Majeure Event and make commercially reasonable efforts to mitigate the same to the extent reasonably practicable, and the date of delivery or time for completion of performance, as the case may be, will be extended by a period of time reasonably necessary under the circumstances to overcome the effect of such Force Majeure Event.

The parties acknowledge and agree that any changes of laws, regulations, or other governmental rules, procedures, processes or requirements that cause an increase in the cost of producing or delivering any products or services under or in connection with the Agreement or which occur after Seller accepts an order ("Governmental Changes") have not been reflected in the quoted or agreed prices. Seller reserves the right to require that the Buyer pay for any new, increased or additional tariffs, duties, levies, surcharges, or like items (however denominated or designated) ("New Governmental Charges") prior to the delivery of any such products or services. Buyer, not Seller, assumes the risk of Governmental Changes and New Governmental Charges.
7. Sales and use tax are not included.
8. Buyer shall notify seller in writing at Seller's place of business as shown on the reverse side of this page, within twenty (20) days of receipt of merchandise, or any complaint whatsoever buyer may have concerning such merchandise. Failure to give such notice shall constitute a waiver by Buyer of all claims in respect to such goods.
9. If notice of complaints is provided within twenty (20) days of Buyer's receipt of the merchandise, Seller agrees to inspect the merchandise at Seller's place of business during Seller's normal business hours and days. Upon inspection, if the merchandise is determined to be defective in material or workmanship, Seller, at Seller's option, shall repair or replace said merchandise at no cost to Buyer, or Seller may refund the purchase price. If the examined merchandise is found not to be defective or is not for some other reason within the warranty coverage, Seller's service time expended on and off-location will be charged to Buyer.

10. Seller will have no further warranty obligation under this Agreement if the Equipment is subjected to abuse, misuse, negligence or accident or if buyer fails to perform any of its duties set forth in Paragraphs 8 and 9.
11. THE WARRANTY PRINTED ABOVE IS THE ONLY WARRANTY MADE BY THE SELLER REGARDING THIS PURCHASE. SELLER DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. NOTHING HEREIN CONTAINED SHALL LIMIT BUYER'S RIGHTS AGAINST THE MANUFACTURER, WITH RESPECT TO MANUFACTURER'S WARRANTIES, IF ANY.
12. WARRANTY REPAIRS (which fall under the manufacturer's warranty, if any) ARE F.O.B. ELECTRIC PUMP, INC. SERVICE LOCATION. ELECTRIC PUMP, INC. WILL NOT ASSUME ANY EXTENDED WARRANTIES UNLESS APPROVED BY PRIOR WRITTEN CONSENT. THIS INCLUDES SERVICE CALLS TO JOB SITES ON PRODUCT COVERED DURING THE WARRANTY PERIOD. *PLEASE REFER TO THE ATTACHED PRODUCT WARRANTY STATEMENT FOR CLARIFICATION.*
13. IT IS UNDERSTOOD AND AGREED THAT SELLER'S LIABILITY WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, IN NEGLIGENCE OR OTHERWISE SHALL NOT EXCEED THE RETURN OF THE AMOUNT OF THE PURCHASE PRICE PAID BY BUYER AND UNDER NO CIRCUMSTANCES SHALL SELLER BE LIABLE FOR SPECIAL, INDIRECT OR CONSEQUENTIAL DAMAGES. THE PRICE STATED FOR THE MERCHANDISE IS A CONSIDERATION IN LIMITING SELLER'S LIABILITY. NO ACTION, REGARDLESS OF FORM, ARISING OUT OF THE TRANSACTION UNDER THIS AGREEMENT MAY BE BROUGHT BY BUYER MORE THAN ONE-YEAR AFTER THE CAUSE OF ACTION HAS ACCRUED.
14. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Iowa. Any dispute or disputes arising between the parties hereunder, insofar as the same cannot be settled by friendly agreement, shall be litigated only in The Iowa District Court for Polk County, in Des Moines, Iowa. Seller also has the right to commence an action against the Buyer in the County of the Buyer's principal place of business.

****A hard copy of this agreement and/or a Purchase Order is required to start the submittal process****

Business Name: _____

Street Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Email: _____

Purchase Order Number: _____

Purchase Order Amount: _____

SIGNATURE: _____

DATE: _____

**A signed copy of this must be returned with your P.O.

Is Project Taxable? Y or N, if No a tax exempt form must be supplied for our records

