

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 25 FEBRUARY 2013

13C-0055 – CALL TO ORDER

Mayor Terry Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 312½ North Main Street on 25 February 2013.

13C-0056 – ROLL CALL

Upon roll call the following members were present: Cording, Fach, Greene, Lincoln, Painter and Renner.

Absent: Murphy

13C-0057 – ESTABLISHMENT OF QUORUM

Mayor Terry Renner announced a quorum of Board members present to conduct city business.

13C-0058 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

13C-0059 - REPORTS OF STANDING COMMITTEES

None.

13C-0059B – PUBLIC COMMENTS

None.

CONSENT AGENDA CA13-03

13C-0060 – APPROVAL OF MINUTES OF THE FEBRUARY 11, 2013 CITY COUNCIL MEETING

13C-0061 – ACCEPTANCE OF DECEMBER 2012 FINANCIAL REPORT

13C-0062 – APPROVAL OF BUDGET AMENDMENT BA13-06

Motion: Cording moved, seconded by Greene, to approve Consent Agenda CA13-03 amended to remove item 13C-0062.

Discussion: None.

Roll Call: AYES: Fach, Greene, Lincoln, Painter, Cording, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

Amended

Motion: Fach moved, seconded by Greene, to remove item 13C-0062 from the Consent Agenda.

Discussion: None.

Roll Call: AYES: Greene, Lincoln, Painter, Cording, Fach, Renner
NAYS: None

ABSENT: Murphy

The motion carried.

13C-0062 – APPROVAL OF BUDGET AMENDMENT BA13-06

Fach urged the Council to consider transferring the \$3,500 for automatic faucets at the pool to Turner Hall. Fach feels the faucets are an amenity that is not needed and wouldn't save the city money. This money could be used for Turner Hall for something that would save us money.

Painter disagreed stating with the new faucets the faucets wouldn't be allowed to be left running. She feels there would be cost savings on water. She noted the shower heads can't be done because they would have to tear into the walls to reach the valves.

Cording agreed if we can do money saving things at Turner Hall we need to put as much money towards that as possible. She questioned if the City would see a savings with the installation of the faucets at the pool. Albaugh advised they are not putting in the shower heads due to the cost; however, the faucets have been ordered for the sinks. He advised the faucets would have to be replaced one way or the other as they are starting to rust and leak. While the cost of the automatic faucets is a little bit more, they are more sanitary and will cut down on water usage.

Painter stated she appreciates Fach's concern with Turner Hall and she shares that concern. She recommended looking at Turner Hall to figure out what needs to be done and where the money is going to come from.

Motion: Painter moved, seconded by Cording, to approve Budget Amendment BA13-06.

Discussion: None.

Roll Call: AYES: Painter, Cording, Greene, Lincoln, Renner
NAYS: Fach
ABSENT: Murphy

The motion carried.

UNFINISHED BUSINESS

13C-0048 – SECOND READING AND POSSIBLE APPROVAL OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AGREEMENT FOR USE OF CITY-OWNED PROPERTY BY THE ILLINOIS FIBER RESOURCE GROUP

Motion: Lincoln moved, seconded by Painter, to approve the second reading of an ordinance authorizing the execution of an agreement for use of city-owned property by the Illinois Fiber Resource Group.

Discussion: Nack advised this agreement cannot be assigned by the company without the approval of the Mayor and City Council.

Roll Call: AYES: Painter, Cording, Fach, Greene, Lincoln, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

NEW BUSINESS

13C-0063 – MONTHLY REPORT FROM THE ENVIRONMENTAL MANAGEMENT CORPORATION (EMC)

Saylor reported it has been a good winter with the exception of one week in which they had three water breaks and a sewer machine get caught. They are still looking into the sewer situation downtown both ordinance wise and procedural wise.

The solar panels are working well. December and January were down due to the wet heavy snow. Usage for January was done 1/3 less than January last year.

Saylor reported Jerry Kirchner has been off work with a torn quadricep muscle. He will be coming back to work on Monday.

Saylor advised they have done \$40,000 worth of repairs to well #6. After putting everything back together, they did a quick flush and took samples. The samples did not pass. The well has been shut done. A chlorine solution was pumped back and forth. The first raw water test failed with a count of 21, the next with a count of 17 and the last with a count of 65. The EPA has suggested we leave it sit for a while. The bacteria are not a dangerous one. They will leave it sit for a couple of weeks and try again.

13C-0064 – APPROVAL OF THE RE-APPOINTMENT OF ROBERT BROTHERIDGE TO THE HISTORIC PRESERVATION COMMISSION FOR A TERM EXTENDING TO FEBRUARY 28, 2015

Motion: Fach moved, seconded by Greene, to approve the re-appointment of Robert Brotheridge to the Historic Preservation Commission for a term extending to February 28, 2015.

Discussion: Painter stated she appreciated having the application form. She feels it would be especially nice if, with any new person, they could provide a statement of what their interest is in being on the board.

Roll Call: AYES: Cording, Fach, Greene, Lincoln, Painter, Renner
NAYS: None
ABSENT: Murphy,

The motion carried

13C-0065 – DISCUSSION AND POSSIBLE ACTION ON AUDIT CONTRACT FOR FISCAL YEARS 2013-2015

Motion: Fach moved, seconded by Painter, to open discussion on the audit contract for Fiscal Year 2013-2015.

Discussion: None.

Roll Call: AYES: Fach, Greene, Lincoln, Painter, Cording, Renner
NAYS: None
ABSENT: Murphy,

The motion carried

Discussion: Moran advised we are just finishing up our second year with O'Connor Brooks. They also audit VisitGalena.org. When they were contracted in 2006 and 2009, the city went through a competitive selection process. O'Connor Brooks was selected as the most qualified. That process can be done again this time. Moran advised the most we could do right now is a one year contract as the contract can't exceed the term of the Mayor.

Moran stated his experience with O'Connor Brooks has been good but, as elected officials, they may want to test the waters and bring someone else in.

Cording agreed it wouldn't hurt to test the waters to see what other local firms might be qualified. Renner agreed stating he wouldn't have a problem going out for bid.

Moran recommended making the decision at the first meeting in May. This would allow the Council to approve a three year contract.

Motion: Cording moved, seconded by Fach, to close discussion on the audit contract for Fiscal Years 2013-2015.

Discussion: None

Roll Call: AYES: Greene, Lincoln, Painter, Cording, Fach, Renner
NAYS: None
ABSENT: Murphy

The motion carried

Motion: Fach moved, seconded by Painter, to instruct City Staff to let out bids on a possible audit contract for 2013-2015, item 13C-0065.

Discussion: None

Roll Call: AYES: Lincoln, Painter, Cording, Fach, Greene, Renner
NAYS: None
ABSENT: Murphy

The motion carried

13C-0066 – DISCUSSION AND POSSIBLE ACTION ON CITY HALL PROJECT COMPONENTS FOR FINAL CONSTRUCTION DOCUMENTS

Motion: Painter moved, seconded by Cording, to open discussion on the City Hall project components for final construction documents.

Discussion: None.

Roll Call: AYES: Painter, Cording, Fach, Greene, Lincoln, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

Discussion: Jim Baranski made a presentation including the changes made at the previous meeting. The new plans include public restrooms with 3 fixtures for each sex. A flag pole was also added. A projector and screen have been added. The screen will run by remote control and lower from the ceiling.

Baranski explained recommended repairs for the exterior of the building. He recommended installing an effuse system on the side and back walls. The estimated cost is \$50,000.

Baranski recommended going with precast concrete caps on the roof vs. clay tile.

Fach questioned if brick could be used. Baranski advised the effuse would average \$16 per square foot. Brick would be about \$20 per square foot and would require a lot more foundation work to do. Greene felt, moneywise, it would cost more but longevity wise the brick would make more sense.

Baranski further recommended installing a curb along the side of the building to help with water runoff and to keep cars from hitting the building.

Renner preferred to have the solar panels on the top of the roof.

Council felt these were good options and requested staff to get more concrete figures. They recommended getting bids with the bathrooms as an alternate and the option of effuse or brick.

Moran questioned what the per square foot cost would be for new construction. Baranski estimated it to be approximately \$300 per square foot.

Greene recommended going back to a paid lot at the winery at least until such time as the wall is paid for.

Painter feels having the bathrooms will reduce issues with people wanting to use the bathrooms in City Hall. Greene recommended unloading the buses by the DeSoto and putting public restrooms in Washington Park. Baranski advised the cheapest solution for restrooms would be the option of adding them to City Hall.

Moran advised it is hard to estimate some of the work without actually bidding it out. He recommended doing the final construction drawings and bidding it out with the bathrooms as an alternate. He recommended keeping the solar separate from the construction contract as we plan to look for grant money to help out with it.

Motion: Painter moved, seconded by Cording, to close discussion on the City Hall project components for final construction documents.

Discussion: None.

Roll Call: AYES: Painter, Cording, Fach, Greene, Lincoln, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

Motion: Cording moved, seconded by Painter, to direct the architect to draw up final construction documents as discussed tonight.

Discussion: Council was in favor of bidding the project out with alternates.

Roll Call: AYES: Cording, Fach, Greene, Lincoln, Painter, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

13C-0067 – WARRANTS

Motion: Fach moved, seconded by Painter, to approve the Warrants as presented, item 13C-0067.

Discussion: None.

Roll Call: AYES: Fach, Greene, Lincoln, Painter, Cording, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

13C-0068 – ALDERPERSONS' COMMENTS

Public Restrooms – Lincoln advised he has gone to many different places and there are not too many places that have an overabundance of public restrooms. While more would be great, he is unsure, with some of the issues, if it is feasible to do at this facility right now.

Turner Hall – Painter advised she has been contacted by constituents that are concerned about the fee schedule at Turner Hall. They would like to use it more but the fees make it prohibitive. She suggested looking at the fees as having it used more would be a good thing. Cording agreed stating when the fees were raised it was for a one year trial period. She requested a report on how the new fees have affected income, cash flow and the use of the hall.

Art Gallery – Cording reported she had the opportunity to see the art gallery. She thanked the committee and those who donated for everyone to enjoy.

Public Restrooms – Greene stated he would prefer to have the restrooms located somewhere else and not at City Hall.

Turner Hall – Fach stated he had a chance to tour Turner Hall today along with Craig Albaugh. He noted one issue that needs immediate attention is the cliff at the back of the parking lot. It appears that water is undercutting a large stone and it looks like it could come down. He also voiced concern with the insulation and over all cleanliness of the building. He feels the City needs to figure out how to manage this building properly and economically. We can't keep talking about it and doing nothing.

Jo Carroll Energy Bills – Fach noted the bill for the Welcome Signs was \$117.00, the pool \$300.00 and Public Works \$304. He feels these are certainly candidates for solar panels as well.

13C-0069 – CITY ADMINISTRATOR'S REPORT

Moran stated some very important issues have been raised. Fortunately, beginning March 18 we will get to start talking about some of these things as we will begin the budget process. He noted there are funds in the first draft of the budget for Turner Hall to address some of the issues. Staff feels frustration because they are asked to make things better but have no budget to do it. He noted it is hard to get things done when we don't have a consensus from the Council.

13C-0070 – MAYOR'S REPORT

Solar Panels – Mayor Renner recommended, when applying for the grant for the solar panels, to include Public Works, Turner Hall and the Pool.

St. Patrick's Day Parade – Mayor Renner announced Mary Blankenbaker has invited all to participate in the St. Patrick's Day Parade, Sunday, March 17th. Line-up will be by the DeSoto Hotel at 5:00 p.m. with the parade at 5:30.

12C-0071 – MOTION FOR EXECUTIVE SESSION

Motion: Lincoln moved, seconded by Cording, to recess to Executive Session to discuss the following:

- Purchase or lease of real estate, Section 2 (c) (5)
- Collective negotiating matters and deliberations concerning salary schedules , Section 2 (c) (2)
- Pending, probable or imminent litigation, Section 2 (c) (11)
- Review of Executive Session Minutes, Section 2 (c) (21)

Discussion: None.

Roll Call: AYES: Greene Lincoln, Painter, Cording, Fach, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

The meeting recessed at 7:55.

The meeting reconvened at 8:34. No action was taken.

13C-0072 - ADJOURNMENT

Motion: Fach moved, seconded by Painter to adjourn.

Discussion: None.

Roll Call: AYES: Painter, Cording, Fach, Greene, Lincoln, Renner
NAYS: None
ABSENT: Murphy

The motion carried.

The meeting adjourned at 8:34 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk