

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 09 JUNE 2014

14C-0221 – CALL TO ORDER

Mayor Terry Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 09 June 2014.

14C-0222 – ROLL CALL

Upon roll call the following members were present: Bernstein, Fach, Greene, Kieffer, Lincoln, Painter, Renner

14C-0223 – ESTABLISHMENT OF QUORUM

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

14C-0224 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

14C-0225 - REPORTS OF STANDING COMMITTEES

Turner Hall Committee – Fach reported income for Turner Hall for the year was \$46,717.38 of which \$20,995 was from rentals and \$25,722.38 was from the video gaming revenues. Expenses for the year were \$49,048.89 which put us in the red by \$2,331.51. Fach advised the air conditioning went out last weekend during a wedding. They have been doing a lot of troubleshooting to figure out what the problem was. Due to the air conditioning going out the breakers over heated and the breakers kept tripping as well. The committee recommends installing a small air unit that can control the temperature in that room. The committee also had discussions on proper management of the building. With Craig Albaugh no longer here, there isn't any one keeping a close eye on the building. The committee feels we need someone watching it on a regular basis. Fach advised Jeremy White, the current janitor, is very interested in the building. He will be tracking his hours for one month to give the committee an idea on what kind of time we would be looking at for someone to manage it.

Adam Johnson presented preliminary estimates for an addition. The cost came in at \$882,200.

In order to solve the moisture problems at the back of the building, they propose to excavate the rubble that has fallen against the back wall. Drain tile and a rubber membrane will be installed and backfilled where necessary. The estimated cost is \$7,000.

The inside wall to the right of the stage has suffered damage from water migration through the wall from the eaves trough above. Fach feels this should be painted soon before many more rentals. He felt this might be something the Public Works crew would be able to do.

14C-0226 – PUBLIC COMMENTS

Carmen Ferguson, 900 Alexander – Ferguson stated she has come to realize what terrible shape the old Market House building is in. She advised a group of people are in the process of trying to raise the money needed to paint the building. Paul Jackson advised this is on the list as a project for the Galena Foundation and they have committed \$15,000. Terry Miller advised he has \$11,000. They are in need of an additional \$4,000. Donation jars have been placed in various places throughout town. She urged the council to consider contributing some funds to help paint the Market House.

CONSENT AGENDA CA14-11

14C-0204 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 27, 2014

14C-0228 – SECOND READING AND APPROVAL OF AN ORDINANCE AMENDING CHAPTER 79 OF THE GALENA CODE OF ORDINANCES TO RESTRICT TRUCK PARKING ON TECHNICAL DRIVE BETWEEN INDUSTRIAL DRIVE AND DANDAR STREET

14C-0229 – APPROVAL OF A RESOLUTION REQUESTING A PERMIT FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION TO WORK IN THE HIGHWAY RIGHT OF WAY TO INSTALL WATER MAIN FOR THE GATEWAY PARK PROJECT

14C-0230 – FIRST READING OF AN ORDINANCE REGULATING WAGES OF LABORERS, MECHANICS AND OTHER WORKERS EMPLOYED IN PUBLIC WORKS PROLJECTS FOR THE CITY OF GALENA, ILLINOIS

14C-0231 – ACCEPTANCE OF APRIL 2014 FINANCIAL REPORT

Motion: Kieffer moved, seconded by Greene, to approve Consent Agenda CA14-11.

Discussion: Bernstein questioned if last year’s financial reports have been audited. Moran advised staff is preparing for the upcoming audit.

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

The motion carried.

NEW BUSINESS

14C-0232 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY LANDTECH, INC. FOR AN ORDINANCE PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD

Motion: Fach moved, seconded by Greene, to deny the request by Landtech, Inc. for an ordinance prohibiting the use of groundwater as a potable water supply by the installation or use of potable water supply wells or by any other method.

Discussion: Greene feels there isn’t enough information to pass this. He questioned how long the wells would be there and how long they would be monitored.

Greg Hansen from Landtech advised if the ordinance is granted there would be no additional work required. The wells would be abandoned and the contamination would remain in place. The contamination is currently only on the property.

They have not used the tank since the leak. They have torn it up and have replaced all of the piping. The contaminated soil beneath the leak has been removed. The remaining contamination is very deep.

Painter noted there are two or three wells that have a small amount of gasoline floating on top. She questioned what would be done with that. Hansen advised even if the ordinance is granted, they would still clean that up by using a mechanical system to remove it.

Bernstein questioned what the objection was. Fach advised once this ordinance is approved, they are gone. They will do no more monitoring. The City would have to do the monitoring.

Renner advised since they dug up the tanks, they have monitored the water. The water table has come back and it is still contaminated. He advised if this ordinance is passed, it cuts off all funding for the remediation. The case could never be reopened.

Council was in favor of continuing with additional remediation of the property.

Roll Call: AYES: Greene, Kieffer, Lincoln, Painter, Bernstein, Fach
NAYS: None

The motion carried.

14C-0233 – FIRST READING OF AN ORDINANCE ACCEPTING THE DONATION OF PROPERTY FROM HABITAT FOR HUMANITY OF JO DAVIESS COUNTY, INC.

Motion: Painter moved, seconded by Kieffer, to approve an ordinance accepting the donation of property from Habitat for Humanity of Jo Daviess County, Inc.

Discussion: Council thanked Habitat for Humanity for their donation.

Roll Call: AYES: Kieffer, Lincoln, Painter, Bernstein, Fach, Green, Renner
NAYS: None

The motion carried.

14C-0234 – DISCUSSION AND POSSIBLE ACTION ON THE POSSIBILITY OF PAID PARKING IN THE PUBLIC PARKING LOT ADJACENT TO GALENA CELLARS WINERY

Motion: Painter moved, seconded by Fach, to approve paid parking in the public parking lot adjacent to Galena Cellars Winery.

Discussion: Painter stated she feels it makes good sense to have the downtown parking as paid parking and the Depot Lot free parking. The money could be used for street repairs. She feels the payment box used in the City Hall lot seems to be low tech, low maintenance and relatively inexpensive to install and would be a good system to use.

Council agreed Sunday's would be free parking until noon.

Roll Call: AYES: Lincoln, Painter, Bernstein, Fach, Greene, Kieffer
NAYS: None

The motion carried.

14C-0235 – WARRANTS

Motion: Greene moved, seconded by Fach, to approve the Warrants as presented.

Discussion: None.

Roll Call: AYES: Painter, Bernstein, Fach, Greene, Lincoln, Renner
NAYS: None
ABSTAIN: Kieffer

The motion carried.

14C-0236 – ALDERPERSONS' COMMENTS

Landscaping – Bernstein stated the City Hall landscaping looks nice.

Thank you – Bernstein thanked Habitat for Humanity for donating the land to the city.

Turner Hall Committee – Painter thanked Alderman Fach for his work on Turner Hall. They have good plans and appear to be making forward progress. The building is an asset to the community and she agrees if it is loosely run people aren't going to have a good experience.

Market House – Painter appreciated the comments made by Carmen Ferguson with regard to painting the Market House. While Painter stated she knows the building belongs to the State, she would like the council to see what we can do to put some funds towards it. Lincoln added 3-4 years ago a group tried to get it done with volunteer labor. They were told at that time they could not do that. It had to be state approved labor. He is not sure if the state has eased up on that and would allow something to happen now.

Market House – Greene questioned if this would be something VisitGalena could do. He was advised there would be no way around prevailing wage.

Market House - Fach stated he was unclear as to what Ms. Ferguson was proposing. He added coming from the Turner Hall Committee they need bucks there.

14C-0237 – CITY ADMINISTRATOR’S REPORT

Gateway Park – Work has commenced.

EPA Permit – The City has received an EPA permit for the Third and Rives sewer project.

Great Day – Duff Stewart started back to work today after being off for 7 months. Duff will be working 2 hours per day Monday-Friday.

14C-0238 – MAYOR’S REPORT

No report.

14C-0239 – MOTION FOR EXECUTIVE SESSION

No motion was made to go into Executive Session. The meeting adjourned.

14C-0240 - ADJOURNMENT

Motion: Lincoln moved, seconded by Kieffer to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:12 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk