

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 08 SEPTEMBER 2014

14C-0344 – CALL TO ORDER

Mayor Renner called the regular meeting to order at 6:30 p.m. in the Board Chambers at 101 Green Street on 08 September 2014.

14C-0345 – ROLL CALL

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

14C-0346 – ESTABLISHMENT OF QUORUM

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

14C-0347 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

14C-0348 - REPORTS OF STANDING COMMITTEES

Turner Hall Committee – Fach reported the Turner Hall Committee met last Thursday morning. The committee discussed construction figures. The committee agreed they would start spending the \$78,000 that the Galena Foundation has held for years from the Save Turner Hall Fund. The Committee agreed to approve excavating and backfill against the back wall with Ben Wiene in the amount of \$8,000. They would then like to install storm windows.

14C-0349 – PUBLIC COMMENTS

None.

CONSENT AGENDA CA14-17

14C-0350 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 25, 2014

14C-0351 – APPROVAL OF BUDGET AMENDMENT BA15-02 FOR EMERGENCY REPAIRS TO WELL #5

Motion: Greene moved, seconded by Kieffer, to approve Consent Agenda CA14-17.

Discussion: None.

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

The motion carried.

NEW BUSINESS

14C-00352 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST READING OF AN ORDINANCE TO PERMIT OUTDOOR ENTERTAINMENT IN THE DOWNTOWN COMMERCIAL DISTRICT BY SPECIAL USE PERMIT

Motion: Lincoln moved, seconded by Painter, to approve the first reading and waive the second reading of an ordinance to permit outdoor entertainment in the Downtown Commercial District by Special Use Permit.

Discussion: None.

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

The motion carried.

14C-00353 – DISCUSSION AND POSSIBLE ACTION ON AWARDING CONTRACTS FOR TURNER HALL IMPROVEMENTS

Discussion: Council discussed the Turner Hall Improvement Plan Project Budget (See Attachment #1). Council was asked to approve three contracts: Window maintenance in preparation for addition of storm windows, rear wall excavation and waterproofing and replace exterior doors, fire escapes and sidewalks.

Fach advised the committee would like to start spending the \$78,000 held by the Galena Foundation from the Save Turner Hall Fund. He further recommended the City treat this much like a grant and respond with a match to that. The City would be paying 50 cents on the dollar for these improvements. Fach recommended the City pass a resolution that the City will commit \$100,000 as a match in 2015-2016. While it is more than the \$78,000, it would show the community and the committee that the City is serious about this building and we are willing to do something about it.

Renner questioned where he came up with the \$100,000 figure. He felt it looks like they are in need of around \$60,000. Renner preferred to carry this out over a 3 year period with approximate revenues of \$30,000 from video gaming each year.

Painter felt making a matching grant was an excellent idea. As we have seen with projects such as Gateway Park, if we have good local support we are much more likely to get grants. The additional \$22,000 could be a possible match from the Galena Foundation. Painter was in favor of moving forward.

Lincoln would prefer to use the \$14,000 budgeted for this year and discuss the rest with the new budget.

Renner questioned where the money was going to come from and what would have to be cut. He noted we have new money with the video gaming revenue. He would prefer to spread it out over a three year period using gaming revenues.

Painter questioned if he is requesting a resolution in order to put the work out for bids to be covered in the next fiscal year. Fach advised we need to act on these contracts. He thought this would be a relatively simple way to cover those issues. This will also show the Galena Foundation that we are serious about doing these improvements.

Renner noted the two construction projects before the Council are \$105,000 to White Construction and \$8,000 for Ben Wiene for excavation of the rear wall and waterproofing.

Charlie Marsden, Committee Chairman, advised White Construction has started working on painting and fixing the windows and could then move in and start installing the storm windows. At the last meeting the Turner Hall Committee agreed to take \$78,000 from the Galena Foundation to go ahead and get the storm windows order. The Committee agreed to hire Ben Wiene Excavating to excavate the back wall. White Construction will continue to paint and repurpose the windows, put on the storm windows and install the exterior doors on the building.

Marsden advised the fire escape work is required by the fire officials in order to keep the balcony open. No new doors will be installed where the new addition would go in the near future.

Marsden advised the total cost of the work for all three projects would be \$135,000. With the \$78,000 from the Save Turner Hall Funds and the \$14,000 budgeted by the City for the work by White Construction, the City could submit a grant application to the Galena Foundation for 50 percent of the remaining \$43,000. In totality the City would be paying \$35,500.

The Galena Foundation Board has discussed this with approval pending City of Galena action.

Marsden stated they would also like to look at the moisture problem to see if additional insulation and/or waterproofing of the clay tiles might help. This project will be deferred until the spring.

Renner questioned where the money would come out of the budget. Moran advised it could be cut from somewhere else or we could take it from the general fund savings.

Painter feels it is incredibly generous of the Galena Foundation, along with the Save Turner Hall Fund money, to help maintain a building the City owns. She feels the City should be good to go ahead with it.

Lincoln voiced concern that the packet didn't include any bids. He would like to see them included in the future.

Motion: Fach moved, seconded by Greene, to approve \$29,500 to cover said bids for the improvements to Turner Hall, windows/window maintenance, rear wall excavation, replace existing doors and fire escapes.

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

The motion carried.

14C-00354 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA AREA CHAMBER OF COMMERCE TO RENEW THE BUILDING LEASE FOR THE RAILROAD DEPOT THROUGH MAY 31, 2017

Motion: Lincoln moved, seconded by Painter, to approve the request by the Galena Area Chamber of Commerce to renew the building lease for the Railroad Depot through May 31, 2017 with the modification of the removal of the thirty-minute parking.

Discussion: None.

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

The motion carried.

14C-00355 – DISCUSSION AND POSSIBLE ACTION ON THE RE-APPOINTMENT OF KIM COOK AND JAMES BARANSKI TO THE ZONING BOARD OF APPEALS FOR TERMS EXPIRING JULY 1, 2019

Motion: Fach moved, seconded by Kieffer, to approve the re-appointment of Kim Cook and James Baranski to the Zoning Board of Appeals for terms expiring July 1, 2019.

Discussion: None.

Roll Call: AYES: Kieffer, Lincoln, Bernstein, Fach, Painter

NAYS: None
ABSTAIN: Greene

The motion carried.

14C-00356 – DISCUSSION AND POSSIBLE ACTION ON THE RE-APPOINTMENT OF KATIE WIENEN, JACK DENNERLEIN, AND LARRY WIEDENHEFT TO THE HISTORIC PRESERVATION COMMISSION FOR TERMS EXPIRING SEPTEMBER 24, 2016

Motion: Fach moved, seconded by Greene, to approve the re-appointment of Katie Wiener, Jack Dennerlein and Larry Wiedenheft to the Historic Preservation Commission for terms expiring September 24, 2016.

Discussion: None.

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

The motion carried.

14C-00357 – DISCUSSION AND POSSIBLE ACTION ON THE AWARD OF CONTRACTS FOR THE POLICE DEPARTMENT REMODELING PROJECT

Motion: Kieffer moved, seconded by Lincoln, to table item 14C-00357 to allow staff to get more information on bids.

14C-00358 – DISCUSSION AND POSSIBLE ACTION ON AWARDED A CONTRACT FOR PLAN REVIEW SERVICES FOR THE PRAIRIE RIDGE PROJECT

Painter recused herself from action on this item.

Motion: Lincoln moved, seconded by Bernstein, to award a contract for Plan Review Services for the Prairie Ridge Project to Baranski, Hammer, Moretta & Sheehy Architects & Planners in the amount of \$12,000 taking effect once the building permit application and fees has been received.

Discussion: Lincoln noted the permit fees will be well above this amount.

Fach voiced concern that it seems like the County ought to be reviewing these plans as they are the ones who will make the money off of this construction year after year.

Moran advised the contract for \$12,000 is an estimate based on hours needed to review the plans. They estimate 100-120 hours. Postage and printing costs will be billed dollar for dollar. Moran advised the City has jurisdiction because they are subject to an annexation agreement. We have already conducted the zoning review on the project. They will connect to the city water and sewer system and will pay a surcharge on those fee as they are outside of the city limits.

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

The motion carried.

14C-0359 – WARRANTS

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

Discussion: Lincoln noted according to the bills, we are now able to monitor the HVAC for Turner Hall from City Hall.

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

The motion carried.

14C-0360 – ALDERPERSONS’ COMMENTS

Casey’s General Store – Greene stated if Casey’s is going to be coming in the County and they wish to hook to City water and sewer, this is something that should be looked at very closely. He doesn’t feel the City should be giving water and sewer away.

Military Vehicles – Greene questioned the surplus property the City has received. Moran advised the City has received military surplus property at no cost. The City received a tool truck with tools, mobile pumps and other miscellaneous items.

Annexation – Fach also voiced concern with Casey’s not being annexed. He also noted the City has a lot of little un-annexed areas throughout the city that should be annexed. He is opposed to developing and not being in the city.

Surplus Equipment – Fach feels it would be a good idea for staff to run items past the council before accepting any additional equipment.

Flower Bed/Parker – Fach reported the flower bed along Parker Street is getting out of hand. The stone wall is falling done and it hasn’t been touched all summer. He suggested looking for some volunteer gardeners to take care of it.

Congratulations – Painter congratulated the people at the Jo Daviess Conservation Foundation and City Staff for a great Gateway Park Grand Opening. There were over 100 people in attendance.

Galena Center for Arts – Painter stated she heard the Galena Center for the Arts had a great opening for their “Cheers, the Art of Drink”. This is a great example of a group of citizens getting together and working on a project. Bernstein stated attended and it was fun and very nicely done.

Master Gardeners – Bernstein recommended contacting the Master Gardeners or the Junior Master Gardeners to see if they might be willing to take on the flower bed as a project.

14C-0361 – CITY ADMINISTRATOR’S REPORT

Park Avenue – Moran reported things were going along fine until last Friday when they discovered poor soil conditions similar to the Fire Training Facility. There will be a change order on the project. They had to remove stone, dig deeper, install geotech fabric and build more of a base. They are still expecting the curb and gutter to be completed this week with the project being completed by the end of September.

14C-0362 – MAYOR’S REPORT

Renner agrees the City should take a look at providing water outside the city limits and come up with some options. He agrees properties that are outside the City and are surrounded on 3 sides should be annexed.

14C-0363 – MOTION FOR EXECUTIVE SESSION

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

- Employee hiring, firing, compensation, discipline and performance, Section 2 (c) (1)
- Review of Executive Session Minutes, Section 2 (c) (21)

Discussion: None.

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

The motion carried.

The meeting recessed at 7:34 p.m.

The meeting reconvened at 7:58 p.m.

14C-0364 – DISCUSSION AND POSSIBLE ACTION ON EMPLOYEE HIRING AND COMPENSATION

Motion: Painter moved, seconded by Greene, to employ Janelle Keefer as the Facilities Manager at the rate of \$20.00 per hour for 20 hours per week.

Discussion: None.

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

The motion carried.

14C-0365 - ADJOURNMENT

Motion: Kieffer moved, seconded by Bernstein to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:59 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk

ATTACHMENT #1

TURNER HALL IMPROVEMENT PLAN: PROJECT BUDGET

NO.	FISCAL YEAR	ACTIVITY	Contractor	ESTIMATED COST	CONTRACT AMOUNT	ACTUAL AMOUNT	BUDGET SOURCE		
							CITY OF GALENA	GALENA FOUNDATION	OTHERS
1	14	Code compliance evaluation (exiting, sprinklers, fire escapes)	Adam Johnson Architecture	NA	\$3,000	\$1,000	\$0	\$0	
2	14	Design and plans for "Kitchen Addition," including cost estimate	Adam Johnson Architecture	NA	\$14,000	\$10,000	\$0	\$0	
FY 2013-14 TOTAL					\$17,000	\$11,000	\$0	\$0	

NO.	FISCAL YEAR	ACTIVITY	Contractor	ESTIMATED COST	CONTRACT AMOUNT	ACTUAL AMOUNT	CITY OF GALENA	GALENA FOUNDATION	OTHERS
2	14	Design and plans for "Kitchen Addition," including cost estimate	Adam Johnson Architecture	NA	\$14,000	\$4,000	\$4,000		
3	15	Air conditioning of lighting room	Top Notch Heating and AC	NA	\$2,715	\$2,715	\$0	\$0	\$0
4	15	WiFi Installation	Sand Prairie Wireless	NA	\$750	\$750	\$0	\$0	\$0
5	15	Remode monitoring and operation of HVAC	Top Notch Heating and AC	NA	\$915	\$915	\$0	\$0	\$0
6	15	Window maintenance in preparation for addition of storm windows	White Construction	NA	\$10,175		\$5,088		\$0
7	15	Rear wall excavation and waterproofing	Ben Wensen Construction	NA	\$8,000		\$4,000		\$0
8	15	Replace exterior doors, fire escapes and sidewalks	White Construction	NA	\$105,000		\$91,500		\$0
9	15	Repair sprinkler system	NA	NA	\$14,000	\$7,000	\$7,000		\$0
FY 2014-15 TOTAL					\$141,355	\$5,380	\$107,588		\$0

NO.	FISCAL YEAR	ACTIVITY	Contractor	ESTIMATED COST	CONTRACT AMOUNT	ACTUAL AMOUNT	CITY OF GALENA	GALENA FOUNDATION	OTHERS
FY 2015-16 TOTAL					\$20,000	\$0	\$10,000		\$0

NO.	FISCAL YEAR	ACTIVITY	Contractor	ESTIMATED COST	CONTRACT AMOUNT	ACTUAL AMOUNT	CITY OF GALENA	GALENA FOUNDATION	OTHERS
FY 2016-17 TOTAL					\$1,000,000	\$0	\$500,000		\$500,000

NO.	FISCAL YEAR	ACTIVITY	Contractor	ESTIMATED COST	CONTRACT AMOUNT	ACTUAL AMOUNT	CITY OF GALENA	GALENA FOUNDATION	OTHERS

Notes:
Project No. 9 includes a \$78,000 contribution from the Galeana Foundation (from the Save Turner Hall Fund)