

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 22 SEPTEMBER 2014

14C-0366 – 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 22 September 2014.

14C-0367 – ROLL CALL

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

14C-0368 – ESTABLISHMENT OF QUORUM

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

14C-0369 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

14C-0370 - REPORTS OF STANDING COMMITTEES

No reports.

14C-0371 – PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Motion: Greene moved, seconded by Fach, to open the Public Hearing on the Proposed First Amendment to the Annexation Agreement between Joe Borsdorf, James Sullivan, Alexander Philips, James Richards, Jo Ann Richards, or their grantees, heirs, successors or assigns for the Planned Unit Development at 9146 U.S. Route 20 West to consider an application by the owner to install a septic system as an alternative to connecting to the public sewer system.

Discussion: None.

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

The motion carried.

14C-0372 – PUBLIC HEARING ON THE PROPOSED FIRST AMENDMENT TO THE ANNEXATION AGREEMENT BETWEEN JOE BORSDORF, JAMES SULLIVAN, ALEXANDER PHILIPS, JAMES RICHARDS, JO ANN RICHARDS, OR THEIR GRANTEEES, HEIRS, SUCCESSORS OR ASSIGNS FOR THE PLANNED UNIT DEVELOPMENT AT 9146 U.S. ROUTE 20 WEST. THE PUBLIC HEARING WILL CONSIDER AN APPLICATION BY THE OWNER TO INSTALL A SEPTIC SYSTEM AS AN ALTERNATIVE TO CONNECTING TO THE PUBLIC SEWER SYSTEM.

Testimony: None.

Motion: Greene moved, seconded by Fach, to close the Public Hearing on the Proposed First Amendment to the Annexation Agreement between Joe Borsdorf, James Sullivan, Alexander

Philips, James Richards, Jo Ann Richards, or their grantees, heirs, successors or assigns for the Planned Unit Development at 9146 U.S. Route 20 West to consider an application by the owner to install a septic system as an alternative to connecting to the public sewer system.

Discussion: None.

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

The motion carried.

14C-0373 – PUBLIC HEARING TO CONSIDER A REQUEST BY LOUIS NACK, JR., 208 LAFAYETTE STREET, TO VACATE APPROXIMATELY 0.10 ACRES IF STREET RIGHT-OF-WAY ADJACENT TO HIS PROPERTY

Motion: Greene moved, seconded by Kieffer, to postpone item 14C-0373 to October 13, 2014.

Discussion: None.

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

The motion carried.

LIQUOR COMMISSION

Motion: Bernstein moved, seconded by Painter, to adjourn as the City Council and reconvene as the Liquor Commission.

Discussion: None.

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

The motion carried.

14C-0374 – DISCUSSION AND POSSIBLE ACTION ON AN APPLICATION BY JULIE K. TAYLOR FOR A CLASS B LIQUOR LICENSE FOR GRWC, INC., DBA GALENA RIVER WINE AND CHEESE, 420 SOUTH MAIN STREET

Motion: Painter moved, seconded by Greene, to approve the application for a Class B Liquor License by Julie K. Taylor for GRWC, Inc., DBA Galena River Wine and Cheese at 420 S. Main Street.

Discussion: None.

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

The motion carried.

Motion: Painter moved, seconded by Bernstein, to adjourn as the Liquor Commission and reconvene as the City Council.

Discussion: None.

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

NAYS: None

The motion carried.

CONSENT AGENDA CA14-18

14C-0350 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF SEPTEMBER 8, 2014

14C-0376 – APPROVAL OF BUDGET AMENDMENT BA15-03 FOR TURNER HALL IMPROVEMENTS

14C-0377 – APPROVAL OF REQUEST BY THE NORTHWEST ILLINOIS WINE GROWERS FOR A FESTIVAL PERMIT FOR THE “TOP OF ILLINOIS WINE FEST,” JUNE 27, 2015 IN DEPOT PARK

14C-0378 – APPROVAL OF CHANGE ORDER #1 FOR THE PARK AVENUE RECONSTRUCTION PROJECT

14C-0379 – ACCEPTANCE OF JULY 2014 FINANCIAL REPORT

Motion: Kieffer moved, seconded by Fach, to approve Consent Agenda CA14-18.

Discussion: None.

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

The motion carried.

UNFINISHED BUSINESS

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

Motion: Greene moved, seconded by Kieffer, to deny all bids and rebid only the top floor at this time amended to include refuse all bids and rebid for the first floor work and a separate bid for the ground floor work.

Discussion: Greene felt the City could save quite a bit if we were to not do the ground floor at this time. It could be done a year or so from now.

Bernstein questioned if part of the plan for redoing the ground floor was security issues. She felt if that were part of it it would make sense to do it at this time.

Moran advised the downstairs would consist of locker rooms and a lower level booking room for booking individuals at night whom they don't wish to bring upstairs. The locker rooms would be created using existing space.

Painter stated she would like to see us do the complete project as the Police Department has operated for so many years in such poor conditions. She felt getting it all done at one time is very important.

Fach questioned what the savings would be by not doing it at this time. Moran stated he doesn't know what the savings on the project would be as the base bids includes the work on the ground floor. He recommended rebidding with the ground and first floor bids separate.

Lincoln stated he would like to see some better accessibility to the garages through the front stairway.

Amended

Motion: Fach moved, seconded by Painter to amend the motion to read refuse all bids and rebid for the first floor work and a separate bid for the ground floor work.

Discussion: None.

Amended

Motion

Roll Call: AYES: Lincoln, Painter, Bernstein, Fach, Kieffer, Renner
NAYS: Greene

The motion carried.

Main

Motion

Roll Call: AYES: Kieffer, Lincoln, Painter, Bernstein, Fach, Renner
NAYS: Greene

The motion carried.

NEW BUSINESS

14C-00380 – PRESENTATION BY BETH BARANSKI, JO DAVIESS COUNTY LEAGUE OF WOMEN VOTERS, ON WATERSHED PLANNING PROJECT

Beth Baranski on behalf of the League of Women Voters presented information on their Watershed Planning Project.

Painter questioned who would be filling out the surveys. Baranski advised they are going to distribute the surveys to every township and municipality and have their boards complete them. Once they are received back a Professor and students at the University of Wisconsin Platteville will be putting the data together.

Baranski advised they have also had ongoing contact with the Environmental Protection Agency as well as Department of Natural Resources water resource people.

14C-00381 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST READING OF AN ORDINANCE TO VACATE APPROXIMATELY 0.10 ACRES OF STREET RIGHT-OF-WAY ADJACENT TO 208 LAFAYETTE STREET

Motion: Painter moved, seconded by Bernstein, to postpone action on item 14C-00381 to the meeting of October 13, 2014.

Discussion: None.

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

The motion carried.

14C-00382 – DISCUSSION AND POSSIBLE ACTION ON THE PROPOSED FIRST AMENDMENT TO THE AGREEMENT BETWEEN JOE BORSODORF, JAMES SULLIVAN, ALEXANDER PHILIPS, JAMES RICHARDS, JO ANN RICHARDS, OR THEIR GRANTEEES,

HEIRS, SUCCESSORS OR ASSIGNS FOR THE PLANNED UNIT DEVELOPMENT AT 9146 U.S. ROUTE 20 WEST

Motion: Fach moved, seconded by Lincoln, to deny the proposed First Amendment to the agreement between Joe Borsdorf, James Sullivan, Alexander Philips, James Richards, Jo Ann Richards, or their grantees, heirs, successors or assigns for the Planned Unit Development at 9146 U.S. Route 20 West.

Discussion: Fach noted this agreement took a lot of time and effort on behalf of the City to come up with. As far as he understands, there were no objections from the signing parties. Fach feels the agreement is fair to both the City and the other party.

Moran advised the main on Powder House Hill Road lies on top of private property. There is currently an easement for the roadway but not for water and sewer. It is approximately 2,000 feet away. There is also a connection in the Timp Subdivision. That would also go through private property and require easements. Moran advised the agreement is very clear that the City wasn't granting any easements and any cost would be the responsibility of the developer.

Renner advised the current ordinance requires anyone within 300 feet of water and/or sewer to hook up. He noted the Gateway Park restrooms will be on septic. He recommended adding a stipulation that if water and sewer is extended to within 300 feet they would be required to hook on.

Bernstein felt it was a relatively small part of the parcel and had no problem with justifying it.

Moran advised they currently have a potential buyer for 3-5 acres. Painter questioned if the city were to agree to this it could set a precedent for any sale of additional property after that.

Fach noted the Comprehensive Plan doesn't call for development in this area. Development is encouraged to be on the other side of the City. He feels if they are going to develop it they need to go along with what the city wants. The agreement is what the City wanted. Nothing has happened out there that would change the agreement. He noted the developer is getting his price for those acres and has certainly factored all of that in when they signed the agreement with the city.

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

The motion carried.

14C-00383 – FIRST READING OF AN ORDINANCE TO REZONE THE CENTER FOR THE ARTS PROPERTY, 219 SUMMIT STREET, FROM LOW DENSITY RESIDENTIAL TO PLANNED UNIT DEVELOPMENT WITH AN UNDERLYING DISTRICT OF NEIGHBORHOOD COMMERCIAL

Motion: Greene moved, seconded by Painter, to approve the first reading and waive the second reading of an Ordinance to rezone the Center for the Arts property, 219 Summit Street, from Low Density Residential to Planned Unit Development with an underlying district of Neighborhood Commercial.

Discussion: None.

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

The motion carried.

14C-00384 – DISCUSSION AND POSSIBLE ACTION ON THE FINAL PLAT OF SUBDIVISION FOR THE CENTER FOR THE ARTS

Motion: Painter moved, seconded by Bernstein, to approve the Final Plat of Subdivision for the Center for the Arts.

Discussion: None.

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

The motion carried.

14C-00385 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR BACKFLOW INSPECTION SERVICES

The following bid was received:

Nelson-Carlson Mechanical Cont. \$40/per device

Motion: Bernstein moved, seconded by Painter, to approve the contract for Backflow Inspection Services, item 14C-00385, to Nelson-Carlson Mechanical Cont. in the amount of \$40 per device.

Discussion: None.

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

The motion carried.

14C-00386 – FIRST READING OF AN ORDINANCE DECLARING THE SALE OF SURPLUS PROPERTY FROM THE OLD CITY HALL AND THE POLICE DEPARTMENT

Motion: Painter moved, seconded by Kieffer, to approve the first reading and waive the second reading of an Ordinance declaring the sale of surplus property from the old City Hall and the Police Department.

Discussion: None.

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

The motion carried.

14C-0387 – WARRANTS

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

Discussion: None.

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

The motion carried.

14C-0388 – ALDERPERSONS' COMMENTS

Dangerous Traffic Areas – Bernstein stated she has been approached with some concerns of areas that are potentially dangerous in the city in terms of traffic. It has mostly to do with site lines where vehicles are parked too close to the intersection. She would like to have the Police Department patrols be aware of potential problems of that nature and address them.

Recycling Containers – Bernstein stated she noticed at a recent outdoor event that did not have recycling containers. She thought we had agreed to require them.

Center for the Arts – Painter stated she was pleased to approve the change. She urged all to attend their events.

Park Avenue – Painter stated she is excited to get Park Avenue back open in the near future for the residents. Lincoln agreed adding that it appears that they used a new material between the curb and sidewalk that will hopefully work better with expansion.

Floodgates – Kieffer noted the Floodgates are getting rusty again.

Park Avenue – Fach advised he was on the jobsite watching them pour concrete. M & M Contractors out of Stockton did an excellent job.

Weapons on City Property – Fach questioned if we have anything that prohibits weapons being carried on city property such as parks and Turner Hall. Moran advised most properties have signs which prohibit concealed weapons. He advised the law applies to parks as well as public buildings. We currently do not have any signs posted at the parks.

14C-0389 – CITY ADMINISTRATOR'S REPORT

Park Avenue Project – The project is moving along great thanks to the work of Andy Lewis who has been overseeing the project which was finished ahead of schedule. They expect to open Park Avenue on Wednesday morning.

Unit 3 Subdivision – Work is proceeding nicely. The curb and gutter were completed today. Asphalt should be laid within the next 2 weeks. The project should be wrapped up by the end of October.

Dewey Avenue Bridge – Moran reported IIV has been studying the bridge on Dewey Avenue. The final report shows some issues as well as options for repair and/or replacement. An item will be added to the next agenda to bring the Council up to speed. Moran recommended discussing this along with the new Capital Improvement Plan in December.

Sustainability Award – Moran reported the City of Galena will be the recipient of the Governor's Sustainability Award for our efforts in making the city "green".

Welcome – Moran welcomed Janelle Keeffer as the new Facilities Manager.

14C-0390 – MAYOR'S REPORT

Site Lines – Mayor Renner advised if people could give the locations where they have concerns, Public Works could look at extending the red curb to improve the line of site.

Park Avenue – Mayor Renner noted the project is going great. He thanked Steve Schmidt of MSA for his help with the project as well as the people on Park Avenue who have put up with the construction.

14C-0391 - ADJOURNMENT

Motion: Fach moved, seconded by Kieffer to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:14 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mary Beth Hyde". The signature is written in a cursive, flowing style.

Mary Beth Hyde
City Clerk