

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 08 FEBRUARY 2016**

**16C-0039 – 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 February 2016.

**16C-0040– ROLL CALL**

Upon roll call the following members were present: Bernstein, Fach, Hahn, Kieffer, Lincoln, Westemeier and Renner

**16C-0041– ESTABLISHMENT OF QUORUM**

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

**16C-0042– PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**16C-0043 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** - The committee met last Thursday morning. They reviewed the work completed such as countertops, mirrors, faucets, cleaning, painting and scrubbing. The hall is looking very nice. According to Janelle, we have 43 bookings for next year and one booking for 2018. Fach distributed a copy of the meeting minutes.

Renner was pleased with the work to date and noted they have two years of projects lined up at this time.

**Unified Destination Marketing Committee**– The committee met last Tuesday night which they hope will be the final meeting of the joint committees. An item for action is on tonight's agenda. The County Board will be taking possible action tomorrow evening as well.

**16C-0044 – PUBLIC COMMENTS**

**Chris Hamilton, VisitGalena.org** – Hamilton gave a report on VisitGalena. Occupancy rates were at 43 percent for 2014 and went to 48 percent in 2015. This was nearly 11,000 more room nights. They have had over 40,000 contacts for information. The information kiosks are complete. The lights were installed. Website activity has been flat. They have put together an extensive plan to work on that. They are holding off for a decision on the singular voice plan. Hamilton just returned from a 10 day travel show. They had 600 people sign up for the e-newsletter. They worked with 27 organizations last year and are at 64 already this year. Hamilton shared a copy of the newest Illinois State Travel Guide. VisitGalena has secured the back cover for every issue.

**Eric Dregne, Prairie Ridge** - Dregne advised he is present should the council have any questions on their request.

**PUBLIC HEARINGS**

City Attorney Nack swore in those wishing to testify.

**Motion:** Bernstein moved, seconded by Kieffer, to open the Public Hearing on the first amendment to the Annexation Agreement, dated January 27, 2010, between the City of Galena and Joe Borsdorf, James Sullivan, Alexander Phillips, James Richards, Jo Ann Richards, or their

grantees, heirs, successors or assigns, for a 33-acre subdivision at the intersection of US Route 20 and Powder House Hill Road in Galena.

**Discussion:** None.

**Roll Call:** AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Renner  
NAYS: None

The motion carried.

**16C-0045 – PUBLIC HEARING ON THE FIRST AMENDMENT TO THE ANNEXATION AGREEMENT, DATED JANUARY 27, 2010, BETWEEN THE CITY OF GALENA AND JOE BORSODORF, JAMES SULLIVAN, ALEXANDER PHILLIPS, JAMES RICHARDS, JO ANN RICHARDS, OR THEIR GRANTEEES, HEIRS, SUCCESSORS OR ASSIGNS, FOR A 33-ACRE SUBDIVISION AT THE INTERSECTION OF US ROUTE 20 AND POWDER HOUSE HILL ROAD IN GALENA**

**Testimony:** **Julie Hellman** spoke on behalf of her clients, Alex Phillips and Jim Sullivan. Hellman advised the original Annexation Agreement entered into in 2010 with the then owners of 33 acres located at Powder House Hill Road and Highway 20 placed the financial and practical burden on the owners at that time to provide infrastructure for that property. Certain events have taken place since that annexation agreement that make it impractical and contrary to the goals and use of the land. One is Gateway Park to the north. The second is development has gone to the west and not to the east. Sullivan has worked hard to try to get development into this 33 acres. They would like to amend the annexation agreement to be more in tune with the conservation theme. The owners feel it is impractical to force that infrastructure in there as they are not sure what will happen to the land. They understand Gateway Park is near and dear to everyone's heart and want to make sure any development is in connection with the park. They are extremely committed to the conservation theme. A couple of ideas is to have a deed restriction for current and future buyers which would go into a stewardship fund to be used for Gateway Park. They would bring in a landscape architect to develop the land so it follows the same concept as Gateway Park. Next week another 80 acres will be sold to the Conservation Foundation. This expansion shows how committed they are to keeping the green use.

**Linda Pluym** – Pluym voiced concerns with the road. She is concerned with its access to Powder Hill Road. She noted people pass on the right and it is quite dangerous. There would be an expansion of use with 6 commercial lots. She is concerned the plans don't address detention ponds, curb and gutter, width of the road and where the water runoff will go. She is also concerned a septic and drain field will not work.

**Motion:** Kieffer moved, seconded by Westemeier, to close the Public Hearing on the first amendment to the Annexation Agreement, dated January 27, 2010, between the City of Galena and Joe Borsdorf, James Sullivan, Alexander Phillips, James Richards, Jo Ann Richards, or their grantees, heirs, successors or assigns, for a 33-acre subdivision at the intersection of US Route 20 and Powder House Hill Road in Galena.

**Discussion:** None.

**Roll Call:** AYES: Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner  
NAYS: None

The motion carried.

**Motion:** Lincoln moved, seconded by Bernstein, to open the Public Hearing on the Preliminary Plat for the Gateway Park Subdivision formerly known as the Sullivan Subdivision.

**Discussion:** None.

**Roll Call:** AYES: Kieffer, Lincoln, Westemeier, Bernstein, Fach, Hahn, Renner  
NAYS: None

The motion carried.

**16C-0046 – PUBLIC HEARING ON THE PRELIMINARY PLAT FOR THE GATEWAY PARK SUBDIVISION (FORMERLY KNOWN AS THE SULLIVAN SUBDIVISION)**

**Testimony:** Julie Hellman attorney for the applicants advised this is a preliminary plat for the Gateway Park Subdivision. The plan is a proposed implemented concept. The owners are committed to developing the land to be harmonious with the existing park and existing neighbors. They currently have one potential buyer for one lot.

**Linda Pluym** – Pluym stated she has no problem with the development but feels the curb and gutters, etc. need to be taken care of. Powder Hill Road washes out terribly and something needs to be done to keep it safe for everyone.

**Motion:** Kieffer moved, seconded by Fach, to close the Public Hearing on the Preliminary Plat for the Gateway Park Subdivision formerly known as the Sullivan Subdivision.

**Roll Call:** AYES: Lincoln, Westemeier, Bernstein, Fach, Hahn, Kieffer, Renner  
NAYS: None

The motion carried.

**CONSENT AGENDA CA16-03**

**16C-0047 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JANUARY 25, 2015**

**16C-0048 – APPROVAL OF AN AGREEMENT WITH JO DAVIESS COUNTRY FAIR CHARITIES, INC. FOR GALENA COUNTRY FAIR, OCTOBER 6-9, 2016 IN GRANT PARK**

**16C-0049 – APPROVAL OF A REQUEST BY TRISTATE HISTORICAL PRESENTATIONS TO CONDUCT THE THIRD ANNUAL GRANT’S HOME FRONT EVENT IN DEPOT PARK, APRIL 22-24, 2016**

**16C-0050 – APPROVAL OF 2016 SWIMMING POOL WAGES, RATES, AND HOURS OF OPERATION**

**Motion:** Kieffer moved, seconded by Hahn, to approve Consent Agenda CA16-03 as presented.

**Discussion:** None.

**Roll Call:** AYES: Westemeier, Bernstein, Fach, Hahn, Kieffer, Lincoln, Renner  
NAYS: None

The motion carried.

**NEW BUSINESS**

**16C-0051 – WATER AND SEWER OPERATIONS AND MAINTENANCE REPORT FROM AMERICAN WATER**

Saylor reported on the November and December highlights. A few water breaks and a few service line leaks. The guys do what they do in the safest way possible. They have lots of training.

Saylor reported on the recent water problems in Flint, Michigan. Saylor advised the lead is not in the water or the source of the water. In 2010 and 2012 we did a complete water test on Well #6. At that time no lead was detected. Since 2011 and every three years after that samples are taken from individual homes to test for lead and copper. In 2011 one home had lead detection and 19 did not. In 2014 there were three with lead detection and 17 undetected. The lead gets into the water because the water can be aggressive on homes prior to 1986 or older. These homes could have lead service lines, lead joints or brass used as part of the formula. If the water sits in the lines, it will etch the lead out of those faucets. Saylor advised our water is not aggressive. Information with regard to lead in the water has been added to the City's website.

Fach questioned if the 36 percent water loss is national average. Saylor advised it is on the high end. Saylor stated his numbers and the billing numbers don't always jive. Last month was 6 million gallons and the month prior was 9 million gallons. If you look at a 12 month rolling average, the loss is about 26 percent. The number is coming down. We run a leak survey once per year.

Lincoln questioned if it would be feasible to participate with the County and purchase the equipment. Saylor advised the problem would be trying to find the time to operate it. When the outside firm comes in they spend 3-5 days working on it. Their charge is approximately \$2,500. The equipment is in the \$60,000-\$70,000 range.

**16C-0052 – FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN AMENDMENT TO AN ANNEXATION AGREEMENT PREVIOUSLY ENTERED INTO FOR A 33-ACRE SUBDIVISION AT THE INTERSECTION OF US ROUTE 20 AND POWDER HOUSE HILL ROAD IN GALENA**

This item died for lack of a motion.

**16C-0053 – DISCUSSION AND POSSIBLE ACTION ON THE PRELIMINARY PLAT FOR THE GATEWAY PARK SUBDIVISION (FORMERLY KNOWN AS THE SULLIVAN SUBDIVISION)**

Alderman Hahn recused himself from action on this item.

**Motion:** Lincoln moved, seconded by Bernstein, to approve the Preliminary Plat for the Gateway Park Subdivision formerly known as the Sullivan Subdivision.

**Discussion:** The plat will subdivide this parcel into 6 commercial lots.

Lincoln voiced concern with the private road. He isn't aware of any other instance that we have had that would be similar. If this is the case, the city would not be responsible for maintenance and snow plowing of the private road.

All six lots will be zoned planned commercial. Fach questioned if this was simply agreeing to subdivide the lot. He questioned if the concerns raised by Pluym have been addressed.

Nack advised he doesn't know if what is being presented completely meets the requirements of the preliminary plat. It only shows the layout. By approving the preliminary plat, the applicants will go forward and complete the final plat. Looking at the preliminary plat we don't know if all of the infrastructure has been addressed.

Bernstein questioned if they are in a position to approve. Nack advised typically the preliminary plant lays out everything, including infrastructure. That is not shown on this plat.

Matt Oldenburg, Zoning Administrator, advised the preliminary plat shows the breakdown of the lots, parcels and rows. Tonight's request is to go ahead and divide the parcel so they can sell. Any future development would need to go through proper zoning for site plan on the actual lot. Curb and gutter and street issues are addressed in the PUD.

**Roll Call:** AYES: Bernstein, Fach, Kieffer, Lincoln, Westemeier, Renner  
NAYS: None

The motion carried.

**16C-0054 – DISCUSSION AND POSSIBLE ACTION ON A LETTER OF INTENT REGARDING A UNIFIED DESTINATION MARKETING ORGANIZATION FOR JO DAVIESS COUNTY**

**Motion:** Lincoln moved, seconded by Westemeier, to approve the letter of intent regarding a Unified Destination Marketing Organization for Jo Daviess County.

**Discussion:** Lincoln advised the committee of 3 council members and 3 county board members met about six times. They talked over the issues and agreed to stick to the singular voice plan. This will be an agreement that we agree to enter into a unified destination marketing organization with the County and townships. All in all Lincoln feels it will be great for the City and great for Jo Daviess County.

Renner thanked the committee for their work, Mr. Hamilton for his input and all for a great job. While there is still a ways to go, this is a great start.

**Roll Call:** AYES: Fach, Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Renner  
NAYS: None

The motion carried.

**16C-0055 – DISCUSSION AND POSSIBLE ACTION ON RENEWAL OF CONTRACT WITH VISITGALENA.ORG FOR DESTINATION MARKETING SERVICES**

**Motion:** Lincoln moved, seconded by Bernstein, to approve the renewal of a contract with VisitGalena.org for Destination Marketing Services.

**Discussion:** Lincoln advised while things are moving along, they don't want to disrupt any services. They would prefer to keep business going as it has been until a final agreement has been reached. The City can choose to opt out when this happens.

Moran advised there is no early termination clause in the contract.

**Roll Call:** AYES: Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner  
NAYS: None

The motion carried.

**16C-0056 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY PRAIRIE RIDGE OF GALENA FOR A BUILDING PERMIF FEE REDUCTION FOR THE PLANNED SENIOR HOUSING PROJECT**

Hahn recused himself from action on this item.

This item died due to lack of a motion.

**16C-0057 – DISCUSSION AND POSSIBLE ACTION ON 5-YEAR STREET PROGRAM FOR THE CAPITAL IMPROVEMENT PLAN**

**Motion:** Fach moved, seconded by Bernstein, to approve the 5-year street program for the Capital Improvement Plan.

**Discussion:** Hahn stated he likes the plan and hopes to see us do more and get better as we go on. Westemeier is thrilled about all that is going to be done within the next 5 years. He questioned if Elk between Division and Hill Street could be added as it isn't going to last five years.

Fach brought up West Street. He was advised part of West Street may be improved by the state with the Highway 20 project.

**Roll Call:** AYES: Kieffer, Lincoln, Westemeier, Bernstein, Fach, Hahn, Renner  
NAYS: None

The motion carried.

**16C-0058 – FIRST READING OF AN ORDINANCE AUTHORIZING THE FIRST ADDENDUM TO THE MUTUAL AID BOX ALARM SYSTEM MASTER AGREEMENT**

**Motion:** Kieffer moved, seconded by Hahn, to approve the first reading, waive the second reading, of an ordinance authorizing the first addendum to the Mutual Aid Box Alarm System Master Agreement.

**Discussion:** The agreement will be in force upon approval.

**Roll Call:** AYES: Lincoln, Westemeier, Bernstein, Fach, Hahn, Kieffer, Renner  
NAYS: None

The motion carried.

**16C-0059 – WARRANTS**

**Motion:** Fach moved, seconded by Lincoln, to approve the Warrants as presented, 16C-0059.

**Discussion:** None.

**Roll Call:** AYES: Westemeier, Bernstein, Fach, Hahn, Lincoln, Renner  
NAYS: None  
ABSTAIN: Kieffer

The motion carried.

**16C-0060 – ALDERPERSONS' COMMENTS**

**Body Cameras** – Fach questioned if we have a policy in place which defines and explains how, when and who gets to watch the tapes. Nack advised there is a policy in place which deals with everything.

**Thank you** – Fach thanked all for their work on the Unified Destination Marketing Committee. He hopes the County board looks at this as a great opportunity to get this done.

**Gear Street Foundation** – Lincoln questioned if anything was being done with the foundation on Gear Street. The back looks like it is falling in. Steps need to be taken to get this taken care of.

**Mutual Aid Agreement** – Lincoln stated the Mutual Aid Agreement got him to thinking. Last Monday night they had a representative from the Canadian National Railroad to a training. They went on and on how well Galena handled the recent derailment.

**Unified Destination Marketing** – Lincoln thanked the city and the county for the great effort in bringing the organizations back together. Hopefully this is it and we can move forward.

**Thank you** – Lincoln thanked Jim Rigdon, Mark Moran and staff for the Capital Improvement Plan. People can see how we spend the money from the tax on streets. He is hopeful it will continue on every year.

**Thank you** – Bernstein thanked American Water for their help in pulling together the information with regard to lead in the water for the website.

**Thank you** – Bernstein thanked the Unified Destination Marketing Committee for their hard work to bring the two organizations together. It has been a long time in coming and she is pleased.

**Jail Hill Inn** – Bernstein advised she went to the Jail Hill Inn open house. It is a great facility and it was wonderful to see someone take an old historic building and turn it into something that is beautiful and a real asset to the town.

#### **16C-0061 – CITY ADMINISTRATOR’S REPORT**

**Thank you** – Moran thanked Jeff Saylor for the water report. In addition to the information that is included on the City’s home page, there is also a utilities page which shows the Consumer Confidence Report. Any citizen can take a look at the detailed information any time.

**Gear Street Foundation** – Moran advised Jonathan Miller has been working on that since his first day on the job. There has been a lot of interaction. The owner has cleaned out the foundation and is getting ready to get it on the market with the idea that a new owner will remove it. An active enforcement project has been on going.

#### **16C-0062 – MAYOR’S REPORT**

Mayor Renner thanked the committees for doing a fine job. He thanked Jeff Saylor from American Water for his report and wished the girls basketball team success in regionals.

#### **16C-0063 - ADJOURNMENT**

**Motion:** Kieffer moved, seconded by Fach, to adjourn.

**Discussion:** None.

**Roll Call:** AYES: Hahn, Kieffer, Lincoln, Westemeier, Bernstein, Fach, Renner  
NAYS: None

The motion carried.

The meeting adjourned at 7:29 p.m.

Respectfully submitted,



Mary Beth Hyde

Regular Board Meeting

08 February 2016

City Clerk