

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 13 JUNE 2016**

**16C-0224 – 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 13 June 2016.

**16C-0225 – ROLL CALL**

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

**16C-0226 – ESTABLISHMENT OF QUORUM**

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

**16C-0227– PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**16C-0228 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** – The next meeting will be held on July 7, 2016 at 8:30 a.m. at Turner Hall. The 10<sup>th</sup> annual Hunter Fuerste concert will be held this weekend.

**Destination Marketing Organization** – A joint meeting was held. They discussed the events that have taken place over the past two months. The next meeting is scheduled for July 5<sup>th</sup>. Applications for the new CEO are due back Wednesday. The group will get together to review the applications. The service agreement and bylaws have been given to legal counsel for their review.

**16C-0228 – PUBLIC COMMENTS**

**Paul Brashaw** – Brashaw spoke with regard to the Gateway Park Subdivision. Brashaw advised he has talked to Tom Golden who did the soil borings. The concern for septic systems is a non-issue. The soils are more than adequate to accept a septic system. They did soil borings on all six lots five feet deep and didn't encounter rock. They have done their due diligence in addressing some of the things the City was concerned about. At this time, it would be cost prohibitive to do the sewer. Brashaw stated if the City could bring it to the property line they could maybe look at doing something. Brashaw noted Gateway Park is on a septic system. Their proposal is to provide a septic system to serve six lots. The road grades are more than adequate serving the subdivision.

**Alex Phillips** – Phillips noted with septic systems, they must be pumped out. Companies are under stringent requirements as to where that goes. They will insure that it goes to the proper place. Once the first lot is sold, they would be willing to either have a bond or line of credit that will build the roads within 18 months. Phillips stated they have put a lot of effort into this project and have provided detailed plans showing materials for road, water and their desire to have a septic in place.

**Dan McCarthy, Galena Jo Daviess County Historical Society** – McCarthy spoke in regard to the "Heroes for History" stair run/walk to be held September 10, 2016 and urged the Council to approve their request.

**Denise Hird** – Hird also spoke with regard to the “Heroes for History” stair run/walk and thanked the Council for their consideration.

**Jane Holland 626 Ridge Street** – Holland advised she was present should the Council have any questions with regard to the item on the agenda for a dog park.

**Chris Curran, resident and business owner** – Curran wanted to make the Council aware of an organization called the Hope Foundation. The Hope Foundation was established in 2002 by the Jo Daviess County Workshop. The foundation gives assistance to families with disabilities in Jo Daviess County. They provided more than \$50,000 in grants in Jo Daviess County. Curran asked the Council to keep the foundation in mind when helping residents in the local area with disabilities.

### **LIQUOR COMMISSION**

**Motion:** Lincoln moved, seconded by Westemeier, to adjourn as the City Council and reconvene as the Liquor Commission.

**Discussion:** None.

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

The motion carried.

### **16C-0230 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR A CLASS D LIQUOR LICENSE BY KENG GAO AND MI LI, DBA LITTLE TOKYO, 300 NORTH MAIN STREET**

**Motion:** Westemeier moved, seconded by Kieffer, to approve the request for a Class D Liquor License by Keng Gao and Mi Li, DBA Little Tokyo, 300 North Main Street, 16C-0230.

**Discussion:** None.

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

The motion carried.

### **16C-0231 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR CLASS D CORPORATION LIQUOR LICENSE MANAGER BY KENG GAO, DBA LITTLE TOKYO, 300 NORTH MAIN STREET**

**Motion:** Westemeier moved, seconded by Kieffer, to approve the request for a Class D Corporation Manager Liquor License by Keng Gao, DBA Little Tokyo, 300 North Main Street, 16C-0231.

**Discussion:** None.

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

The motion carried.

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

**Discussion:** None.

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

The motion carried.

### **CONSENT AGENDA CA16-11**

**16C-0232 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MAY 23, 2016**

**16C-0233 – APPROVAL OF UNDERSTANDING BETWEEN THE CITY OF GALENA AND THE PUBLIC WORKS TEAMSTERS UNION REGARDING EMPLOYEE UNIFORM ALLOWANCE**

**16C-0234 – APPROVAL OF A FUNDRAISING EVENT PERMIT FOR THE CROSSFIT ROW RAISER, 6:30 A.M. TO 2:30 P.M., JULY 9, 2016 AT DEPOT PARK**

**16C-0235 – APPROVAL OF PURCHASE OF 2017 FORD EXPLORER BY POLICE DEPARTMENT**

**16C-0236 – APPROVAL OF CONTRACT WITH WHITE CONSTRUCTION, INC. FOR POLICE DEPARTMENT PORCH REPAIR**

**16C-0237 – APPROVAL OF CONTRACT WITH WELU PAINTING FOR POLICE DEPARTMENT PORCH PAINTING**

**Motion:** Kieffer moved, seconded by Westemeier, to approve Consent Agenda CA16-11 as presented.

**Discussion:** None.

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

The motion carried.

### **UNFINISHED BUSINESS**

**16C-0215 – FIRST READING OF AN ORDINANCE TO EXECUTE THE FIRST ADDENDUM TO THE ANNEXATION AGREEMENT FOR THE GATEWAY PARK SUBDIVISION (FORMERLY KNOWN AS THE SULLIVAN SUBDIVISION) ON POWDER HOUSE HILL ROAD**

**Motion:** Lincoln moved, seconded by Westemeier, to approve the first addendum to the Annexation Agreement for the Gateway Park Subdivision (formerly known as the Sullivan Subdivision) on Powder House Hill Road, 16C-0215.

**Discussion:** Lincoln stated he would have liked to have had the sewer extended to the area; however, he feels if the City is going to have the public bathrooms on septic up there then the property owners should be allowed to do so as well. If more businesses come in, Lincoln recommended looking at it at that time to see if it would be more feasible.

Westemeier feels they would never recoup the \$200,00 they would have to put into it. The City can't turn businesses down. It is his hopes that later on more businesses will go in up there and it will be large enough to put it in then.

Bernstein felt initially this was a very reasonable request; however, she thinks the City would be going backwards by approving it. In the Comprehensive Plan, there is a recommendation to modify the current subdivision ordinance that all new subdivisions hook to sanitary and water regardless of distance. This was a concern ten years ago. The second consideration is the City has spent a lot of money to get the residences on Rives Street off septic. This would all be a wash if the City were to allow six septic systems to be installed. Bernstein noted septic systems must be maintained. She questioned what assurances the City would have that the owner will maintain them properly. Bernstein was opposed to allowing the septic systems.

Kieffer stated all of the ground test have been completed and the project is ready to go. He sees no reason to stop this development.

Fach was opposed as this would be going backwards. The agreement was if they build up there they would be required to put the sewer in. That agreement was signed five years ago. Fach noted a lot of city's have impact fees to cover damage that is done when a development goes in and to cover costs the city has to pay. He prefers to look at this as somewhat of an impact fee. Galena doesn't have an impact fee. The only thing required for a development is the installation of streets, sidewalks and street lighting.

Renner agreed to both sides. The Comprehensive Plan is a guideline. He would someday like to see the sewer extended up Powder House Hill Road.

**Roll Call:** AYES: Hahn, Kieffer, Lincoln, Westemeier, Renner  
NAYS: Bernstein, Fach

The motion carried.

**16C-0216 – DISCUSSION AND POSSIBLE ACTION ON THE FINAL PLAT OF SUBDIVISION FOR THE GATEWAY PARK SUBDIVISION (FORMERLY KNOWN AS THE SULLIVAN SUBDIVISION)**

**Motion:** Kieffer moved, seconded by Lincoln, to approve the Final Plat of Subdivision for the Gateway Park Subdivision (formerly known as the Sullivan Subdivision).

**Discussion:** None.

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

The motion carried.

**NEW BUSINESS**

**16C-0238 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA DOG PARK COMMITTEE FOR APPROVAL TO CONDUCT FEASIBILITY STUDIES REGARDING FINANCIAL CONSIDERATIONS AND LOCATION OF THE FOLLOWING POTENTIAL SITES FOR A DOG PARK: 1. REC PARK; 2 AND 3: TWO AREAS IN SCENIC MEADOWS; 4. TURTLE POND**

A motion to approve was made and later withdrawn. Council discussed and agreed to postpone this item to the next meeting to allow them to take a look at the Scenic Meadows areas. The majority of Council stated they would not be in favor of locating a Dog Park in Rec Park.

**Motion:** Bernstein moved, seconded by Hahn, to postpone item 16C-0238 to the next meeting.

**16C-0239– DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM THE GALENA SCHOOL BOARD FOR ASSISTANCE WITH THE INSTALLATION OF A SEWER VALVE AT THE HIGH SCHOOL**

**Motion:** Westemeier moved, seconded by Hahn, to approve the request from the Galena School Board of Education for Assistance with the installation of a sewer valve at the high school.

**Discussion:** Hahn feels this is a city problem. He feels the City should be helping by taking the sewer off of that route and crossing it back into Bartell Blvd. The City has turned down the pumps and did a smoke test.

Bernstein is concerned about the immediate consequences. The problem was alleviated when the City slowed down the pumps. Some infiltration was also fixed which helped.

Renner felt the City needs to be careful or we could be putting in more than one valve. He urged the Council to look at it as a taxing entity. There were homes in the area that had back up and the City isn't assisting them. Lincoln agreed. He noted other residents called when their residences filled up. The City offered them no help. He was not in support of helping a taxing body. He feels the City needs to make sure we are doing all we can to eliminate the problem all together. The City's insurance company denied a claim submitted by a homeowner for the same thing.

Kieffer was in favor of holding off for a year and budgeting for the diversion next year to solve the whole problem.

Fach voiced concern if they start closing valves it could cause problems somewhere else down the line.

**Roll Call:** AYES: Fach  
NAYS: Lincoln, Westemeier, Bernstein, Hahn, Kieffer

The motion was denied.

**16C-0240– DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA HISTORICAL SOCIETY AND MUSEUM TO CONDUCT THE FIRST ANNUAL “HEROES FOR HISTORY” STAIR RUN/WALK ON SEPTEMBER 10, 2016**

**Motion:** Kieffer moved, seconded by Westemeier, to approve the request by the Galena Historical Society and Museum to conduct the first annual “Heroes for History” stair run/walk on September 10, 2016.

**Discussion:** None.

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

The motion carried.

**16C-0241– DISCUSSION AND POSSIBLE ACTION ON THE SELECTION OF CONTRACTORS FOR 2016 INFRASTRUCTURE REPAIR AND CONSTRUCTION**

UNIT PRICES FOR 2016						
Item	Unit	Quantity	Louie's Trenching		Jackson Concrete	
			Unit Cost	Quantity	Unit Cost	Quantity
Remove and replace sidewalk 5 inch thick	SF	100	10.5	1050	10	1000
Remove and replace 5 inch thick exposed aggregate sidewalk	SF	50	13.5	675	13	650
Install sidewalk 5 inch thick	SF	50	9	450	9	450
Install curb and gutter, 24 inches wide, 6 inch high	SF	50	33	1650	29	1450
Remove and replace curb and gutter, 24 inches wide	LF	50	40	2000	35	1750
Remove and replace 9 inch thick concrete street, including epoxy coated dowels at 24 inch centres	SF	100	33	3300	38	3800

**Motion:** Fach moved, seconded by Kieffer, to approve Jackson Concrete for sidewalk and curb/gutter repair and Louie's Trenching Service for street replacement.

**Discussion:** This is for miscellaneous work that comes up throughout the year.

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

The motion carried.

**16C-0242– DISCUSSION AND POSSIBLE ACTION ON INITIATING A ZONING TEXT AMENDMENT APPLICATION TO REGULATE AIRBNB**

**Motion:** Lincoln moved, seconded by Hahn, to direct staff to research and collect information on private property overnight rentals.

**Discussion:** Matt Oldenburg, Zoning Administrator, stated with the advent of technology, vacation rentals by owner or Airbnb has become easier for society to do their travel and book rooms. It has become a situation where property owners are taking advantage of this and putting their properties up for rent. In the past year or so he has been finding people trying to do this in Galena. This violates the Zoning Ordinance. Oldenburg feels it might be worth taking a look at the possibility of having a discussion about vacation rentals in the city limits. He recommended a focus group including residents, business owners and bed and breakfast owners to get their thoughts if we want to open up to allow vacation rentals and the regulation that would come with that.

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

The motion carried.

**16C-0243 – WARRANTS**

**Motion:** Kieffer moved, seconded by Lincoln, to approve the Warrants as presented, 16C-0243.

**Discussion:** None.

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

The motion carried.

#### **16C-0244 – ALDERPERSONS’ COMMENTS**

**Gateway Park Subdivision** – Fach feels the Council made a major mistake on this item tonight.

**Sewer Issue** – Hahn stated he was sorry to have to vote no to the request for help with the sewer problem at the school. He feels it would pose more of a problem than it would solve. He concurs with waiting and doing it properly next year.

**Dog Park** – Bernstein stated while she was walking her dog she encountered a couple with a dog. They discussed the possibility of a dog park. She is hopeful we will have a dog park. It will be a nice addition to the community.

**Green Lodging Program** – Bernstein announced the program was launched on Friday. She is happy to report they have already received three applications that would like to be included in the program.

#### **16C-0245 – CITY ADMINISTRATOR’S REPORT**

**Solar Installation** – The installation of the solar panels is expected to start this week. The system should be up and running by the end of the month.

**Code Red** – Moran thanked the public for their patience and cooperation with the new Code Red system. A test was done last Thursday to calibrate the system. The County system should be activating sometime within in the next 30 days.

**Eagle Scout Projects** – Moran thanked the Eagle Scouts for getting their projects started. Riley Moser will be building a kiosk at the head of the bike trail and Shawn Harkness will be installing brick in the median on Broadway. Shawn has stacked bricks at the landfill to use for the project.

#### **16C-0246 – MAYOR’S REPORT**

**Farmers Market** – The ribbon cutting was held this weekend. It was a great event with good vendors. They will be hosting another in July and one in August. Mayor Renner encouraged all to stop down.

**Fire Department Expo** – Mayor Renner thanked those involved with the Expo in Galena Square. It was a great day and well done.

#### **16C-0247 - ADJOURNMENT**

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

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:41 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, MMC  
City Clerk