

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 14 AUGUST 2017

17C-0311 – 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 14 August 2017.

17C-0312 – ROLL CALL

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

17C-0313 – ESTABLISHMENT OF QUORUM

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

17C-0314– PLEDGE OF ALLEGIANCE

The Pledge was recited.

17C-0315 - REPORTS OF STANDING COMMITTEE

No reports.

17C-0316 – PUBLIC COMMENTS

No comments.

CONSENT AGENDA CA17-15

17C-0317 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 24, 2017

17C-0318 – APPROVAL OF A REQUEST BY GALENA ROTARY TO HOST A DOG COSTUME, TRICK, AND WALK EVENT, OCTOBER 28, 2017, AT RECREATION PARK AND ON THE GALENA RIVER TRAIL

17C-0319 – ACCEPTANCE OF MAY AND JUNE 2017 FINANCIAL REPORTS

17C-0320 – APPROVAL OF THE RE-APPOINTMENT OF ED BOCHNIAK AND BILL NYBO TO THE ZONING BOARD OF APPEALS FOR TERMS ENDING JULY 31, 2022

17C-0321 – APPROVAL OF BUDGET AMENDMENT BA18-05 FOR LIABILITY INSURANCE PAYMENT AND TREE REMOVAL, AND GRANT PARK DONATION

Motion: Hahn moved, seconded by Kieffer, to approve Consent Agenda CA17-15.

Discussion: None.

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

The motion carried.

UNFINISHED BUSINESS

17C-0301 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT WITH COMMUNITY FUNDING AND PLANNING SERVICES FOR LOAN PREPARATION SERVICES FOR WATER SYSTEM IMPROVEMENTS

Motion: Fach moved, seconded by Bernstein, to approve a contract with Community Funding and Planning Services for loan preparation services for water system improvements, amended to include in the amount of \$13,500.

Discussion: None.

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

The motion carried.

Amended

Motion: Fach moved, seconded by Bernstein, to amend the motion to include in the amount of \$13,500.

Discussion: None.

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

The motion carried.

NEW BUSINESS

17C-0322 – DISCUSSION AND POSSIBLE ACTION ON AN APPEAL OF A DECISION BY THE HISTORIC PRESERVATION COMMISSION TO DENY AN APPLICATION BY CARLE AND ROBERT EGGER, 309 FRANKLIN STREET, TO PAINT THEIR HOUSE

Motion: Bernstein moved, seconded by Fach, to postpone item 17C-0322 indefinitely.

Discussion: None.

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

The motion carried.

17C-0323– REPORT BY THE GALENA DEER COMMITTEE

John Cox, Chairman of the 2015 Deer Committee gave a presentation on the committee's recommendations.

Cox gave the following highlights from the survey:

- The committee received over 600 responses to the survey.
- The committee, with the help of the GIS Department, mapped the responses to four of the questions.
 - Do you see deer in your immediate neighborhood? Almost the entire town indicated they see deer in their neighborhood.

- Do deer cause damage to landscaping, etc. on your property? Again, there was damage across the whole community and was not limited to any specific area.
- Are current levels of deer damage tolerable? The majority said the damage was tolerable. The majority of those who responded said they could handle the damage being caused by deer.
- Would you support the controlled safe culling of deer? A huge majority supported the culling.

The committee made the following recommendations:

- Do a helicopter count this winter if possible.
- Take steps to open Gateway Park and the property off Sproule Lane for hunting during the upcoming hunting season. The Committee recommends working with Bob Buman on how this could be accomplished with the use of controlled bow and arrow hunting. This would cost nothing other than staff time to make sure people are in the right places.
- The Committee advises the culling of deer is not a solution. It is a process. Culling one time does not eliminate the deer in the community. They will come back with babies and will come in from the outside. Once you start culling and get the herd down to a tolerable level, you have to keep culling each year. According to the survey, the community is open to some type of culling process.
- Cox advised he would continue to work with IDOT on the installation of warning signs coming down Spring Street. He noted this is not a typical 55 mile per hour zone. It is a lower speed zone and is inside the City Limits where you would not think there would be deer.

Mayor Renner thanked the committee for their hard work. They dove into it, got the facts out and made it clear for everyone to understand.

17C-0324– DISCUSSION AND POSSIBLE ACTION ON A REQUEST FOR A LICENSE BY TIM AND LAURA GAFFNEY, 912 FOURTH STREET, TO IMPROVE A STAIRWAY LOCATED IN THE RIGHT-OF-WAY

Motion: Westemeier moved, seconded by Hahn, to approve the request for a license to Tim and Laura Gaffney, 912 Fourth Street, to improve a stairway located in the right-of-way.

Discussion: None.

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

The motion carried.

17C-0325– DISCUSSION AND POSSIBLE ACTION ON BIDDING THE DEPOT HEATING VENTLATION AND AIR CONDITIONING PROJECT

The following options were presented:

1	Gas-fired split system HVAC (standard system)	\$ 35,000 (+/-)
2	Geo-Thermal Split System	\$100,000 (+/-)
3	Mini-split systems	\$ 50,000 (+/-) + Condensers
4	New boiler with split system	\$102,000 (+/-)

Motion: Fach moved, seconded by Hahn, to approve the depot Heating Ventilation and Air Condition Project using Option 1.

Discussion: Hahn noted he talked to some heating contractors and this is by far the best option.

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

The motion carried.

17C-0326– DISCUSSION AND POSSIBLE ACTION ON A LEASE FOR THE DEPOT WITH GREATER GALENA MARKETING, INC.

Motion: Lincoln moved, seconded by Kieffer, to approve the lease for the Depot with Greater Galena Marketing, Inc., amended to include recommended changes made by the City Attorney.

Discussion: Hahn stated he would like to see who is doing what on the revamping of the depot. He is opposed to the \$1 rent stating it is a prime location. He recommended \$500 per month for rent. Renner advised GGMI will be taking over the snow plowing, lawn care and landscaping and will be responsible for the first \$2,000 of maintenance.

Moran referred Hahn to page 66 of the packet, which shows a scope of what will be done. Moran advised a lot of this is the result of the water pipe freezing. GGMI will take care of bringing the building up to modern standards for offices.

Lincoln felt if the City were to charge \$500 per month then the City would need to take more of the responsibility.

Renner stated the GGMI gets their money from hotel/motel tax. He would prefer to see that money go towards marketing. The City has rented to the CVB and the Galena History Museum for years for \$1.

Fach questioned if this agreement is better defined than the one we had with the Chamber. Moran advised the Chamber was responsible for the first \$1,500 of maintenance. GGMI will be responsible for the first \$2,000 of maintenance. Under the Chamber agreement, the City was responsible for plowing and grass mowing. GGMI will be responsible for both of those items.

Moran stated Chris Hamilton estimates they will be spending approximately \$60,000 to get the building up to date.

Bernstein questioned who would be responsible for the last two items, storm windows and entry doors. Moran advised those are two more efficiency items. This year the City budgeted to insulate the attic. Staff had hoped to door storm windows but could not get that budgeted this year. GGMI is considering that as part of their work.

Bernstein stated she had no objections to renting to GGMI for \$1 for the year. They are putting money in up front. The Council can reevaluate next year. Fach agreed.

Westemeier reminded Council regardless of whether this building is rented; the City is going to have to put this money into this building. He was opposed to taking money from GGMI. Their purpose is marketing. The City has rented to the museum and VisitGalena for years at \$1 per year. He would prefer not to have them come back and ask for a 20-30 year lease.

Attorney Nack recommended the following changes:

- Name the City as additionally insured under the indemnity language.
- Make it a 1-year lease with the option to terminate with a 90-day notice.

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

The motion carried.

17C-0327– DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR MASONRY REPAIRS AT THE WATERWORKS BUILDING, 720 PARK AVENUE

The following bids were received:

Company	Company Location	Base Bid	Alternate Bid	TOTAL
Earl Thompson Masonry	Galena	\$15,325.39	\$4,590.00	\$19,915.39
Renaissance Restoration, Inc.	Galena	\$18,640.00	\$4,800.00	\$23,440.00
Otto Baum Company	Morton, IL	\$18,870.00	\$6,096.00	\$24,966.00
Bi-State Masonry	Rock Island, IL	\$19,700.00	\$6,720.00	\$26,420.00

Motion: Kieffer moved, seconded by Hahn, to approve the bid from Earl Thompson Masonry in the amount of \$19,915.39 for masonry repairs at the Waterworks Building at 720 Park Avenue.

Discussion: None.

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

The motion carried.

17C-0328 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR ROOFING OF THE WATERWORKS BUILDING, 720 PARK AVENUE

The following bids were received:

Company	Company Location	TOTAL
B & P Roofing	Galena	\$6,180.00
Beautiful Restorations	Galena	\$13,050.00
Montgomery Timmerman	Galena	\$16,180.00

Motion: Bernstein moved, seconded by Fach, to approve the bid from B & P Roofing in the amount of \$6,180 for roofing of the Waterworks Building at 720 Park Avenue.

Discussion: None.

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

The motion carried.

17C-0329 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR PAINTING OF THE WATERWORKS BUILDING, 720 PARK AVENUE

The following bids were received:

Company	Company Location	TOTAL
Klippert Painting	Apple River	\$8,640.00
Beautiful Restorations	Galena	\$11,850.00

Motion: Westemeier moved, seconded by Kieffer, to approve the bid from Klippert Painting in the amount of \$8,640 for painting of the Waterworks Building at 720 Park Avenue.

Discussion: None.

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

The motion carried.

17C-0330 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR THE 2017 STREET IMPROVEMENT PROGRAM

The following bid was received:

Contractor	Base Bid	Alternate Bid	Total Bid
Civil Constructors	\$139,546	\$62,244	\$205,790

In a memo to Council staff recommended the following items be completed:

- Base bid items – identified at a cost of \$139,546
- Alternate item – Poplar Street trench repair at a cost of \$6,846
- Alternate item – part of West Street (from McBreams to east end) at a cost of \$12,107
- Total cost for the above items is \$158,499 which leaves about \$10,000 to cover contingencies.

Motion: Hahn moved, seconded by Kieffer, to approve the bid for the Street Improvement Program with Civil Constructors in the amount of \$158,499.

Discussion: None.

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

The motion carried.

17C-0331 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR INSULATING THE FLY LOFT AT TURNER HALL

The following bid was received:

Contractor	Amount
Spahn and Rose Lumber Company	\$10,218.32

Motion: Hahn moved, seconded by Fach, to approve a contract with Spahn and Rose Lumber Company in the amount of \$10,218.32 for insulating of the fly loft at Turner Hall.

Discussion: None.

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

The motion carried.

17C-0332 – DISCUSSION AND POSSIBLE ACTION ON CONTINUING THE SUSPENSION OF GLASS RECYCLING IN THE CURBSIDE-RECYCLING PROGRAM

Motion: Lincoln moved, seconded by Westemeier, to continue the suspension of glass recycling in the Curbside Recycling Program.

Discussion: Lincoln noted, while he finds it disappointing, this is the best we can do until something comes up.

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

The motion carried.

17C-0333 – DISCUSSION AND POSSIBLE ACTION ON A PERMIT FOR AN IN-STREET PEDESTRIAN CROSSING ON US HIGHWAY 20 AT SOUTH PROSPECT STREET

Motion: Fach moved, seconded by Bernstein, to approve the purchase of a pedestrian crossing sign in the amount of \$380 for US Highway 20 at South Prospect Street.

Discussion: Fach recommended arranging for volunteers to put the sign up and take it down. Nack voiced concern with the liability of having volunteers putting something on the highway. Fach feels the City could require the volunteers sign a waiver.

Hahn stated, while he likes the idea in theory, he is concerned with having someone responsible for putting it out at 7:30 am and removing it at 7:30 pm. He recommended having the crosswalk re-stripped. There are already signs on both the East and West bound lanes.

Westemeier recommended waiting until the highway project is complete. He feels there is a good chance there will not be a crosswalk there. He questions what would happen with the sign in the event of a flood. He is concerned it could get washed into the lane of traffic and someone could hit it. He agreed with redoing the crossing and using the signs that are already there. Kieffer agreed.

Bernstein agrees the crosswalk should be repainted. She sees no problem with trying the sign and if it becomes problematic the City could pull it.

Lincoln stated he is against the sign. There is a crosswalk a block down the street. He would echo the concerns of the rest of the Council.

Renner sated he too is against it. He feels there should not be a cross walk there. There is a controlled crosswalk a half a block ahead.

Fach feels the signs are a reminder that the community cares for their people. It opens one's eyes that someone might be crossing.

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

The motion was denied.

17C-0334 – WARRANTS

Motion: Kieffer moved, seconded by Bernstein, to approve the Warrants as presented, 17C-0334.

Discussion: None.

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

The motion carried.

17C-0335 – ALDERPERSONS' COMMENTS

Meeker Street Steps – Kieffer stated he was asked why the steps from Meeker Street to High Street are no longer there. This citizen is concerned with people walking down Jail Hill. He was advised those steps were taken out in the 80's.

Grant Park Steps – Kieffer stated he also had a question why the steps next to the pavilion at Grant Park were gone.

Deer Committee – Hahn thanked the Deer Committee for their work on the deer study. They did a lot of work and did a good job. Fach agreed.

Comprehensive Plan – Fach thinks the Council should consider an update to the Comprehensive Plan. It is long overdue. For grant purposes, a lot of foundations like to know the City's Comprehensive Plan is current. Bernstein agreed.

Franklin Street – Lincoln commented it is nice to see action being taken on the house on Franklin Street with the collapsed roof.

Deer Committee – Westemeier thanked the Committee. It is now up to the City Council to move on it and make a decision so we do not waste another year figuring out what we are going to do.

Hickory Street – Westemeier noted Hickory Street from Spring Street to Green Street is bad. If there is any extra money in the street program, he recommends adding it.

17C-0336 – CITY ADMINISTRATOR'S REPORT

Grant Park Steps – Moran advised the steps next to the pavilion have been removed in order to discourage people from crossing the railroad tracks. The City had been contacted by the Department of Transportation with regard to people crossing the tracks. There are still steps on the other side of the pavilion.

Basket Ball Goals – Moran advised East Galena Township wrote a check for \$5,000 for new basketball goals in Grant Park. He thanked them for their donation.

Grant Park – Moran reported the Galena Foundation has given over \$72,000 in three installments since last September for Grant Park projects. They have paid for all projects that have taken place since September 2015. The pavilion is almost complete. The last project is to update the picnic tables. Public works is currently doing repairs and the Key Club will be coming in to paint them as a volunteer project.

17C-0337 – MAYOR'S REPORT

Deer Committee - Mayor Renner thanked the Deer Committee and added he has a complaint about turkeys.

Pool - The pool closed yesterday. It was a good year and Council will receive a report next month.

Emergency Adhoc Committee – They have a couple of plans. The County will appoint a standing committee of EMS and Fire Chiefs to keep abreast of new things.

17C-0338 - ADJOURNMENT

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

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:20 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