

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 11 DECEMBER 2017

17C-0482 – 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 11 December 2017.

17C-0483 – ROLL CALL

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

17C-0484 – ESTABLISHMENT OF QUORUM

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

17C-0485– PLEDGE OF ALLEGIANCE

The Pledge was recited.

17C-0486 - REPORTS OF STANDING COMMITTEE

Turner Hall Committee – Next meeting will be held Thursday, December 14, 2017, 8:30 a.m. at Turner Hall. At 11:00 a.m. the check from the Joe Miller Trust Fund, in the amount of \$32,384.79, will be presented as part of the continuing agreement.

17C-0487 – PUBLIC COMMENT

James Wirth, 121 S. High Street – Wirth requested contracts for the depot be deferred to the next meeting. He advised an architect in Springfield is currently reviewing the proposal. With minor modifications they feel the depot could be used for multiple purposes.

CONSENT AGENDA CA17-23

17C-0488 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF NOVEMBER 27, 2017

17C-0489 – APPROVAL OF A REQUEST BY THE GALENA KIWANIS CLUB TO HOST THE FIRST ANNUAL GALENA KIWANIS RIVER TRAIL RUN ON THE GALENA RIVER TRAIL, MAY 19, 2018

17C-0490 – ACCEPTANCE OF OCTOBER 2017 FINANCIAL REPORT

17C-0491 – CHANGE ORDER #1 FOR THE EXTERIOR BRICK MASONRY REPAIR PROJECT AT TURNER HALL

Motion: Hahn moved, seconded by Kieffer, to approve Consent Agenda, CA17-23.

Discussion: None.

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

The motion carried.

UNFINISHED BUSINESS

17C-0470 – UPDATE ON GALENA RIVER WATERSHED-BASED PLANNING PROJECT

Beth Baranski updated the Council on the Galena River Watershed-Based Planning Project. The committee has been meeting monthly to go through background information. They are beginning to put things together for the actual plan. A soil and water inventory has been completed. Baranski presented copies to the council. A meeting will be held on February 8th for all local governments. The meeting will focus on projects and shared conversation of the role local governments can play. Baranski invited Council to attend. The meeting will be held at City Hall at 6:30 p.m.

A meeting will be held on January 11th for land owners. A farmer led group has been started.

Water sampling was done in August and will be done again in the spring. Initially the purpose was to look for nitrates, chemical fertilizers and animal waste. No chemical fertilizer or animal waste was found. There was definitely a human component. They looked for pharmaceuticals and personal care products. Medications were found. Likely in the spring we will see things washed off of the land surface.

NEW BUSINESS**17C-0492 – QUARTERLY PRESENTATION BY GREATER GALENA MARKETING INITIATIVE**

Chris Hamilton gave the quarterly presentation on the Greater Galena Marketing Initiative.

- Room nights are up 2,019 more rooms this year as compared to the same period last year.
- The property has been acquired to link the Galena Trail to the Grand River Trail.
- Hamilton presented copies of the Corridor Conceptual Plan.
- The new Sales Director has hit the ground running. He is already securing group business.

17C-0493 – DISCUSSION AND POSSIBLE ACTION ON CLARIFICATION OF PREREQUISITES FOR THE ISSUANCE OF A BUILDING PERMIT FOR GRACE EPISCOPAL CHURCH ADDITION PROJECT

Motion: Bernstein moved, seconded by Fach to clarify the prerequisites for the issuance of a building permit for Grace Episcopal Church Addition Project as follows: The Geotechnical Study was intended to include a slope stability study.

Discussion: Bernstein stated she listened to the recordings for the meeting of June 27th and July 25th. On June 27 when this was first put before the council, the recommendation from the Zoning Board was to require a Geotechnical Study. At the meeting four more requirements were added. Bernstein stated during discussions she had said we should add a slope stability survey. Another Council member advised it would be included in the Geotechnical Study.

On July 25th it was brought back to clarify that these prerequisites had to be met prior to the issuance of a building permit. In reiterating those five prerequisites, Bernstein advised under item 1 she reiterated a geotechnical study including a slope stability survey. At that time a slope stability study was added to the Geo Technical Study.

Hahn stated he didn't recall a slope stability study being included. A Geotechnical Study has been done and a Geotechnical Engineer will be on site at all times. Hahn feels the best thing is to have a Geotechnical Engineer on site and available when digging. Test holes were dug and all they found was hard rock.

Renner stated his understanding was that the slope study was going to be determined by the Geotechnical Engineer. If they felt it was needed, they would have done one.

Bernstein stated the issue on the table is to clarify what the council intended here. To her it is clear that a slope stability didn't need to be specified as it was clear it was to be a part of the Geotechnical Survey.

Renner questioned what area would be surveyed. Bernstein couldn't answer that; however, she noted people came to the Council with concerns about safety of the project. One concern being is the hill going to collapse? Is it stable? Council addressed several other concerns with the prerequisites. The stability of the hill was the prime concern and that was the reason the council tried to address it.

Council questioned if, during construction, the back wall behind the church would be dug into or removed in any way. Matt Oldenburg advised the plain of the back wall of the addition is in line with the plain of the back wall of the existing church. They do not plan to excavate into that area beyond the plain.

Bernstein feels it was the intention to include the slope stability study in the geotechnical study.

Fach questioned if the engineers report recommended a slope study. Matt Oldenburg advised the report didn't say a slope stability study was needed. If they would have found it was needed, they would have called it out as a concern to be further studied. They did not do that. In the comments, they made a comment that the contractor needs to take measures to protect the slope stability where they are working. This is an OSHA regulation to insure you are protecting your workers. He also called out the Geotechnical Engineer needs to be on site during the entire excavation. He would be observing while they were excavating and if earth retention systems need to be put in place, he would call that out at that time.

Hahn stated he feels the TSC Report of September 8, 2017 does the justice. He can't see spending thousands of dollars more. They will have an engineer on site watching what is being done.

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

The motion was denied.

17C-0494 – DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF CONTRACTS FOR THE DEPOT RENOVATION PROJECT

Table 1. Depot Renovation: Summary of Low Quotes by Project Component

Project Component	Company	Company Location	TOTAL
Plumbing	Elite Plumbing	Galena	\$20,381.00
Electric	Earl Thompson Masonry/Tim Bloom	Galena	\$13,000.00
General Construction	White Construction	Galena	\$13,800.00
Interior Painting	Beautiful Restorations	Galena	\$8,475.00
Flooring	Knautz Flooring	Galena	\$10,527.10
Attic Insulation	Spahn & Rose, White Construction	Dubuque/Galena	\$13,959.00
Storm Windows	Adams Architectural, White Const.	Dubuque/Galena	\$12,845.19
Interior Light Fixtures	Heritage Lighting	Dubuque	\$4,556.00
Window Coverings	Vignette's	Galena	\$27,275.00
Voice and Data Cabling	BTS	Dubuque	\$15,225.00
Phone System	BTS	Dubuque	\$8,991.94

Smoke, Fire, Security Systems	Security Products of Dubuque	Dubuque	\$4,982.81
Audio Visual	Willis Computer Solutions	Galena	\$7,360.13
		TOTAL	\$161,378.17

Motion: Kieffer moved, seconded by Fach, to accept the bids in Table 1 in the amount of \$161,378.17 and the following conditions as listed on page 23 of the packet:

- Approve the 13 contracts listed in this report totaling \$161,378.17.
- Waive competitive bidding and accept the request for quotes process for those contracts that exceed \$10,000.
- Waive competitive bidding on the specialty trade contracts, including lighting supply, phone and data cabling, phone system, smoke, fire and security system, and audio-visual system.
- Authorize administrative approval of change orders not to exceed \$2,500 individually or \$15,000 total.
- Do not execute the 13 contracts until written confirmation is received from GGMI that the organization will reimburse the City for \$147,419.17 for contract costs, plus costs for change orders as required.
- Payment from GGMI to the City of Galena should be made following the completion of each contract and not more than 30 days after invoicing from the City.

Discussion: None.

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

The motion carried.

17C-0495 – FIRST READING OF AN ORDINANCE AMENDING CHAPTER 78: SCHEDULE I “SPEED RESTRICTIONS” TO LOWER THE SPEED LIMIT ON MAIN STREET

Motion: Fach moved, seconded by Hahn, to approve the first reading of an Ordinance amending Chapter 78: Schedule I “Speed Restrictions” to lower the speed limit from 20-15 mph on Main Street from Water Street to Meeker Street.

Discussion: Council discussed and the majority didn’t feel the speed limit is a problem.

Renner stated he would like to see speed limit signs posted on Main and Commerce Streets so people are aware of the speed limit.

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

ABSENT: Hahn

The motion was denied.

17C-0496 – FIRST READING OF AN ORDINANCE ADOPTING A POLICY PROHIBITING SEXUAL HARASSMENT FOR THE CITY OF GALENA

Motion: Hahn moved, seconded by Bernstein, to approve the first reading of an Ordinance adopting a policy prohibiting sexual harassment for the City of Galena.

Discussion: None.

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

The motion carried.

17C-0497 – SECOND READING AND POSSIBLE APPROVAL OF THE 2017 TAX LEVY ORDINANCE FOR TAXES TO BE COLLECTED IN 2018

Motion: Hahn moved, seconded by Lincoln, to approve the second reading of the 2017 Tax Levy Ordinance for taxes to be collected in 2018.

Discussion: None.

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

The motion carried.

17C-0498 – WARRANTS

Motion: Kieffer moved, seconded by Lincoln, to approve the Warrants as presented, 17C-0498.

Discussion: Bernstein questioned what the bill to Tri-State Apparel for Recycle Magnets was for. Moran advised that was for the printing of the recycling magnets distributed to citizens.

Bernstein stated she also noticed the Police Department electric bill is still considerably higher. She questioned if there has been any decisions about zoning areas so they can be turned off. Moran advised preliminary numbers were developed which made it questionable if it would provide a cost savings, as the lights are already high efficiency.

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

The motion carried.

17C-0499 – ALDERPERSONS' COMMENTS

Thank you – Lincoln gave kudos to everyone involved with the luminaria and living windows. It was a great event with lots of people downtown. A great tradition!

17C-0500 – CITY ADMINISTRATOR'S REPORT

Gear Street – The bids are out for Gear Street. They are due back January 16th. The plans and specs are on the city's website. Moran thanked Andy Lewis for his help in getting the bids out.

Next Meeting – Moran advised the next meeting will be held Tuesday, December 26th and not Monday as listed on the calendar.

17C-04501 – MAYOR’S REPORT

Mayor Renner thanked everyone for both Fire in the Sky and Luminaria weekends. The town was packed. He was happy to see Alderman Hahn up and about with the use of a cane and wished all “Happy Holidays”.

17C-0502 – MOTION FOR EXECUTIVE SESSION

Motion: Lincoln moved, seconded by Kieffer, 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, Hahn, Kieffer, Lincoln, Westemeier, Renner
NAYS: None

The motion carried.

The meeting recessed at 7:27 p.m.

The meeting reconvened at 7:34 p.m.

17C-0503 – DISCUSSION AND POSSIBLE ACTION ON HIRING TO FILL THE POSITION OF PUBLIC WORKS LABORER

Motion: Lincoln moved, seconded by Kieffer, to approve the recommendation of the Public Works Director to hire Matthew Wiene for the Public Works Department at an hourly rate of \$18.70 per hour with a start date of January 2, 2018.

Discussion: None.

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

The motion carried.

17C-0504 - ADJOURNMENT

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

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:35 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mary Beth Hyde". The signature is written in a cursive style with a large, looping initial "M".

Mary Beth Hyde
City Clerk