

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 26 DECEMBER 2017**

**17C-0505 – 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 26 December 2017.

**17C-0506 – ROLL CALL**

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

**17C-0507 – ESTABLISHMENT OF QUORUM**

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

**17C-0508– PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**17C-0509 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** – A meeting was held on the 14<sup>th</sup>. The floor will be redone beginning on January 3<sup>rd</sup>. The dark wood pieces will be removed and replaced with boards that match and the warping will be removed. They will sand and refinish the entire floor. This will take approximately 3 weeks.

The Whiskey Weekend event will be held in Turner Hall the last weekend in January. The next meeting is scheduled for the first Thursday in February at 8:30 a.m.

**17C-0510 – PUBLIC COMMENT**

None.

**CONSENT AGENDA CA17-24**

**17C-0511 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 11, 2017**

**17C-0512 – APPROVAL OF AGREEMENT WITH JO DAVIESS COUNTRY FAIR CHARITIES FOR USE OF GRANT PARK FOR THE 2018 COUNTRY FAIR, OCTOBER 4-7, 2018**

**Motion:** Hahn moved, seconded by Bernstein, to approve Consent Agenda, CA17-24.

**Discussion:** None.

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

The motion carried.

**NEW BUSINESS**

**17C-0513 – DISCUSSION AND POSSIBLE ACTION ON FIRST AMENDMENT TO LEASE OF WATERWORKS BUILDING**

**Motion:** Bernstein moved, seconded by Fach, to approve the first amendment to the lease of the Waterworks Building.

**Discussion:** Hahn stated he understands a lease was entered into and it has terms. The County went ahead and fixed the buildings, therefore, he feels the City should give them the contract. He is not in favor of extending it on forever at \$1 per month.

Westemeier stated he doesn't like long term agreements. He feels the City should offer to let the County purchase the building.

Bernstein felt the amendment was to an agreement already in place and approval would not extend it. It would be done in 2025. She too was not in favor of 30 year leases.

Lincoln questioned since the agreement was originally with the CVB and they are no longer operable, could it be terminated. He stated if this agreement were executed, he would like to determine at the end what to do with the building.

Nack clarified they are requesting to continue out the length of the original lease. They are not requesting to extend it beyond that.

Moran advised the building will not be used for office use. They are requesting to use it for storage only.

Nack recommended a motion to approve the amendment clarifying that at the end of the term there would be no automatic renewal. The lease would be subject to renegotiation at that time. He also recommended clarifying going forward the use is for paper storage only through 2025. The City also expects the building to be in the same or substantially the same condition as it is right now.

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

The motion carried.

#### **17C-0514 – DISCUSSION AND POSSIBLE ACTION ON FISCAL YEAR 2019-2023 CAPITAL IMPROVEMENT PLAN**

**Motion:** Hahn moved, seconded by Westemeier, to approve the 2019-2023 Capital Improvement Plan with the understanding items can be moved around.

**Discussion:** Lincoln questioned why we would sealcoat Powderhouse Hill Road and then in 3-4 years pave it. Moran advised it is his understanding that the street edges are still hard to maintain. The sealcoat would help build up the strength before putting the asphalt on. Hahn stated the street is coming apart in spots. Unless the City has the money to move the project up, sealcoating is an inexpensive way to prolong the street for 3-5 years.

Renner feels before any overlayment is done on Technical Drive, the City should coordinate putting down water and sewer.

Westemeier stated he would like to see the Commerce Street lot taken care of. Moran advised they are holding off on that until the renovations to the building next door are complete.

Westemeier advised Hickory Street from Ridge Street to Highway 20 is in really bad shape.

Westemeier stated new grates are included for the bottom of Prospect and Hill Streets. He noted the concrete street to Green Street has large cracks and is in bad shape.

Bernstein questioned if there is a possibility of coordinating sewer at the same time as the storm sewer replacement for Prospect and Hill Street.

Moran advised the approach was to distribute the money available each year and work in different parts of town rather than concentrating in one area.

Lincoln questioned if the Dewey Avenue Bridge was the total cost or just a portion. Moran advised this was the city's 20 percent share. Jo Daviess County will be managing and designing the project. He expects to use a portion of Motor Fuel Tax Funds.

Fach questioned why the Gear Street sidewalk project was listed as medium priority? Moran advised that is expected to be completed as part of the project.

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

The motion carried.

#### **17C-0515 – WARRANTS**

**Motion:** Lincoln moved, seconded by Kieffer, to approve the Warrants as presented, 17C-0515.

#### **Discussion:**

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

The motion carried.

#### **17C-0516 – ALDERPERSONS' COMMENTS**

Council members wished all a "Happy New Year" and hopes for warmer weather.

**Bowling Alley** – Fach commented it would be great to have a bowling alley in town where people could go to have fun and get a nice warm pizza.

#### **17C-0517 – CITY ADMINISTRATOR'S REPORT**

**Revolving Loan Funds** – Moran advised he is working on returning the revolving loan funds to the state and applying for grants to reclaim the money. A Public Hearing will be on the next agenda along with a resolution to approve. The money will be put towards the downtown sidewalk repairs.

**Illinois Attorney General** – Moran advised a citizen has filed a complaint with the Illinois Attorney General about the previous meeting with regard to comments on Grace Episcopal Church. The Attorney General has opened a case and we have 7 business days to reply.

#### **17C-04518 – MAYOR'S REPORT**

Mayor Renner wished all a "Happy New Year" adding we are one day closer to spring!

#### **17C-0519 – MOTION FOR EXECUTIVE SESSION**

**Motion:** Lincoln moved, seconded by Kieffer, to recess to Executive Session to discuss the following:

- Pending, probable or imminent litigation, Section 2 (c) (1)
- Review of Executive Session Minutes, Section 2 (c) (21)

**Discussion:** None.

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

The motion carried.

The meeting recessed at 7:03 p.m.

The meeting reconvened at 7:21 p.m.

**17C-0520 - ADJOURNMENT**

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

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:21 p.m.

Respectfully submitted,



Mary Beth Hyde  
City Clerk