

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 25 JUNE 2018**

**18C-0246 – 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 25 June 2018.

**18C-0247 – ROLL CALL**

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

**18C-0248 – ESTABLISHMENT OF QUORUM**

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

**18C-0249– PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**18C-0240 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** - The Hunter Fuerste Concert was a success. Earl Thompson will be finishing up work on the fly loft on or before July 1<sup>st</sup>. The Galena Center for the Performing Arts will be hosting the Festival of the Performing Arts series July 11-15. A copy of the most recent minutes was distributed.

**GGMI Committee** – Next meeting will be held at City Hall on June 26<sup>th</sup> at 3:00 p.m.

**18C-0241 – PUBLIC COMMENT**

None.

**CONSENT AGENDA CA18-12**

**18C-0242 – APPROVAL OF THE REGULAR CITY COUNCIL MEETING OF JUNE 11, 2018**

**18C-0243 – APPROVAL OF THE 14<sup>TH</sup> ANNUAL MIDWEST MEDICAL CENTER FUN WALK/RUN, SEPTEMBER 22, 2018 ON THE GALENA RIVER TRAIL**

**Motion:** Hahn moved, seconded by Kieffer, to approve Consent Agenda, CA18-12.

**Discussion:** Bernstein noted a correction to the minutes under item 18C-0212. The item should read "Second reading of an Ordinance".

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

The motion carried.

**NEW BUSINESS**

**18C-0244 – WATER AND WASTEWATER OPERATIONS AND MAINTENANCE REPORT FROM AMERICAN WATER**

Matt Trotter reported the following updates:

- The company applying the coating to the Horseshoe Mound tanks should be here by the end of the week. No firm commitment.
- The new UV Controller has arrived. Piedmont Technical Services will install by the end of July.
- Power washing and painting of hydrants will begin.
- Industrial Park lift station pump has been returned and works well.
- Louie's Trenching replaced two fire hydrants on South Street today in combination with having the water shut off for Gear Street.
- Gear Street is installed up to High Street.
- 100 meter appointments this month.
- 2000 feet of maintenance sewer jetting.

**18C-0245 – DISCUSSION AND POSSIBLE ACTION ON THE ASSIGNMENT OF THE WATER AND WASTEWATER OPERATIONS AND MAINTENANCE CONTRACT FROM AMERICAN WATER TO VEOLIA**

**Motion:** Hahn moved, seconded by Westemeier, to approve the assignment of the Water and Wastewater Operations and Maintenance Contract from American Water to Veolia, 18C-0245.

**Discussion:** Council discussed and agreed it was the best option for the duration of the contract, which is one year. Lincoln would like to see the City explore the option of doing it in house or bidding it out again. He feels a year is a decent amount of time to see if we could do it with the manpower that is there or looking for another contractor.

Bernstein noted it says the new company will offer employment to the employees. She questioned if that is acceptable to the employees. Matt Trotter advised all employees are willing to give it a try.

Veolia specializes in contract services. Their specialty is doing towns the size of Galena. Trotter feels it will be a good thing for the employees as well as the City of Galena. The regional manager of Veolia would be located in Northwest Iowa.

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

The motion carried.

**18C-0246 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT WITH IIW ENGINEERS, ARCHITECTS AND SURVEYORS FOR A WATER SYSTEM STUDY**

**Motion:** Hahn moved, seconded by Bernstein, to approve the contract in the amount of \$5,000 with IIW Engineers, Architects and Surveyors for a Water System Study.

**Discussion:** None.

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

The motion carried.

**18C-0247 – DISCUSSION AND POSSIBLE ACTION ON A REQUEST BY THE GALENA FOUNDATION TO ENACT AN ORDINANCE REGARDING DEMOLITION BY NEGLECT**

For discussion purposes a motion was made and later withdrawn.

**Discussion:** Hahn stated he is not opposed to the ordinance; however, there is some wording in it that he doesn't feel is correct. He feels the way it is written it lays out that the City would end up

buying these neglected houses and would fix them up. He is opposed to using taxpayer money to fix up these houses as well as the City doesn't need any more real estate. Kieffer agreed.

Bernstein stated the way she understands it is that the Galena Foundation would come forward if the City had to condemn a building. The City would not have to renovate the structures. She felt it might be helpful to hear from someone on the Galena Foundation.

Lincoln noted the City already has the ability for eminent domain under the current ordinances. The only difference being the Galena Historic Preservation Commission would make the recommendation which they currently already have the ability to do.

Jonathan Miller, Building Inspector, advised the way this is written is essentially the same as what we have in our ordinances now. This just defines timeframes more finely.

Fach feels the more information we can have on record the stronger the City will be. Miller advised current notifications are sent to the homeowner laying out the detail and giving the timeline. He advised if the homeowner is working with him he is happy to give them time. If they choose not to work with him a final notice is given and citations are issued. Everything is documented.

Fach stated he would like to see a written comparison of what we have on record and what is being proposed so they can compare it paragraph by paragraph. Renner stated it is all the same except for the rendition of the Historic Board.

Westemeier noted no one wishes to tear buildings down. He feels Jonathan Miller is staying on top of things. It is already on the books that they can bring things before the City Council. Westemeier was opposed to adding another policy.

Council discussed and agreed to postpone until additional information can be obtained.

**Motion:** Fach moved, seconded by Bernstein, to postpone item 18C-0247 until such time as additional information can be obtained.

**18C-0248 – FIRST READING OF AN ORDINANCE APPROVING THE PURCHASE OF REAL ESTATE—THE FORMER EAST SIDE BULK FUEL STORAGE SITE**

**Motion:** Hahn moved, seconded by Kieffer, to approve the first reading of an ordinance approving the purchase of real estate, the former east side bulk fuel storage site with payment of \$750 to the County.

**Discussion:** Lincoln questioned the benefit of buying this property. Mayor Renner felt it would clean up an unsightly property and would provide additional parking.

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

The motion carried.

**18C-0249 – FIRST READING OF AN ORDINANCE REGULATING WAGES OF LABORERS, MECHANICS AND OTHER WORKERS EMPLOYED IN PUBLIC WORKS PROJECTS FOR THE CITY OF GALENA (PREVAILING WAGE ORDINANCE)**

**Motion:** Hahn moved, seconded by Lincoln, to deny the first reading of an ordinance regulating wages of laborers, mechanics and other workers employed in Public Works projects for the City of Galena.

**Discussion:** Council discussed and while some members don't agree with Prevailing Wage, it is a law.

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

The motion was denied.

**Motion:** Kieffer moved, seconded by Westemeier, to approve the first reading of an ordinance regulating wages of laborers, mechanics and other workers employed in Public Works projects for the City of Galena.

**Discussion:** None.

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

The motion carried.

### **18C-0250 – WARRANTS**

**Motion:** Kieffer moved, seconded by Bernstein, to approve the Warrants as presented, 18C-0250.

**Discussion:** None.

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

The motion carried.

### **18C-0251 – ALDERPERSONS' COMMENTS**

**Wine Weekend** – Kieffer noted it was a big weekend for wine lovers.

**Thank you** – Hahn thanked the Galena Foundation for all they do. He noted he wasn't against the purpose of the ordinance but feels it needs some adjustments to the wording.

**Prevailing Wage** – Hahn stated he feels the Prevailing Wage is way too high for this end of the county.

**Sidewalk Repair** – Fach noted there is a sidewalk across the street from the War Memorial that needs to be ground down.

**Tree Trimming** – Lincoln noted a few months ago he spoke up about the possibility of getting some trees trimmed up throughout town. He recommended trees be trimmed along the Prospect Street steps and further recommended working with landowners or taking some of these projects on. He was advised every year trees get cut back and invasive species are taken out. This is on-going and is required yearly. Westemeier added he brought up the library steps a month ago as well.

### **18C-0252 – CITY ADMINISTRATOR'S REPORT**

**Trees** – Moran advised the trees along the library steps have been trimmed.

**Ash Trees** – Staff is currently taking an inventory on ash trees on city property.

**Depot** – GGMI has started to occupy the Depot Building today. They are moving in in phases.

**Plans** – The City received draft plans for the US 20 Intersection by the hospital. It is an extensive project and is out for comment right now.

**Grant Park Oval Garden Landscaping** – The contract for construction was approved. The landscaping contract was rejected and has been put back out for bid.

**Bike Trail** – The trail is just about done. Weather permitting, the fencing will be installed this week and should be ready for public use by July 4<sup>th</sup>.

**18C-0253 – MAYOR’S REPORT**

Mayor Renner noted it was a busy weekend.

**18C-0254 - ADJOURNMENT**

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

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:25 p.m.

Respectfully submitted,



Mary Beth Hyde  
City Clerk