

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 08 JANUARY 2018

18C-0001 – 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 08 January 2018.

18C-0002 – ROLL CALL

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

18C-0003 – ESTABLISHMENT OF QUORUM

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

18C-0004– PLEDGE OF ALLEGIANCE

The Pledge was recited.

18C-0005 - REPORTS OF STANDING COMMITTEE

Turner Hall Committee – Next meeting February 1, 2018, 8:30 a.m. at Turner Hall. The floor has been patched and is being refinished. Everything is on schedule.

18C-0006 – PUBLIC COMMENT

None.

PUBLIC HEARING

Motion: Lincoln moved, seconded by Kieffer, to open the public hearing on the proposed Community Development Block Grant for Downtown Streetscape Improvements.

Discussion: None.

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

The motion carried.

18C-0007 – PUBLIC HEARING ON PROPOSED COMMUNITY DEVELOPMENT BLOCK GRANT FOR DOWNTOWN STREETScape IMPROVEMENTS

Testimony: Sharon Pepin, 118 S. Main Street, Stockton, Community Funding and Planning Services, summarized the project (Attachment A).

Motion: Fach moved, seconded by Hahn, to close the public hearing on the proposed Community Development Block Grant for Downtown Streetscape Improvements.

Discussion: None.

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

The motion carried.

CONSENT AGENDA CA18-01

18C-0008 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 26, 2017

18C-0009 – APPROVAL OF A REQUEST BY MIDWEST HEALTH AND FITNESS TO CONDUCT THE 6TH ANNUAL SPRING INTO SPRING 5K/10K RACE APRIL 7, 2018

18C-0010 – APPROVAL OF BA18-11 FOR EMERGENCY FURNACE REPLACEMENT AT TREATMENT PLANT AND DEPOT RENOVATION

Motion: Kieffer moved, seconded by Hahn, to approve Consent Agenda, CA18-01.

Discussion: None.

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

The motion carried.

NEW BUSINESS

18C-0011 – DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION OF SUPPORT FOR COMMUNITY BLOCK GRANT APPLICATION FOR DOWNTOWN STREETScape IMPROVEMENTS

Motion: Hahn moved, seconded by Bernstein, to approve a Resolution of Support for the Community Block Grant Application for Downtown Streetscape Improvements.

Discussion: None.

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

The motion carried.

18C-0012 – WARRANTS

Motion: Kieffer moved, seconded by Hahn, to approve the Warrants as presented, 18C-0012.

Discussion: Kieffer questioned the payment to Shirley Johnson for postage for Pariser FOIA. Moran advised this was for postage to send the City's response to the Attorney General's office.

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

The motion carried.

18C-0013 – ALDERPERSONS' COMMENTS

Sidewalks – Kieffer is glad we might get some money for sidewalk improvements. He has received complaints about the bricks being slippery.

Thank you – Bernstein thanked the Public Works Department for the snow removal.

Deer – Westemeier stated a lot of people are asking what is being done with the deer problem. He questioned if we are going to do a count. He is concerned the next season will be over and nothing has been done.

Utility Companies – Lincoln questioned if the City knows when utility companies are doing work in town and why. He noted he has seen workers in town using their own vehicles with no name on it. He questioned if there was anything the City could do to have a better idea of who is doing what to our infrastructure.

18C-0014 – CITY ADMINISTRATOR’S REPORT

Depot – Work on the Depot is going well and should be completed by May 1.

Tax Abatement Ordinances – The Tax Abatement Ordinances will be on the next agenda.

18C-0015 – MAYOR’S REPORT

Mayor Renner thanked Public Works and American Water for repairing the water break on Franklin Street and Public Works for the fine job snow plowing.

18C-0016 - ADJOURNMENT

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

Discussion: None.

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

The motion carried.

The meeting adjourned at 6:45 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk

Attachment A**PUBLIC HEARING NOTES – CITY OF GALENA
MONDAY – JANUARY 8, 2018 – 6:30 P.M.***Purpose of Public Hearing -*

The City of Galena is holding a Public Hearing to obtain citizens' views on the submission of a Community Development Block Grant (CDBG) application from the Illinois Department of Commerce & Economic Opportunity (DCEO) for downtown sidewalk and lighting improvements. This public hearing is a requirement of the grant program, and is the first of two Citizen Participation Public Hearings. Specific program and project information is discussed below.

Range of Activities Funded Through These Grant Programs -

The Community Development Block Grant (CDBG) Program is funded by Title I of the Federal Housing & Community Development Act of 1974, as amended. Administered nationally through the US Department of Housing and Urban Development (HUD), the Act combined eight existing categorical programs into a single block grant program. Through this program, funds are available to assist Illinois communities meet their greatest economic and community development needs, with an emphasis upon helping persons of low-to-moderate income.

To ensure the State's CDBG program meets the intent of the Federal Housing & Community Development Act, Congress has required the program meet at least one of the following three national objectives: benefiting low-to-moderate income persons; aiding in the prevention or elimination of slums and blight; or meeting other community development needs that pose a serious and immediate threat to the health and welfare of the community.

To complement these federally-mandated objectives, DCEO has established the following specific objectives for the CDBG program: Strengthening community economic development through the creation of jobs, stimulation of private investment and strengthening the tax base; Improvement of public infrastructure and elimination of conditions which are detrimental to health, safety and public welfare; and, Conservation and expansion of the state's housing stock in order to provide a decent home and a suitable living environment for persons of low-to-moderate income and the developmentally disabled.

Additionally, in order to clear the 2013 HUD Monitoring Finding concerning Revolving Loan Funds (RLF), DCEO has determined the appropriate course of action was to close the RLF program, and to work with communities who have RLFs to provide flexibility in liquidating the remaining funds. For communities with RLF funds, they will have non-competitive access to grants for up to two projects totaling the amount of their RLF closeout account. Such projects must benefit at least one of the three national objectives.

Amount of Funds Available -

Each year, the Illinois Department of Commerce & Economic Opportunity establishes funds for each of their CDBG program categories. This year, the state's allocation is estimated at \$26,585,660. A breakdown of each program category's funding allotment is as follows: Economic Development - \$2,000,000, maximum grant amount is \$1,000,000; Disaster Relief - \$2,000,000, maximum grant amount is \$500,000; Public Infrastructure - \$14,388,910, maximum grant amount is \$500,000; Housing Rehabilitation - \$6,500,000, maximum grant amount is

\$500,000; HUD regulations provide that three percent (3%) of the allocation plus \$100,000 can be used for administration and technical assistance.

Communities with RLF funds will receive the full balance of the locally-held RLF fund as indicated on the community's final RLF report. In addition to the standard DCEO CDBG programs, a RLF closeout account can be used for the following special purposes: Street Improvements, including street drains, storm drains, curb and gutter work, installation of street lights or signs; Sidewalk improvements, including installation of trash receptacles, trees, benches or lighting as part of a streetscape project; and Rehabilitation of publicly or privately owned commercial/industrial improvements to the exterior of a commercial building or to the correction of code violations.

Proposed Benefit To Low-and-Moderate Income Persons -

Per HUD's Community Planning & Development (CPD) 2014 Low-to-Moderate Income Summary Data (LMISD), the City's downtown district is located within Block Group 3 Census Tract 203 for which there is a 60% low-to-moderate income (LMI) benefit. Galena's proposed downtown improvements project is located within Census Tract 203, and will provide a 60% LMI benefit. This meets the one national objective of benefiting more than 51% LMI households.

Plans For Minimizing Displacement -

No displacement is anticipated as a result of this project.

Detailed Prioritized List of Community Development Needs –

Per the City of Galena's FY2018-2022 Capital Improvement Plan, below is a listing of some of the public works, community and economic development projects that were identified:

- **Downtown sidewalk and crosswalk improvements**
- **Water System Improvements**
- **Sewer System Improvements**
- **Construction of Galena River Trail – Phase 3 to Aiken**
- **Street Improvements**
- **Bridge replacement projects**
- **Wayfinding Signage project**
- **Turner Hall Improvements**

The City has completed and is working on many of the projects identified in their capital plan, and is looking to complete downtown sidewalk and lighting improvements with their RLF funds. Galena had a Community Development Revolving Loan Fund and an Economic Development Revolving Loan Fund; both were established in 1983 and were recently closed on December 31, 2017. Although the City's RLFs have been inactive since 2010, Galena did issue 15 loans recapturing the principal and interest on these loans, since the RLFs were established.

The City of Galena's proposed downtown sidewalk and lighting improvements project entails the replacement of roughly 2,600 lf of deteriorated sidewalk and crosswalk areas, along with the replacement of the light fixtures. A study was completed in 2015 that evaluated the condition of the existing sidewalk in the downtown area and quantified the level of deficiency to allow the City to more accurately prioritize maintenance, rehabilitation and in some cases, replacement of the sidewalk. The downtown sidewalks were constructed over a 5-year period starting in 2001. And based upon the study, it appears that the concrete sidewalk has deteriorated prematurely, and this deterioration appears to be accelerating, even with routine maintenance performed by

the City. Galena welcomes many thousands of visitors and residents to the downtown district each year and the cosmetic and potential hazards posed to pedestrians traversing the sidewalk requires action by the City. The study highlighted and prioritized the sidewalk areas needing replacement, and the City plans to complete as much work as possible with its RLF funds.

The proposed project is estimated to cost roughly \$375,000, and the City is applying to DCEO for a CDBG RLF grant in the amount \$375,000, which represents 100% of the City's RLF funds. Project activities undertaken with the CDBG RLF funds entails construction only. The amount of CDBG funds proposed to be used for construction that will benefit low-to-moderate income persons is roughly \$225,000.

The public may access Galena's Community Development Block Grant application by contacting the City Clerk at 815-777-1050 to arrange a time. A complete copy of the grant application will be available at City Hall after January 15, 2018.

Questions / Comments.