

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 26 FEBRUARY 2018**

**18C-0066 – 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 February 2018.

**18C-0067 – ROLL CALL**

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

**18C-0068 – ESTABLISHMENT OF QUORUM**

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

**18C-0069– PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**18C-0070 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** – Next meeting Thursday, March 1<sup>st</sup> at 8:30 a.m. at Turner Hall.

**18C-0071 – PUBLIC COMMENT**

**Dan McCarthy, Marketing Director, Jo Daviess County Historical Society** – McCarthy asked for support for the 3<sup>rd</sup> annual Heroes for History 5K event to be held Saturday, August 8, 2018. They propose to use the same route as granted last year. In 2016 they had 100 runners, 2017 they had 200 runners and it is their hopes to have over 300 runners this year. A portion of the proceeds will be given to the four Galena based first responder units.

**Janet Eggleston, 510 Spring Street** – Eggleston urged the Council to support the application for a sister city relationship with Agen, France. The request is asking the City to join Sister Cities International. The fee for that would be \$185. They are also asking for a letter of invitation from Mayor Renner to the Mayor of Agen. As she builds the sister city volunteer committee, Eggleston would like to have a city liaison that would communicate between the city and the committee.

**CONSENT AGENDA CA18-04**

**18C-0072 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF FEBRUARY 12, 2018**

**18C-0073 – APPROVAL OF BUDGET AMENDMENT BA18-13 FOR FURNACE REPLACEMENT AT WASTEWATER PLANT, FUND DEFICIT REMEDIATION, AND GRANT PARK RESTORATION PROJECT**

**18C-0074 – APPROVAL OF THE THIRD ANNUAL HEROES FOR HISTORY STAIR CHALLENGE, SATURDAY, SEPTEMBER 8, 2018, 6:00 A.M. TO NOON**

**Motion:** Hahn moved, seconded by Kieffer, to approve Consent Agenda, CA18-04.

**Discussion:** None.

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

The motion carried.

### **UNFINISHED BUSINESS**

#### **17C-0472 – PRESENTATION OF PROPOSAL TO DEVELOP A SISTER CITY RELATIONSHIP WITH AGEN, FRANCE**

Council questioned how much city time would be needed. Eggleston felt it was hard to say at this time. It will depend on how often they meet. The most important thing is for them to have a communications link with the city. While they would like to see that person at all of the meetings, they understand that might not be possible.

Lincoln felt it may take a little bit more time in the beginning until it is up and running but should require less after that. He was in support.

Renner questioned why they were asking the city to complete the application. Eggleston advised since it is the city that would become the member of Sister Cities International, she felt the city should complete the application. They need to have a contact from the city and a contact from the committee. The local committee will carry out the work.

Fach questioned if there is a relationship of tourism with Agen. Eggleston anticipates there would be. They are approaching various groups to be represented on the committee. The Historical Society and VisitGalena. Rotary has agreed to allow the committee to work under their 501C3. They are very supportive and want to be involved. The type of things shared back and forth varies a lot. Both cities have tourism, the arts and winemakers.

Bernstein questioned, other than cultural exchange and tourism, what else might be gained. Eggleston stated visibility by being part of the organization and by sistering with Agen. Sharing between tourism organizations could involve learning new ways to attract people. Sharing with students gives them the opportunity to learn about people in another part of the world. The committee can brainstorm what works best between the two communities.

Eggleston was open to the idea of holding their meetings at City Hall.

#### **18C-0058 – SECOND READING AND POSSIBLE APPROVAL OF AN ORDINANCE AMENDING CHAPTER 111, “ALCOHOLIC BEVERAGES” OF THE CODE OF ORDINANCES TO PERMIT THE SALE OF BEER FOR ON PREMISES CONSUMPTION BY A CLASS H LIQUOR LICENSEE**

**Motion:** Lincoln moved, seconded by Westemeier, to approve the second reading of an Ordinance amending Chapter 111, “Alcoholic Beverages” of the Code of Ordinances, 18C-0058.

**Discussion:** None.

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

The motion carried.

### **NEW BUSINESS**

#### **18C-0075 – WATER AND WASTEWATER OPERATIONS AND MAINTENANCE REPORT FROM AMERICAN WATER**

Matt Trotter, Manager, American Water, updated the council on the Water and Wastewater Operations and Maintenance Report .

## Non-revenue water summary

- Research with a leak survey with a contractor listening to fire hydrants.
- Test the well meters.
- Residential meters are accurate and in good condition.

## Maintenance.

- They have done 500 service orders with 100 of those since January.
- Julie locates account for half of the service orders.
- They continue to do preventative and corrective maintenance.
- Andrew and Deb have been working on meter change outs.

Lincoln questioned if the unaccounted water is an alarming amount. Trotter stated it is higher than he would like it to be. He is unsure if that is an accurate number as they have had meter issues and lots of breaks. A large percentage of that could be from breaks he wasn't aware of.

Renner questioned if it was feasible for them to locate for leaks. Trotter advised it would involve going around and using a listening mic on the fire hydrants. They would note the general feel of how loud it was and then go in with a correlator and correlate the hot spots. It would be a time consuming process.

**18C-0076 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO. 18A-01, A REQUEST BY ANN WILLIAMS AND MATTHEW WARE TO REZONE 1002 PARK AVENUE FROM LOW DENSITY RESIDENTIAL TO NEIGHBORHOOD COMMERCIAL AND TO ALLOW INDOOR SALES AND SERVICE AND ACCOMODATIONS, VACATION RENTAL LAND USES**

**Motion:** Hahn moved, seconded by Kieffer, to approve Zoning Cal. No. 18A-01, a request by Ann Williams and Matthew Ware to rezone 1002 Park Avenue from Low Density Residential to Neighborhood Commercial and to allow indoor sales and service and accommodations, vacation rental land uses, 18C-0076.

**Discussion:** Bernstein questioned if this would be a part of the 20 vacation rentals allowed in residential neighborhoods. Oldenburg advised since this would be neighborhood commercial, they are allowed by right under neighborhood commercial to have a vacation rental.

There are certain limitations to neighborhood commercial. It can be office space, personal or professional services or indoor sales and service. It is the smallest scale of commercial type uses.

Bernstein questioned if the property were sold at some point, would the new buyers have to go through the same process if they wished to use it for anything other than a residence. They would be required meet all criteria except for the special use.

Lincoln voiced concern with the alley. The Zoning Board considered that briefly. They were concerned with how close to the highway the last parking stall was. The applicant reduced the parking spaces down to four to allow for more screening and landscaping. They meet the required 25' deep for parking stalls for ease of maneuvering.

The applicant has withdrawn the request to take down the garage. They will be using that as a parking space.

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

The motion carried.

**18C-0077 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO. 18SUB-01, A REQUEST BY DSW INVESTMENTS, LLC TO VACATE AND REPLAT PART OF THE COBBLESTONE CROSSING SUBDIVISION CONCURRENT WITH AN ANNEXATION PETITION**

**Motion:** Fach moved, seconded by Hahn, to approve Zoning Cal. No. 18SUB-01, A request by DSW Investments, LLC to vacate and re-plat part of the Cobblestone Crossing Subdivision concurrent with an annexation petition, 18C-0077.

**Discussion:** This cleans up the area and makes it one parcel.

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

The motion carried.

**18C-0078 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO 18A-02, A REQUEST BY DSW INVESTMENTS, LLC TO REZONE FROM LIMITED AGRICULTURAL TO MEDIUM DENSITY RESIDENTIAL**

**Motion:** Fach moved, seconded by Hahn, to approve Zoning Cal. No. 18A-02, A request by DSW Investments, LLC to rezone from Limited Agricultural to Medium Density Residential, 18C-0078.

**Discussion:** None.

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

The motion carried.

**18C-0079 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT WITH WHKS ENGINEERING FOR CONSTRUCTION SERVICES FOR THE GEAR STREET PROJECT**

**Motion:** Westemeier moved, seconded by Kieffer, to approve a contract with WHKS Engineering for construction services for the Gear Street Project, 18C-0079.

**Discussion:** None.

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

The motion carried.

**18C-0080 – WARRANTS**

**Motion:** Kieffer moved, seconded by Westemeier, to approve the Warrants as presented, 18C-0080.

**Discussion:** Bernstein questioned the warrant to Dallas Children's Advocacy in the amount of \$530. She was advised that is registration fees for investigator Tony Yett to attend training.

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

The motion carried.

**18C-0081 – ALDERPERSONS' COMMENTS**

**Vacation Rentals** – Lincoln stated he would like to sit down with Matt Oldenburg and go over vacation rentals in town. He would like to see a presentation on how it is going, who has them and what number we are at.

**Vacation Rentals** – Bernstein agreed with comments made by Lincoln. She has heard some concerns raised that there is a lack of housing in Galena. She agrees it would be nice to have some input and find out how the program is going.

**Sandwich Boards** – Kieffer noted there is getting to be a large number of sandwich boards on Main Street.

**Vacation Rentals** – Fach agreed with the comments made by Lincoln. He recommended having a public list of everyone doing Air B & B so everyone knows who is in the game.

**Potholes** – Fach was happy to see the IDOT crew right out there fixing potholes on the highway. He also commended the city crew for doing a good job as well.

**18C-0082 – CITY ADMINISTRATOR'S REPORT**

**Vacation Rentals** – Moran agreed a report on the Vacation Rental Program is a great idea. Matt has been consumed by it with all of the work it has created. Cindy has great records from the finance side as well.

**Pool** – Janelle Keeffer is in the midst of pool hiring. She is trying to fill the position of pool and concessions manager.

**Gear Street** – A pre-construction meeting for Gear Street was held at city hall today. Things are moving forward and construction could start as early as April.

**Budget** – The first draft of the budget will be passed out at the next meeting. The first budget work session will be held March 19<sup>th</sup>.

**18C-0083 – MAYOR'S REPORT**

**Thank you** – Mayor Renner thanked the city crew and other departments for their work on the flood.

**Congrats** – Mayor Renner congratulated Lieutenant Salzman and Officer Halstead for their recognition by the 100 year club for their help in saving an individual on Franklin Street.

**18C-0084 – MOTION FOR EXECUTIVE SESSION**

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

- Sale or lease of public property, Section 2 (c) (6)
- Review of Executive Session Minutes, Section 2 (c) (21)

**Discussion:** None.

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

The motion carried.

The meeting recessed at 7:11 p.m.

The meeting reconvened at 7:29 p.m.

**18C-0085 - 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 7:30 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mary Beth Hyde". The signature is written in a cursive, slightly slanted style.

Mary Beth Hyde  
City Clerk