

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 26 DECEMBER 2018

18C-0477 – 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 2018.

18C-0478 – ROLL CALL

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

18C-0479 – ESTABLISHMENT OF QUORUM

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

18C-0480 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

18C-0481 - REPORTS OF STANDING COMMITTEE

None.

18C-0482 – CITIZENS COMMENTS

None.

LIQUOR COMMISSION

Motion: Hahn moved, seconded by Kieffer, to adjourn as the City Council and reconvene as the Liquor Commission.

Discussion: None.

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

The motion carried.

18C-0483 – DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LOCATION FROM 215 DIAGONAL STREET TO 239 NORTH MAIN STREET FOR AYALAS RESTAURANT INTERNATIONAL FOOD & DRINK, Inc., FORMERLY AYALAS MEXICAN AMERICAN STEAK HOUSE, INC.

Motion: Hahn moved, seconded by Bernstein, to approve the request for change of location from 215 Diagonal Street to 239 North Main Street for Ayalas Restaurant International Food & Drink, Inc., formerly known as Ayalas Mexican American Steak House, Inc.

Discussion: None.

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

The motion carried.

Motion: Allendorf moved, seconded by Hahn, to adjourn as the Liquor Commission and reconvene as the City Council.

Discussion: None.

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

The motion carried.

CONSENT AGENDA CA18-24

18C-0484 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF DECEMBER 10, 2018

18C-0485 – APPROVAL OF SECOND ANNUAL FALL HALF MARATHON AND 8K ON THE GALENA RIVER TRAIL, OCTOBER 26, 2019

18C-0486 – APPROVAL OF AN AGREEMENT WITH GALENA COUNTRY FAIR FOR USE OF GRANT PARK, OCTOBER 10-13, 2019 FOR COUNTRY FAIR

18C-0487 – APPROVAL OF 2019 GENERAL PUBLIC TRANSPORTATION AGREEMENT BETWEEN CITY OF GALENA AND JO DAVIESS COUNTY TRANSIT

Motion: Kieffer moved, seconded by Allendorf, to approve Consent Agenda, CA18-24.

Discussion: None.

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

The motion carried.

UNFINISHED BUSINESS

18C-0467 – DISCUSSION AND POSSIBLE ACTION ON RATE AND POLICY CHANGES FOR TURNER HALL

Motion: Allendorf moved, seconded by Kieffer, to approve the rate and policy changes for Turner Hall.

Discussion: Allendorf was pleased to see that the rates for residents were kept the same. He recommended defining “resident” sometime down the line. Council thanked Janelle Keefer for doing a great job with Turner Hall.

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

The motion carried.

NEW BUSINESS

18C-0488 – WATER AND WASTEWATER OPERATIONS AND MAINTENANCE REPORT FROM VEOLIA

Trotter reported the Veolia computer doesn't like the American Water reports. He will be working on redoing the reports and is open to any suggestions for changes.

Trotter gave a summary of the year and reported it was a good year and they were able to get a lot done.

Fach questioned if they track the water levels in the wells. Trotter advised there is a running record over the years that have been tracked through the SCADA system. They know what the level is when pumping and not pumping. It has been flat. He is not worried about running out of water.

Bernstein questioned why the effluent flow is greater than the daily water production. Trotter advised it has to do with influent flows into the wastewater collection system such as storm water.

Bernstein questioned the unaccounted water shown in the reports. Trotter advised a lot of this is from leaking pipes and inaccuracy in meters.

Hahn noted the City has a lot of aging pipes that are in need of replacement or repair. He feels it could be catastrophic at some point in time if we don't get a program in place to work on the older mains.

18C-0489 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO. 18PD-02, A REQUEST BY THE GALENA ART AND RECREATION CENTER, 413 S. BENCH STREET, TO REZONE TO PLANNED UNIT DEVELOPMENT WITH AN ASSOCIATED PRELIMINARY PUD PLAN

Discussion: Renner stated he was not happy with the water feature in front. He felt it was a safety and maintenance issue. He was not in favor of any type of water feature in the front yard. Bernstein agreed.

Westemeier stated he is in favor of the plans for the inside of the building. He recommended waiting a year on the water feature. He is concerned it will be a liability issue.

Bernstein noted the plan includes 4 parking spaces on the left side. She is concerned this isn't enough parking when they could potentially have 20 people there at a time.

Nack advised the preliminary plan came to the council with five recommendations. If the Council agrees, it will go back to the Zoning Board and they will approve the final plan. The Council can deny, approve or modify the preliminary plan.

Motion: Hahn moved, seconded by Allendorf, to send the preliminary plan back to the Zoning Board with the recommendation to look at items 1-4 with the elimination of number 5 under the conditions.

Discussion: None.

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

The motion carried.

18C-0490 – FIRST READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR 413 S. BENCH STREET FROM LOW DENSITY RESIDENTIAL TO PLANNED UNIT DEVELOPMENT

Motion: Hahn moved, seconded by Kieffer, to postpone item 18C-0490 to the next meeting.

18C-0491 – DISCUSSION AND POSSIBLE ACTION ON ZONING CAL. NO. 18A-04, A REQUEST BY PAUL PENDOLA, 306 S. PROSPECT STREET, FOR A TEXT AMENDMENT TO ALLOW AN ARTISAN STUDIO BY SPECIAL USE IN LOW AND MEDIUM DENSITY RESIDENTIAL DISTRICTS

Motion: Hahn moved, seconded by Westemeier, to approve Zoning Cal. No., 18A-04, a request by Paul Pendola, 306 S. Prospect Street, for a text amendment to allow an artisan studio by special use in Low and Medium Density Residential Districts, 18C-0491.

Discussion: None.

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

The motion carried.

18C-0492 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR ASH TREE REMOVAL, STUMP GRINDING AND TURF RESTORATION

The following tree removal bids were received:

Company	Company Location	Total Cost
White's Lawn Care	Galena, IL	\$121,590
Wiezorek Timber Co.	Dubuque, IA	\$214,200

Although 153 trees were in the bid, the Public Work's Department has been removing smaller trees as time allows. They have identified 40 trees that they expect to remove by early summer. Bidders were made aware that some trees, especially those under 12 inches in diameter, could be removed by the contract. After removing these trees, the adjusted bid totals are as follows:

Company	Company Location	Total Cost
White's Lawn Care	Galena, IL	\$116,973
Wiezorek Timber Co.	Dubuque, IA	\$183,000

Moran advised, White's Lawn Care, is agreeable to work on a time and materials basis. The Public Works Department will do the sodding and seeding. This would take approximately \$10,000 off the price. Work is to be completed by June 30, 2019.

Motion: Kieffer moved, seconded by Hahn, to award the contract to White's Lawn Care on a time and materials basis of \$400 per hour with the total contract amount not to exceed \$105,983 with all work to be complete by June 30, 2019.

Discussion: Council discussed postponing the work until the money can be put in the new budget; however, decided it is a safety matter that needs to be addressed as soon as possible.

Moran will work with the contractor on addressing the worst trees first.

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

The motion carried.

18C-0493 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE 2010 SEWER BONDS

Motion: Fach moved, seconded by Kieffer, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the 2010 Sewer Bonds in the amount of \$563,745.00, 18C-0493, later amended to include waiving the second reading.

Discussion: None.

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

The motion carried.

**18C-0494 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES
HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE 2012A SEWER BONDS**

Motion: Kieffer moved, seconded by Allendorf, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the 2012A Sewer Bonds in the amount of \$307,000.00 and waive the second reading.

Discussion: None.

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

The motion carried.

**18C-0495 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES
HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE 2012B SEWER BONDS**

Motion: Hahn moved, seconded by Allendorf, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the 2012B Sewer Bonds in the amount of \$111,450 and waive the second reading.

Discussion: None.

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

The motion carried.

**18C-0496 – FIRST READING OF AN ORDINANCE ABATING CERTAIN TAXES
HERETOFORE LEVIED BY THE CITY OF GALENA FOR THE PALACE CAMPGROUND**

Motion: Allendorf moved, seconded by Hahn, to approve an ordinance abating certain taxes heretofore levied by the City of Galena for the Palace Campground and waive the second reading.

Discussion: None.

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

The motion carried.

Motion: Allendorf moved, seconded by Bernstein, to reconsider item 18C-0493.

Discussion: None.

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

The motion carried.

Motion: Fach moved, seconded by Allendorf, to amend the motion to include waiving the second reading.

Discussion: None.

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

The motion carried.

18C-0497 – DISCUSSION AND POSSIBLE ACTION ON AGREEMENT WITH MEDIACOM COMMUNICATIONS TO OCCUPY CITY OF GALENA PROPERTY WITH EQUIPMENT FOR WI-FI SERVICE

Motion: Hahn moved, seconded by Kieffer, to approve an agreement with Mediacom Communications to occupy City of Galena Property with Equipment for WI-FI Service.

Discussion: Bernstein questioned if there would be an overlap with Sand Prairie. Moran advised this is just a matter of Mediacom wanting to hook up their customers.

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

The motion carried.

18C-0498 – DISCUSSION AND POSSIBLE ACTION ON 2020-2024 CAPITAL IMPROVEMENT PLAN

Motion: Hahn moved, seconded by Fach, to approve the 2020-2024 Capital Improvement Plan.

Discussion: Hahn explained the Capital Improvement Plan is a projection of what we expect to accomplish through these years. It doesn't mean it cannot be changed if some streets get in disrepair before another one.

Westemeier agreed, stating he feels there are some streets that should be moved up.

Bernstein stated she would like to see the Madison and 5th Street sewer extension moved up. It has been given a low priority. She feels the City needs to rethink extending sewer mains to some of those areas given the recommendations provided by the League of Women Voters pointing out that septic systems can be problematic in contamination of ground water. Hahn agreed.

Moran advised he will bring the street plan back in early summer prior to going out for bids.

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

The motion carried.

18C-0499 – WARRANTS

Motion: Kieffer moved, seconded by Hahn, to approve the Warrants as presented with the addition of the following:

US Bank & Trust	\$286,000.00	Debt Service
US Bank & Trust	\$421,872.50	Debt Service

Discussion: None.

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

The motion carried.

18C-0500 – ALDERPERSONS’ COMMENTS

Turner Hall Committee – Fach distributed copies of the Turner Hall Committee meeting minutes.

Council wished all a belated Merry Christmas and a Happy and Prosperous New Year.

Thank you – Westemeier thanked the staff and council for a good year and their dedication. The Council had a 98 percent attendance rate this year for the members. Happy New Year!

Thank you – Bernstein thanked staff for the great work they do and wished all a Happy New Year.

18C-0501 – CITY ADMINISTRATOR’S REPORT

Budget – Moran distributed the proposed budget schedule.

Bids- Bids will be going out for the downtown sidewalks, the canoe/kayak park and the East Side water main. Staff will be working behind the scenes for construction next summer.

18C-0502 – MAYOR’S REPORT

Mayor Renner thanked everyone for a great year. Everyone does a terrific job. Happy New Year!

18C-0503 - ADJOURNMENT

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

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:23 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk