

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 13 APRIL 2020

20C-0119 – CALL TO ORDER

Mayor Renner called the regular meeting to order at 6:37 p.m. in the Board Chambers at 101 Green Street on 13 April 2020.

20C-0120 – ROLL CALL

Upon roll call, the following members were present: Renner
Present via Zoom teleconference: Allendorf, Bernstein, Hahn, Kieffer, McCoy, Westemeier (joined at 6:45).

20C-0121 – ESTABLISHMENT OF QUORUM

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

20C-0122 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

20C-0123 - REPORTS OF STANDING COMMITTEE

No reports.

20C-0124 – CITIZENS COMMENTS

Jim Downey, Galena property owner – Downey stated he sent an email last week to Council urging them that now is the time to start thinking about short term rentals as a viable option for the economic health of the city coming out of these times. He urged the Council to start thinking about how we might start adding those owners interested in short term rentals.

CONSENT AGENDA CA20-07

20C-0125 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF MARCH 23, 2020

20C-0126 – APPROVAL OF ZONING CALENDAR NO. 20S-03, AN APPLICATION BY ILWAB FARMS, LLC FOR A SPECIAL USE PERMIT TO ALLOW ADULT-USE CANNABIS INDUSTRIAL LAND USES AT 20000 BARTEL BOULEVARD

20C-0127 – APPROVAL OF ZONING CALENDAR NO. 18S-02, AN APPLICATION BY JAMES WIRTH (ESTATE), 121 SOUTH HIGH STREET FOR A SPECIAL USE PERMIT FOR A VACATION RENTAL IN THE LOW-DENSITY RESIDENTIAL DISTRICT

20C-0128 – ACCEPTANCE OF FEBRUARY 2020 FINANCIAL REPORT

20C-0129 – APPROVAL OF THE PURCHASE OF NEW CHEMICAL FEED PUMPS FOR WELL 6

20C-0130 – APPROVAL OF A CONTRACT WITH NEPTUNE POOL AND SLIDE RESURFACING CO. FOR POOL SLIDE RESURFACING

20C-0131 – APPROVAL OF THE PURCHASE OF A REPLACEMENT EMERGENCY WARNING SIREN AT THE DODGE STREET STANDPIPE PROPERTY

Motion: Bernstein moved, seconded by Hahn, to approve Consent Agenda, CA20-07.

Discussion: None.

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

The motion carried.

NEW BUSINESS

20C-0132 – DISCUSSION AND POSSIBLE ACTION ON WAIVING LATE PENALTIES FOR WATER, SEWER, GARBAGE, HOTEL MOTEL TAX, FOOD AND BEVERAGE TAX AND AMUSEMENT TAX FROM MARCH 1 THROUGH MAY 31, 2020

Motion: Kieffer moved, seconded by Allendorf, to approve waiving late penalties for Water, Sewer Garbage, Hotel Motel Tax, Food and Beverage Tax and Amusement Tax from March 1 through May 31, 2020.

Discussion: None.

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

The motion carried.

20C-0133 – APPROVAL OF AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE 2010 SEWER BONDS

Motion: Allendorf moved, seconded by Kieffer, to approve an ordinance abating certain taxes heretofore levied by the City of Galena, Illinois for the 2010 Sewer Bonds, 20C-0133.

Discussion: None.

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

The motion carried.

20C-0134 – APPROVAL OF AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE 2012A BONDS

Motion: Hahn moved, seconded by Bernstein, to approve an ordinance abating certain taxes heretofore levied by the City of Galena, Illinois for the 2012A Bonds, 20C-0134.

Discussion: None.

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

The motion carried.

Alderman Westemeier arrived via Zoom at 6:45.

20C-0135 – APPROVAL OF AN ORDINANCE ABATING CERTAIN TAXES HERETOFORE LEVIED BY THE CITY OF GALENA, ILLINOIS FOR THE 2012B BONDS

Motion: Kieffer moved, seconded by Allendorf, to approve an ordinance abating certain taxes heretofore levied by the City of Galena, Illinois for the 2012B Bonds, 20C-0135.

Discussion: None.

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

The motion carried.

20C-0136 – DISCUSSION AND POSSIBLE ACTION ON THE EAST SIDE UTILITY SYSTEM IMPROVEMENT PROJECT

Motion: Westemeier moved, seconded by Allendorf, to approve the East Side Utility System Improvement Project.

Discussion: Westemeier stated after talking to Matt Trotter, he agrees that this isn't something, given the circumstances, we can afford to put off.

Allendorf felt with the water quality issues we have had; we don't want to get behind on this. And, in light of the loan forgiveness, Allendorf feels we should continue with the project.

Bernstein agreed. She stated she was initially in favor of postponing the project, however, after talking to Matt Trotter and given the financing, she feels we need to move forward as well.

Kieffer noted the City has been working on this for the past 5 years. He feels too the City should go ahead and get it done.

Westemeier stated fire safety and water pressure are the biggest issues. He is concerned if this is put off the City wouldn't be able get the low interest loan and costs will go up considerably.

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

The motion carried.

20C-0137 – DISCUSSION AND POSSIBLE ACTION ON WATER RATE INCREASES SCHEDULED TO BE EFFECTIVE MAY 1, 2020

Motion: Westemeier moved, seconded by Kieffer, to approve the base fee increase of \$2.29 effective May 1, 2020 and postpone the second rate increase until November 1, 2020.

Discussion: Allendorf stated if the City is going to go ahead with the project, it is important to have the revenue source identified and in place. He is concerned if we put it off, we could jeopardize the funding for the project and throw the whole budget off.

Renner advised putting the second rate increase off wouldn't jeopardize the ability to get the grant. The base rate increase will cover the amount of money owed on the debt service per year.

Bernstein feels it is a good will gesture to the residents to hold back on what we can in terms of the increases now. McCoy agreed.

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

The motion carried.

**20C-0138 – DISCUSSION AND POSSIBLE ACTION ON THE FISCAL YEAR 2020-21
OPERATING BUDGET**

Moran advised he distributed the original proposed budget in early March. He was excited about the positive surplus in the general fund in that budget. He has been working hard to rework the budget. The revised budget contains several revenue reductions. The budget has a deficit of \$750,000, however, it still provides for a 25 percent reserve in most funds

Moran recommended the following:

- Putting a freeze on hiring any new positions and not filling current vacant positions.
- Hiring seasonal employees on a case by case basis.
- Freeze wages for all employees.
- Defer non-essential projects.
- Defer non-essential purchases.

Allendorf stated he noticed references to cuts in capital expenses for water and sewer improvements. He questioned if that was considered in this budget? He noted Council just approved the Park Avenue project. We don't want to get too far behind. He is concerned every year we delay could increase expenses on the back end. We don't want to end up with a backlog of repairs and spend far more money in the long run.

Moran stated some cuts have been made but nothing major. They are smaller things like hydrant painting. He agrees we want to keep up on maintenance and not fall behind. The second rate increase goes towards operations and maintenance and not to the East Side Project. The water fund needs an increase. Crack filling has been moved out of the street related maintenance and into the Capital Projects Fund. We have backed off of street paving for a year and moved maintenance into that budget.

Kieffer questioned if the freezing of hiring for the Police Department would put a load on the other officers. Renner feels they can work around it. Moran stated there is a potential for some overtime costs, but they can also be more flexible with shifting and trying to save on that end. The department has been down this road for many months off and on with officers off due to injury.

Allendorf questioned if the billing clerk position would be filled. Moran advised that is a position we need to look at with the possibility of using current staff to fill the needs temporarily. The position has been budgeted for. Council can approve the budget without it and review at a later date.

Council was in favor of truly sticking to a hiring freeze with any retirement replacements being reviewed.

Renner noted with regard to the wage freeze that the Public Works contract this year is zero. We are currently bargaining with the Police Department union now. There are meetings coming up. As far as non-union give some thoughts too. Renner referenced the \$29,000 in donations going out such as \$5,000 for the historical museum, 4th of July donation, Halloween Parade donation,

ARC youth programs and donation to Northwest Economic Development. He questioned how we can do a wage freeze and have this money going out.

Allendorf stated he understands these are additional expenses, however, they are all having an outside impact on local economy. Northwest Economic Development has been a great source for small businesses. He feels the ARC will be hurting and is something that benefits the entire community. Allendorf stated there is nothing he would support cutting. For a small donation, they make an outside impact. Renner recommended earmarking the money but setting it aside in case the things don't happen.

20C-0139 – WARRANTS

Motion: Allendorf moved, seconded by McCoy, to approve the Warrants as presented, 20C-0139.

Discussion: None.

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

The motion carried.

20C-0140 – ALDERPERSONS' COMMENTS

Budget – Council thanked Mark and staff for doing a good job on the revised budget.

Budget – Westemeier stated he agrees with freezing donations right now. Once the economy gets going then we can think about giving the money out. He would like to see streets improved and there are other things we could use the money for.

Budget – Bernstein stated the budget gives us a basis for how we are dealing with the crisis.

Budget – Hahn agreed with all the comments on the budget and thanked Mark and staff for pulling back on the budget. He agrees with everything and stated we'll find out moving forward what we can and cannot do.

Crisis – Allendorf noted watching the national news is all doom and gloom. He appreciates how well most people have come together at the local level. Only a few are still ignoring it. It is amazing what the community has done. We have a top-notch hospital that was on top of things well before it came on the radar. The City has responded very well in their essential roles to overcome this.

Budget – Kieffer agreed with all of the comments with regard to the budget.

20C-0141 – CITY ADMINISTRATOR'S COMMENTS

Thank you – Moran thanked the local banks for taking over in assisting local businesses with forgivable loans. The loans will cover 8 weeks of payroll and some operating expenses. The local banks have processed over \$1 million dollars in loans already. Hopefully this can provide some relief.

Downtown Sidewalks – The City received a \$400,000 DECO grant. It has been confirmed that they are still accepting pay applications and are issuing checks. We have about \$100,000 left to do this season and the contractor has been authorized to move forward with the work

Rec Park – The City received a \$50,000 grant. The project is about half-way done. We have received half of the money. They are still processing applications and issuing checks. The contractor has been directed to move forward with the project.

East Side Project – Moran advised since the East Side Project has been approved, bids will be opened at 10 a.m. tomorrow morning. The bid opening will be via video and will be available on our website.

20C-0142 – MAYOR’S REPORT

Mayor Renner thanked Mark and staff for doing a terrific job on the budget. Renner thanked the entire town for partaking in the time we are in. Everyone seems to be listening and understanding. It will make us a much stronger community. A new day is coming! Stay safe and healthy!

20C-0143 – ADJOURNMENT

Motion: Allendorf moved, seconded by McCoy, to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:16 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk