

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 24 AUGUST 2020

20C-0330 – 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 24 August 2020.

20C-0331 – ROLL CALL

Upon roll call, the following members were present via Zoom teleconference: Allendorf, Hahn, Kieffer, McCoy, Westemeier, Renner

Absent: Bernstein (arrived at 6:34 p.m.)

20C-0332 – ESTABLISHMENT OF QUORUM

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

20C-0333 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

20C-0334 - REPORTS OF STANDING COMMITTEE

No reports.

20C-0335 – CITIZENS COMMENTS

None.

PUBLIC HEARING

Motion: Kieffer moved, seconded by Allendorf, to open the public hearings on an annexation agreement with J. William Vincent and Robert Dickinson of Ramonalisa LLC for the Grant Hills Motel, 9372 US Route 20 West and to review project performance and obtain citizens input regarding the completed Downtown Sidewalk Replacement Program.

Discussion: None.

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

The motion carried.

20C-0336 – PUBLIC HEARING ON AN ANNEXATION AGREEMENT WITH J. WILLIAM VINCENT AND ROBERT DICKINSON OF RAMONALISA LLC FOR THE GRANT HILLS MOTEL, 9372 US ROUTE 20 WEST

Testimony: None.

20C-0337 – PUBLIC HEARING TO REVIEW PROJECT PERFORMANCE AND OBTAIN CITIZENS INPUT REGARDING THE COMPLETED DOWNTOWN SIDEWALK REPLACEMENT PROJECT

City Clerk, Mary Beth Hyde, read the following:

The City of Galena is holding a Public Hearing to obtain citizens' views on the recently completed sidewalk improvements project. The first public hearing was held in January 2018, prior to the City's submission of a Community Development Block Grant (CDBG) Public Infrastructure application to the Illinois Department of Commerce & Economic Opportunity (DCEO).

The City applied for DCEO grant monies in February 2018 and the application met at least two of the three national objectives: 1) benefit low-and-moderate income persons; 2) aid in the prevention or elimination of slum and blight; and 3) addressed a problem that posed a serious and immediate threat to the health and welfare of the community. In May 2018, the City received an approval letter from DCEO that they were awarded the grant contingent on the completion of special grant conditions.

An Environmental Review was completed for this project, and environmental clearance letters were secured from the required state and federal agencies. No public comments were received during the public comment period. DCEO provided a clearance letter on August 29, 2018 stating that the City had satisfied all the environmental and special grant conditions. This letter allowed for construction of the project to move forward. On October 23, 2018 the City received the formal grant agreement and grant award in the amount of \$373,405.25. The grant had a two-year contract, with an end date of September 30, 2020.

The City of Galena's downtown sidewalk improvements project entailed the replacement of 2,327 linear feet of 5" thick by 8-foot-wide sidewalk, 244 linear feet of 7" thick by 8-foot-wide sidewalk and 346 linear feet of 9" thick by 6-foot-wide crosswalk.

The Sidewalk Improvements Project was advertised on January 16, 2019, with three bids received. The project was awarded to Louie's Trenching Service (the low responsible bidder) on February 14, 2019 in the amount of \$373,405.00 for the DCEO project area.

Community Funding & Planning Services (CFPS) was hired by the City of Galena to administer the CDBG grant. The fee for these services was \$23,500.00; this fee was paid out of the City funds.

The CDBG grant funds contributed all \$373,405.25 for construction services.

Testimony: None

Motion: Allendorf moved, seconded by Hahn, to close the public hearing on items 20C-0336 and 20C-0337.

Discussion: None.

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

The motion carried.

CONSENT AGENDA CA20-16

20C-0338 – APPROVAL OF MINUTES OF THE REGULAR CITY COUNCIL MEETING OF AUGUST 10, 2020

20C-0339 – APPROVAL OF BUDGET AMENDMENT BA21-05 FOR A PROFESSIONAL STUDY OF PHOSPHORUS REMOVAL OPTIONS FOR THE WASTEWATER TREATMENT PLANT

20C-0340 – APPROVAL OF AN ON-STREET PARKING SPACE IN FRONT OF 224 N. BENCH STREET FOR PERSONS WITH DISABILITIES

20C-0341 – ACCEPTANCE OF JULY 2020 FINANCIAL REPORT

Motion: Bernstein moved, seconded by McCoy, to approve Consent Agenda, CA-16.

Discussion: None.

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

The motion carried.

UNFINISHED BUSINESS

20C-0321 – DISCUSSION AND POSSIBLE ACTION ON A RETAIL SPACE LEASE AGREEMENT BETWEEN THE CITY OF GALENA AND THE GALENA CULTURAL ARTS ALLIANCE FOR SPACE IN THE MARKET HOUSE RESTROOM BUILDING

Motion: McCoy moved, seconded by Hahn, to approve the retail space lease agreement between the City of Galena and the Galena Cultural Arts Alliance for space in the Market House Restroom Buildings with the elimination of item 15, automatic renewal, through April 30, 2021, 20C-0321.

Discussion: McCoy stated he would prefer to see the automatic renewal eliminated. In the event that the city would get lucky and get some kind of grant money to expand the building to all restrooms, he would like the option to be able to do it and not be obligated to rent it out for another year or two. McCoy was fine with keeping the rent at \$200 for the first year but feels the rent should increase in the second year to prevailing rent for the property.

Kieffer feels the rent should be more. He noted expenses for the building were \$11,550. Hahn agreed. He voiced concern with picking one group or business to subsidize. Hahn agrees the rent should be increased to prevailing rent for downtown businesses in May.

Council agreed to set the rent at \$200 per month until April 30, 2021. Council will take a look at it at that time and determine the prevailing rent for the property.

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

The motion carried.

NEW BUSINESS

20C-0342 – FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT WITH J. WILLIAM VINCENT AND ROBERT DICKINSON OF RAMONALISA LLC FOR THE GRANT HILLS MOTEL, 9372 US ROUTE 20 WEST

Motion: Kieffer moved, seconded by Allendorf, to approve the first reading, waive the second, reading of an ordinance authorizing the execution of an annexation agreement with J. William Vincent and Robert Dickinson of Ramonalisa LLC for the Grant Hills Motel, 9372 US Route 20 West amended to include adding the following language to section 7.1, "if the public water system is adequate for the use of the property".

Discussion: Mayor Renner recommended the second sentence under section 7.1 read as follows:

“All buildings on the property that are required by building code to have potable water service shall be connected to the public water system, **if the public water system is adequate for the use of the property.**”

Allendorf questioned why the connection fees were reduced by 75 percent. Moran advised all costs will be borne by the property owner. The proposal to reduce the connection fee was made by the applicant.

Amended

Motion: Kieffer moved, seconded by Allendorf, to amend the motion to add the following language to section 7.1, “if the public water system is adequate for the use of the property”.

Discussion: None.

Amended

Motion

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

The motion carried.

Main

Motion

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

The motion carried.

20C-0343 – FIRST READING OF AN ORDINANCE ANNEXING 3.5 ACRES OF TERRITORY IN EAST GALENA TOWNSHIP, COMMONLY KNOWN AS THE GRANT HILLS MOTEL, 9372 US ROUTE 20 WEST

Motion: Bernstein moved, seconded by Allendorf, to approve the first reading, waive the second reading, of an ordinance annexing 3.5 acres of territory in East Galena Township, commonly known as the Grant Hills Motel, 9372 US Route 20 West.

Discussion: None.

Roll Call: AYES: Bernstein, Hahn, Kieffer, Westemeier, Allendorf, Renner
NAYS: McCoy

The motion carried.

20C-0344 – FIRST READING OF AN ORDINANCE TO REZONE THE PROPERTY AT 9372 US ROUTE 20 WEST, COMMONLY KNOWN AS THE GRANT HILLS MOTEL, FROM LIMITED AGRICULTURAL TO GENERAL COMMERCIAL

Motion: Allendorf moved, seconded by Westemeier, to approve the first reading, waive the second reading, of an ordinance to rezone the property at 9372 US Route 20 West, commonly known as the Grant Hills Motel, from Limited Agricultural to General Commercial, 20C-0344.

Discussion: None.

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

The motion carried.

20C-0345 – WARRANTS

Motion: Kieffer moved, seconded by Hahn, to approve the Warrants as presented, 20C-0345.

Discussion: None.

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

The motion carried.

20C-0346 – ALDERPERSONS' COMMENTS

Downtown – Kieffer stated it is great to see the downtown busy. He likes the new “mask up” signs in the downtown. McCoy and Hahn agreed.

Galena – Westemeier stated we have a perfect place to live and visit. We are very diverse in what we have to offer. We have lots to provide visitors and locals such as canoeing, kayaking and biking. He agrees it is nice to see people coming to town.

Parking – Allendorf agreed with the previous comments. He advised he was in the downtown over the weekend. He questions if the City could relook at opening up some of the parking spaces that are closed off on both sides of the street. Parking is a huge issue on Saturday night.

Parking App – Bernstein advised some time ago there were talks about developing an app for tourists to know where parking is available. She recommended thinking about that again.

20C-0347 – CITY ADMINISTRATOR'S COMMENTS

Parking – Moran advised he has been working with St. Mary's Church to allow use of their parking lot on Franklin Street. The signs are complete and ready to be installed.

Rec Park Parking – The new parking at Rec Park has been completed. The City has received the final payment from the state. The full amount was \$50,000.

20C-0348 – MAYOR'S REPORT

Mayor Renner agreed with the comments made in reference to downtown. We have more activities for family groups to come and enjoy. All is going well, and he hopes that continues.

20C-0349 – MOTION FOR EXECUTIVE SESSION

Motion: Allendorf moved, seconded by Kieffer, to recess to Executive Session to discuss the following:

- Employee hiring, firing, compensation, discipline and performance, Section 2 (c) (1)

Discussion: None.

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

The motion carried.

The meeting recessed 7:01 p.m.

The meeting reconvened at 7:30 p.m.

20C-0350 – ADJOURNMENT

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

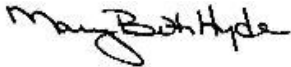
Discussion: None.

Roll Call: AYES: Bernstein, Hahn, Kieffer, McCoy, Westemeier, Allendorf, 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, flowing style.

Mary Beth Hyde
City Clerk