

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 22 APRIL 2024

24C-0139 – 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 22 April 2024.

24C-0140 – ROLL CALL

Upon roll call, the following members were present: Bernstein, Johnson, Kieffer (present via teleconference), Tegtmeyer, Westemeier, Wiene, Renner.

Motion: Wiene moved, seconded by Westemeier, to allow Alderman Kieffer to be present via telephone.

Discussion: None.

Roll Call: AYES: Johnson, Tegtmeyer, Westemeier, Wiene, Bernstein, Renner
NAYS: None

The motion carried.

24C-0141 – ESTABLISHMENT OF QUORUM

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

24C-0142 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

24C-0143 - REPORTS OF STANDING COMMITTEES

No reports.

24C-0144 – CITIZENS COMMENTS

Shirley Rosenthal 503 S. Street – Rosenthal began by apologizing for the pickleball group exceeding the allotted time at the previous meeting. It was never their intent to cause an issue while they were here. She also stated they meant no disrespect when they left after public comments. Since they were not on the agenda, they wanted to let the council go on conducting their business without them in the way.

Rosenthal feels the old swimming pool location at Rec Park is the perfect spot for the eight courts they are proposing, and it already has adequate parking. Even with tourists using them, Rosenthal assured the council that Galena does not need more than eight courts.

Rosenthal advised their group and other non-profit groups would be running tournaments, as fundraisers. There will only be a couple of tournaments held each summer, so there is no need for extra parking for six days out of the entire year.

Rosenthal shared here memories of the glory days at rec park stating pickleball will help bring families back to rec park where the sound of fun noises will be heard once again.

Paul Connor, 211 Park Avenue – Connor encouraged the council to strongly review the proposal for the demolition of the old lumber yard and construction of a new parking lot. This is a private individual willing to use his own funds to create a parking solution for the north end.

Pat Ready, Origin Design – Ready advised he assisted with the application for the property at 233 N. Commerce Street. They have presented multiple renderings. He respectfully requested the council to allow the demolition per the plans. They plan to preserve the original historic elements that were part of the original building.

John, 115 Perry Street – John spoke in support of the demolition of the buildings at 233 N. Commerce Street.

LIQUOR COMMISSION

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

Discussion: None.

Roll Call: AYES: Kieffer, Tegtmeyer, Westemeier, Wiene, Bernstein, Johnson, Renner
NAYS: None

The motion carried.

24C-0145 – DISCUSSION AND POSSIBLE ACTION ON THE RENEWAL OF LIQUOR LICENSES FOR THE PERIOD MAY 1, 2024, THROUGH APRIL 30, 2025

Motion: Wiene moved, seconded by Johnson, to approve the renewal of liquor licenses for the period May 1, 2024, through April 30, 2025, 24C-0125.

Discussion: None.

Roll Call: AYES: Tegtmeyer, Westemeier, Wiene, Bernstein, Johnson, Kieffer, Renner
NAYS: None

The motion carried.

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

Discussion: None.

Roll Call: AYES: Westemeier, Wiene, Bernstein, Johnson, Kieffer, Tegtmeyer, Renner
NAYS: None

The motion carried.

CONSENT AGENDA CA24-08

24C-0146 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF APRIL 8, 2024

24C-0147 – ACCEPTANCE OF THE MARCH 2024 FINANCIAL REPORT

24C-0148 – APPROVAL OF SEASON POOL EMPLOYEE POSITIONS IN ACCORDANCE WITH SECTION 2.6 OF THE CITY OF GALENA EMPLOYEE HANDBOOK

24C-0149 – APPROVAL OF CHANGE ORDER #3 OF THE LEAD SERVICE LINE REPLACEMENT PROJECT FOR ADDITIONAL WATER SERVICE RELOCATIONS

24C-0150 – APPROVAL OF THE CODE COMPLIANCE OFFICER JOB DESCRIPTION

24C-0151 – APPROVAL OF TOUR OPERATOR LICENSE RENEWALS FOR THE PERIOD MAY 1, 2024, THROUGH APRIL 30, 2025

24C-0152 – APPROVAL OF A TRANSPORTATION NETWORK COMPANY LICENSE FOR RAISER, LLC (DBA UBER) FR THE PERIOD MAY 1, 2024, THROUGH APRIL 30, 2025

Motion: Wienen moved, seconded by Westemeier, to approve Consent Agenda CA24-08.

Discussion: None.

Roll Call: AYES: Wienen, Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Renner
NAYS: None

The motion carried.

NEW BUSINESS

24C-0153 – DISCUSSION AND POSSIBLE ACTION ON AN APPEAL BY DINO RIGOPOLOUS, OWNER OF 233 N. COMMERCE STREET (FORMER GALENA LUMBER), OF A HISTORIC PRESERVATION COMMISSION RULING ON THE DEMOLITION OF STRUCTURES ON THE PROPERTY

A motion was made and later rescinded to overturn the ruling by the Historic Preservation Commission.

Discussion: Wienen stated she does feel the structure itself does have some historic value. They are keeping the limestone walls. This will give them a blank slate to start over. She does not want to make it all about parking. They have other plans down the road for things that may happen. Westemeier agreed stating it would take so much money to repair that building. They are planning to keep what is there from 1945.

Bernstein voiced concern that the owners have owned the property for quite some time and have been on the substandard list. They have not improved it in any significant way since they have owned it. It leads her to believe it was their intention to let it deteriorate. This concerns her and is not a good approach for people buying historic properties. She also referred to a letter received from Landmarks Illinois which made a good suggestion in saying the roof could be repaired and it could still be used for parking. She stated she was leaning towards upholding the unanimous vote by the Historic Preservation Commission.

Tegtmeyer stated the decision is not about what the space could be used for but whether it meets the historic qualities of a building in Galena. Those decisions have been entrusted to the Historic Preservation Commission and they voted unanimously to deny. The board did a detailed review of the application and followed the process. She feels if those rules needed to be changed, then they need to be changed before deciding.

Johnson stated she does not think the council should set a precedent of overturning another board's decision. Those people were appointed to make the decisions because they know what they are doing.

Kieffer stated the buildings have been in disrepair for years. The plans they have would enhance the beauty of Galena while using the old limestone. Kieffer supported tearing down the buildings. He recommended they come back with what they are actually going to do. He also noted once it is approved, they should be given a timeline as to when it needs to be complete.

Mayor Renner noted the only thing standing in 1946 was the limestone. He does not have a problem with them removing the office and the building to the north, excluding the limestone. He

recommended saving everything to the south. Tegtmeier agreed. She was in favor of maintaining the building which runs from Commerce to Water Street. She would like to see that fixed up and used for some purpose. The rest came in the 50's. She was in favor of removing everything except the limestone.

Tegtmeier reminded the council the decision tonight was whether or not to allow for demolition and not what the land or property will be used for.

Bernstein felt in terms of modifications it should be sent back to the Historic Preservation Commission for them to provide an alternative plan maintaining one building.

The original motion to approve the appeal was rescinded.

Motion: Wiene moved, seconded by Westemeier, to send the appeal back to the Historic Preservation Commission with the consideration to keep the middle building and approve demolition of everything to the North including the lien to.

Discussion: None.

Roll Call: AYES: Kieffer, Tegtmeier, Westemeier, Wiene, Bernstein, Johnson, Renner
 NAYS: None

The motion carried.

24C-0154 – DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR EXTERIOR MASONRY REPAIRS AT TURNER HALL

The following bids were received:

Contractor	Bid Amount
Bi-State Masonry, Inc., Rock Island	\$ 44,750.00
Berglund Construction Company, Chicago	\$145,000.00
Drex Masonry, Galena	\$ 55,998.00

Motion: Wiene moved, seconded by Kieffer, to approve the contract for exterior masonry repairs at Turner Hall with Bi-State Masonry, Inc. in an amount not to exceed \$44,750.00, 24C-0154.

Discussion: None.

Roll Call: AYES: Tegtmeier, Westemeier, Wiene, Bernstein, Johnson, Kieffer, Renner
 NAYS: None

The motion carried.

24C-0155 – DISCUSSION AND POSSIBLE ACTION ON SELECTING A CONSULTANT FOR THE COMPREHENSIVE PLANNING PROCESS

The following RFPs were received:

Company	Amount
Houseal Lavigne	\$89,870
Vandewalle	\$89,905

Motion: Tegtmeyer moved, seconded by Johnson, to select Houseal Lavigne for the comprehensive plan process in an amount not to exceed \$89,870 with a start date no later than August 1, 2024, 24C-0155.

Discussion: None.

Roll Call: AYES: Westemeier, Wienen, Bernstein, Johnson, Kieffer, Tegtmeyer, Renner
NAYS: None

The motion carried.

24C-0156 – WATER AND SEWER OPERATIONS AND MAINTENANCE MONTHLY REPORT FROM U.S. WATER

Andrew Schuler gave the February and March Operations and Maintenance Reports from U.S. Water.

The Wastewater Treatment Plan treated 14.7 million gallons in February and 16.4 million gallons in March. Hydrants and the sign at the treatment plant were painted in February. The LED bulbs were replaced throughout the facility using the refurbished light bulbs from the downtown lights. The pump was pulled from the riverside lift station and is being rebuilt. The biosolids pump was replaced. The Wastewater Treatment Plant is operating properly.

Drinking water pumped was 13.2 million gallons with 55 percent billed in February and 53 percent billed in March.

They will continue to look for leaks, will assist with lead line replacement as well as work with Fischer's on the highway project.

24C-0157 – WARRANTS

Motion: Bernstein moved, seconded by Tegtmeyer, to approve the Warrants as presented, 24C-0157.

Discussion: City Clerk, Hyde advised the warrant to the Galena Historical Museum needed to be changed from \$17,185.08 to \$5,000.

Roll Call: AYES: Wienen, Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Renner
NAYS: None

The motion carried.

24C-0158 – ALDERPERSONS' COMMENTS

Meeting – Kieffer stated he will attend the next meeting.

Pickleball – Tegtmeyer feels the next step would be to figure out what the actual ask will be. It is not a question of whether the city is for or against. The next step is to figure out what we can do to help.

24C-0159 – CITY ADMINISTRATOR'S REPORT

Budget – Moran thanked the city council for approval of the budget. It has been placed on the city's website.

Mayor's Breakfast – Moran thanked Barb Hocker and the chamber board for hosting the mayors' breakfast. It was a good event.

24C-0160 – MAYOR’S REPORT

Mayor Renner thanked the chamber for the mayor’s breakfast and stated it is always a good time going out to meet people.

24C-0161 - MOTION FOR EXECUTIVE SESSION

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

- Section 2 (c) (2) – Collective negotiating matters and deliberations concerning salary schedules.
- Section 2 (c) (21) – Review of Executive Session Minutes.

Discussion: None.

Roll Call: AYES: Bernstein, Johnson, Kieffer, Tegtmeyer, Westemeier, Wiener, Renner
NAYS: None

The motion carried.

The meeting recessed at 7:10 p.m.

The meeting was reconvened at 7:25 p.m.

24C-0162 – ADJOURNMENT

Motion: Johnson moved, seconded by Tegtmeyer, to adjourn.

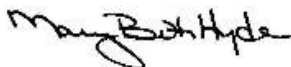
Discussion: None.

Roll Call: AYES: Tegtmeyer, Westemeier, Wiener, Bernstein, Johnson, Kieffer, Renner
NAYS: None

The motion carried.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk