

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 26 AUGUST 2024**

**24C-0320 – 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 August 2024.

**24C-0321 – ROLL CALL**

Upon roll call, the following members were present: Johnson, Kieffer, Tegtmeyer, Westemeier, Wiene, Renner

Absent: Bernstein

**24C-0322 – ESTABLISHMENT OF QUORUM**

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

**24C-0323 – PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**24C-0324 - REPORTS OF STANDING COMMITTEES**

No reports.

**24C-0325 – CITIZENS COMMENTS**

**Mike Sproule, 12901 West Norris Lane** - Sproule advised he, along with the owners of the property, are present should the council have any questions with regard to the annexation of the property at 9808 US Highway 20. Sproule advised part of the annexation includes the city helping to get the sewer to the property. Sproule stated he has been working with staff on that. The extension could allow 4-5 properties to tie on in the future.

**CONSENT AGENDA CA24-16**

**24C-0326 – APPROVAL OF MINUTES OF REGULAR CITY COUNCIL MEETING OF JULY 22, 2024**

**24C-0327 – APPROVAL ILLINOIS EPA PUBLIC WATER SUPPLY LOAN 17-6109 LEAD SERVICE LINE REPLACEMENT PROJECT REQUEST #8 IN THE AMOUNT OF \$51,030.42, INCLUDING ORIGIN DESIGN INVOICE 80582 AND 80728 AND FIVE-STAR ENERGY SERVICES PAY APPLICATION #7**

**24C-0328 – ACCEPTANCE OF JULY 2024 FINANCIAL REPORT**

**Motion:** Kieffer moved, seconded by Wiene, to approve Consent Agenda CA24-16.

**Discussion:** None.

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

The motion carried.

**UNFINISHED BUSINESS**

**24C-0304 – APPROVAL OF A RESOLUTION ON THE REVIEW AND POSSIBLE RELEASE OF EXECUTIVE SESSION MINUTES**

**Motion:** Westemeier moved, seconded by Wiene, to approve a resolution for the review and possible release of executive session minutes, 24C-0304.

**Discussion:** None.

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

The motion carried.

**NEW BUSINESS**

**24C-0329 – DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION TO ADOPT THE 2022 UPDATE OF THE JO DAVIESS COUNTY WATER RESOURCE MANAGEMENT PLAN**

**Motion:** Westemeier moved, seconded by Wiene, to approve a resolution to adopt the 2022 update of the Jo Daviess County Water Resource Management Plan, 24C-0329.

**Discussion:** Tegtmeyer stated it would be great to make sure this is incorporated into the Comprehensive Plan discussions and becomes part of what the committee is looking at.

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

The motion carried.

**24C-0330 – DISCUSSION AND POSSIBLE ACTION ON ZONING CALENDAR NO. 24A-02, A REQUEST BY ROBERT AND CHERISH CRISWELL, 606 S. PROSPECT STREET, FOR A MAP AMENDMENT FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL**

**Motion:** Tegtmeyer moved, seconded by Westemeier, to approve Zoning Calendar No. 24A-02, a request by Robert and Cherish Criswell, 606 S. Prospect Street, for a map amendment from neighborhood commercial to low density residential, 24C-0330.

**Discussion:** None.

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

The motion carried.

**24C-0331 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR 606 S. PROSPECT STREET FROM NEIGHBORHOOD COMMERCIAL TO LOW DENSITY RESIDENTIAL**

**Motion:** Wiene moved, seconded by Kieffer, to approve the first reading, waive the second reading of an ordinance amending the zoning map for 606 S. Prospect Street from neighborhood commercial to low density residential, 24C-0331.

**Discussion:** None.

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

The motion carried.

**24C-0332 – DISCUSSION AND POSSIBLE ACTION ON ZONING CALENDAR NO 24A-03, A REQUEST BY BTK GROUP LLC FOR A MAP AMENDMENT TO REZONE 9808 US HWY 20 WEST FROM LIMITED AGRICULTURAL TO PLANNED COMMERCIAL CONTINGENT ON ANNEXATION**

**Motion:** Wiene moved, seconded by Kieffer, to approve Zoning Calendar No. 24A-03, a request by BTK Group, LLC for a map amendment to rezone 9808 US Highway 20 West from limited agricultural to planned commercial contingent upon annexation, 24C-0332.

**Discussion:** None.

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

The motion carried.

**24C-0333 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST READING OF AN ORDINANCE AMENDING THE ZONING MAP FOR 9808 US HWY 20 WEST FROM LIMITED AGRICULTURAL TO PLANNED COMMERCIAL**

**Motion:** Wiene moved, seconded by Johnson, to approve the first reading of an ordinance amending the zoning map for 9808 US Hwy 20 West from limited agricultural to planned commercial, 24C-0333.

**Discussion:** None.

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

The motion carried.

**24C-0334 – DISCUSSION AND POSSIBLE ACTION ON THE FIRST READING OF AN ORDINANCE TO ANNEX THE 1.34 ACRE PARCEL AT 9808 US HWY 20 WEST**

**Motion:** Kieffer moved, seconded by Westemeier, to approve the first reading of an ordinance to annex the 1.34-acre parcel at 9808 Hwy 20 West, 24C-0334.

**Discussion:** The cost estimate for materials is \$9,500. Mike Sproule advised the total job is \$45,000. The city will pay for the materials. He would like to see a recapture fee added in for the city and the owner in the event anyone else hooks on.

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

The motion carried.

**24C-0335 – DISCUSSION AND POSSIBLE ACTION ON A RESOLUTION SETTING FORTH THE METHOD OF SALE OF REAL ESTATE OWNED BY THE CITY OF GALENA (403 S. MAIN STREET)**

**Motion:** Westemeier moved, seconded by Kieffer, to approve a resolution setting forth the method of sale of real estate owned by the City of Galena (403 S. Main Street), 24C-0335.

**Discussion:** None.

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

The motion carried.

**24C-0336 – DISCUSSION AND POSSIBLE ACTION ON A TASK ORDER WITH ORIGIN DESIGN FOR THE FIRE DEPARTMENT RENOVATION STUDY**

**Motion:** Wiene moved, seconded by Johnson, to approve a task order with Origin Design for the fire department renovation study, 24C-0336.

**Discussion:** None.

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

The motion carried.

**24C-0337 – WATER AND SEWER OPERATIONS AND MAINTENANCE MONTHLY REPORT FROM U.S. WATER**

Andrew Schuler, U.S. Water gave the monthly operations and maintenance report for the month of July. They treated sixteen million gallons of drinking water of which 67 percent was billed. The budget looks good. U.S. Water paid back an overage of \$6,292.20. They will start installing the pressure tanks in preparation for Well #7 tower painting. Hydrant flushing is complete. Once Five Star starts back up with lead replacements they will assist them.

Renner was happy to see no water break pictures.

**24C-0338 – WARRANTS**

**Motion:** Wiene moved, seconded by Tegtmeier, to approve the Warrants as presented, 24C-0338.

**Discussion:** None.

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

The motion carried.

**24C-0339 – ALDERPERSONS' COMMENTS**

**Verizon** – John advised the new Verizon tower should be working at full capacity in early September.

**Well Wishes** – Tegtmeier wished Alderperson Bernstein well.

**Thank you** – Tegtmeier thanked the Public Works crew for the road fixes on West Street. She appreciated the quick fix.

**Clark vs. City** – Tegtmeier advised a decision, and an order has been made. Anyone wanting a copy would get it at the courthouse.

**Thank you** – Tegtmeier thanked everyone for their public comments and private requests. She stated she is doing her personal best answer all of them.

**Thank you** – Tegtmeier thanked city staff for the listing on the city website for the opening on the Zoning Board as well as the Historic Board. She advised anyone interested to send an email and/or fill out an application. Applications will be accepted through September 30<sup>th</sup>.

**Election** – Tegtmeier advised petitions for the spring election are now available at City Hall. The petitions are due back in mid-November.

#### **24C-0340 – CITY ADMINISTRATOR’S REPORT**

**Green Street** – Moran advised the Corps of Engineers came out a couple of weeks ago. They have given the go ahead to do the repairs. The work will be put out for bid and staff will continue to work with the Corps of Engineers to look at a larger solution.

**Audit** – Moran reported the audit is complete and Wipfli will make a presentation at the next meeting.

#### **24C-0341 – MAYOR’S REPORT**

Mayor Renner thanked city staff adding the weather is still warm and the people are still coming.

#### **24C-0342 - MOTION FOR EXECUTIVE SESSION**

**Motion:** Wiene moved, seconded by Tegtmeier, to recess to Executive Session to discuss the following:

- Section 2 (c) (6) – Sale or Lease of Public Property
- Section 2 (c) (11) – Pending, Probable or Imminent Litigation
- Section 2 (c) (21) – Review of Executive Session Minutes.

**Discussion:** None.

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

The motion carried.

The meeting recessed at 6:57 p.m.

The meeting was reconvened at 7:20 p.m.

#### **24C-0343 – ADJOURNMENT**

**Motion:** Westemeier moved, seconded by Wiene, to adjourn.

**Discussion:** None.

**Roll Call:** AYES: Tegmeyer, Westemeier, Wiene, Johnson, Kieffer, Renner  
NAYS: None  
ABSENT: Bernstein

The motion carried.

The meeting was adjourned at 7:21 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Mary Beth Hyde". The signature is written in a cursive style with a large, looped initial "M".

Mary Beth Hyde  
City Clerk