

**MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 08 AUGUST 2016**

**16C-0321 – 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 08 August 2016.

**16C-0322 – ROLL CALL**

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

**16C-0323 – ESTABLISHMENT OF QUORUM**

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

**16C-0324– PLEDGE OF ALLEGIANCE**

The Pledge was recited.

**16C-0325 - REPORTS OF STANDING COMMITTEE**

**Turner Hall Committee** - Fach reported that the next meeting is September 1, 2016.

**Destination Marketing Organization Committee** – Lincoln reported that the contract is coming up later in the agenda.

**16C-0326 – PUBLIC COMMENTS**

**Susan Steffen, 334 Spring Street** – Steffen reported that she is representing Best of Galena Innkeepers with regards to the consideration of an amendment to the current zoning ordinance that cover short term vacation rental units. As a group of innkeepers we represent over two hundred fifty years of experience in the hospitality and lodging industry.

Steffen stated that she is in the process of compiling a memorandum to the City Council that will be presented to Matt Oldenburg, Zoning Administrator prior to the next meeting that addresses the issue. The Innkeepers are requesting to give the memorandum your attention, and to read it and to perform your due diligence before making any decision that will affect the community.

**Jason Allen** – presented the Council with a can of the paint that he uses. Allen stated that it contains pure sugar cane, there is no petroleum, ethanol, alcohol, or water. This can has been zoned for use in junior high classrooms.

Allen presented the council with a packet of photos that were taken of him painting and a small crowd of people around him. Allen reported that the second page has the rules of the council and dictates how the reconsideration goes into effect. Allen stated that new information exists regarding his spray painting and the council should reconsider their vote to change the street performer ordinance.

**Rick Pariser, 113 South High Street** – Pariser reported that he and many of his neighbors are concerned about further commercialization in the Low Density Residential neighborhoods. He recommended confining these short term vacation rentals units to the Commercial District, that is what this district was intended as.

**Joe Sprengelmeyer, 306 South Main Street** – Sprengelmeyer reported that he has been in business for thirty-seven years and he always asks his customers how they found Galena in the

first place, where they stayed and if they will come back. Sprengelmeyer stated that there are probably fifteen to twenty days per year that you cannot find a place to stay in Galena and then the person finds a place to stay in Dubuque. Dubuque then gets to be their primary destination and Galena becomes an afterthought.

Sprengelmeyer would like the City Council to consider the short term vacation Rental units.

**Ryan Dies, 123 S. Main Street** – Dies reported that he wishes to have Galena be progressive community and to move on to allow downtown accommodations and thanked the city I for considering this text amendment to allow short term vacation units.

Dies reported that he is working on alleviating parking problems in the downtown area. Opening the downtown for short term vacation rental units would help stabilize the real estate values. He thanked the City Council for considering this issue.

**Diane Hawist, 420 Elk Street** – Hawist reported that she sees some benefits in bringing in the short term vacation rental units. It is a progressive boom for the area that will bring in homes for rent on a short term basis. The younger generation with small children want to rent a home, they don't want a B & B, or a hotel, they want the comfort of a home like they have themselves.

**CONSENT AGENDA CA16-15**

**16C-0327 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JULY 25, 2016**

**16C-0328 – APPROVAL OF CONTRACT ADDITION WITH WHKS ENGINEERS FOR GEAR STREET ENGINEERING**

**16C-0329 – APPROVAL OF A REQUEST BY MIDWEST MEDICAL CENTER TO CONDUCT THE 12<sup>TH</sup> ANNUAL FUN RUN/WALK ON THE GALENA RIVER TRAIL, 9:00 A.M., OCTOBER 1, 2016**

**16C-0331 – ACCEPTANCE OF JUNE FINANCIAL REPORT**

**Motion:** Fach moved, seconded by Bernstein, to approve Consent Agenda CA16-15.

**Discussion:** Renner reported that Alderperson Westemeier name was omitted from the initial roll call and would like to have it added to the minutes of the initial roll call.

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

The motion carried.

**Amended motion:** Bernstein moved, seconded by Lincoln to add Council person Westemeier attendance to the roll call minutes16C-0327.

**Discussion:** None.

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

The motion carried.

**UNFINISHED BUSINESS**

**16C-0306–SECOND READING OF AN ORDINANCE TO EXECUTE AN ANNEXATION AGREEMENT BETWEEN PATRICK AND KRISTINE MCCARTHY FOR 31.88 ACRES COMMONLY KNOWN AS THE PALACE CAMPGROUND**

**Motion:** Lincoln moved, seconded by Kieffer, to approve the second reading of an ordinance to execute an annexation agreement between Patrick and Kristine McCarthy for 31.88 acres commonly known as the Palace Campground, 16C-0306.

**Discussion:** None.

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

The motion carried.

**16C-0307– SECOND READING OF AN ORDINANCE ANNEXING 31.88 ACRES COMMONLY KNOWN AS THE PALACE CAMPGROUND**

**Motion:** Lincoln moved, seconded by Kieffer, to approve the second reading of an ordinance annexing 31.88 acres commonly known as the Palace Campground, 16C-0307.

**Discussion:** None.

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

The motion carried.

**16C-0310– DISCUSSION AND POSSIBLE ACTION ON DESTINATION MARKETING SERVICES AGREEMENT AND GREATER GALENA MARKETING, INC., DBA GALENA/JODAVIESS OFFICE OF TOURISM**

**Motion:** Lincoln moved, seconded by Bernstein, to approve the Destination Marketing Services Agreement and Greater Galena Marketing, Inc., DBA Galena/JoDaviess Office of Tourism.16C-0310.

**Discussion:** Lincoln stated that the County still has to talk about this at their County Board and work through some issues. If this were to be approved tonight by the City and the County had some more issues, then the City may have to revisit this item again in the future.

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

The motion carried.

**16C-0312– DISCUSSION AND POSSIBLE ACTION ON INITIATING A ZONING TEXT AMENDMENT TO ALLOW SHORT TERM VACATION RENTAL UNITS IN THE CITY OF GALENA**

**Motion:** Bernstein moved, seconded by Lincoln, to approve initiating a Zoning Text Amendment to allow short term vacation rental units in the City of Galena 16C-0312.

**Discussion:** Westemeier and Kieffer reported that the City Council should wait until after the next City Council meeting as Susan Steffen stated that she may be presenting something to Matt Oldenburg, Zoning Administrator.

Council person Kieffer reported that he wishes to wait until he reviews the other materials.

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

The motion carried.

**16C-0315– SECOND READING OF AN ORDINANCE AMENDING CHAPTER 97.14 OF THE GALENA CODE OF ORDINANCES PERTAINING TO DOWNTOWN SIDEWALK CONSTRUCTION STANDARDS**

**Motion:** Hahn moved, seconded by Lincoln, to approve the second reading of an ordinance amending Chapter 97.14 of the Galena Code of Ordinances pertaining to downtown sidewalk construction standards 16C-0315.

**Discussion:** None.

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

The motion carried.

**NEW BUSINESS**

**16C-0332– FIRST READING OF AN ORDINANCE AMENDING THE TEXT OF CHAPTER 154.202 OF THE ZONING ORDINANCE, RESIDENTIAL PRINCIPAL AND MAJOR ACCESSORY STRUCTURES BULK STANDARDS, TO ALLOW FRONT FACING GARAGES IN FRONT OF THE PRINCIPAL FAÇADE OF THE DWELLING**

**Motion:** Hahn moved, seconded by Westemeier, to approve the first reading of an ordinance amending the text of Chapter 154.202 of the Zoning Ordinance, Residential Principal and Major Accessory Structures Bulk Standards, to allow front facing garages in front of the principal façade of the dwelling 16C-0332.

**Discussion:** Bernstein inquired if this was a case by case basis and was informed that yes that is correct.

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

The motion carried.

**16C-0333– DISCUSSION AND POSSIBLE ACTION ON 2016 STREET PAVING CONTRACT**

The following bids were received:

Contractor	Base Bid	Alternate Bid	Total Bid
Civil Constructors	\$218,274	\$7,848	\$227,122
Hamel Parking Lot Services	\$247,537	\$8,785	\$256,322

**Motion:** Hahn moved, seconded by Lincoln to approve Civil Constructors for the base bid and the alternate bid of \$227,122 and add to the contract up to \$307,000 for the paving of Elk Street 16C-0333.

**Discussion:** Bernstein stated that she is very pleased that the work on Elk Street is going ahead as she just received a call last week about the condition of the street, she was happy that the work is going to be done so quickly.

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

The motion carried.

**16C-0334– DISCUSSION AND POSSIBLE ACTION ON A CONTRACT FOR TURNER HALL EXTERIOR CLEANING AND SEALING**

**Motion:** Kieffer moved, seconded by Fach, to approve the contract to Earl Thompson Masonry 16C-0334.

**Discussion:** Renner reported that in a memorandum that came out late today that there is \$10,000 budgeted and the accepted bid came in \$1,637 under. It is recommended that additional tuck -pointing be done with the remaining balance not to exceed the \$10,000.

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

The motion carried.

**Amended Motion:** Kieffer moved, seconded by Fach to approve tis estimate not to exceed the \$10,000 for additional tuck-pointing.

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

The motion carried.

**16C-0335 – WARRANTS**

**Motion:** Kieffer moved, seconded by Hahn, to approve the Warrants as presented 16C-0335.

**Discussion:** None.

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

The motion carried.

**16C-0336 – ALDERPERSONS' COMMENTS**

**Asphalt of Street** – Westemeier is happy that the work is being done on the street again. Hahn is also happy and pleased that the work is being done on the streets. Fach also is pleased that the work is being done on the streets and also wants to thank the Country Fair Financial Committee for the gift of \$1,000 for the speed machine.

**Gear Street** – Bernstein has had some complaints about the pot holes on the lower part of Gear Street, also the speed sign at Prospect and Gear is wobbly and needs to be repaired.

**16C-0337 – CITY ADMINISTRATOR'S REPORT**

**Gear Street Project and Highway 20 Project** - Moran reported that just today he sent letters to the Governor and Department of Transportation to request the allocation and funding for Gear Street in the Spring 2017.

**Financial Report and Sales Tax** – Moran reported that the Sales Tax for January thru April is up over ten percent.

**16C-0338 – MAYOR’S REPORT**

**Thank You** – Mayor Renner thanked everyone for coming out tonight to talk about the agenda items.

**16C-0339 - ADJOURNMENT**

**Motion:** Kieffer moved, seconded by Lincoln, to adjourn.

**Discussion:** None.

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

The motion carried.

The meeting adjourned at 7:10 p.m.

Respectfully submitted,

Shirley Johnson  
Receptionist