

MINUTES OF THE REGULAR CITY COUNCIL MEETING OF 24 JUNE 2019

19C-0256 – 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 June 2019.

19C-0257 – ROLL CALL

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

19C-0258 – ESTABLISHMENT OF QUORUM

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

19C-0259 – PLEDGE OF ALLEGIANCE

The Pledge was recited.

19C-0260 - REPORTS OF STANDING COMMITTEE

No reports.

19C-0261 – CITIZENS COMMENTS

Christie Hensley, 518 Hill Street – Hensley urged the council to vote in favor of the dog park tonight and stated she would be available should they have any questions.

Adam Mostert, 115 Irvine Street - Mostert voiced concern with the placement of the pride flags on the walk bridge. The flag he expected to see there was the American flag. He feels it is wrong for the city to use a public space for this.

Elizabeth Boggess, 519 4th Street – On behalf of the Galena Center for the Arts, Boggess thanked the City for the use of two parking spaces on Main Street for Chalk Fest. It worked as planned. People who saw them then came to the art center. Boggess also thanked the City for the pride flags on the walk bridge stating she feels good about them.

CONSENT AGENDA CA19-12

19C-0262 – APPROVAL OF THE MINUTES OF THE REGULAR CITY COUNCIL MEETING OF JUNE 10, 2019

19C-0263 – APPROVAL OF CHANGE ORDER #2 FOR THE DOWNTOWN SIDEWALK REPLACEMENT PROJECT

19C-0264 – APPROVAL OF AN OPEN BURN PERIOD FROM JULY 7-14, 2019

19C-0265 – APPROVAL OF FIRE HYDRANT PAINTING CONTRACT WITH ALL STAR POWER WASH FOR \$10,120

19C-0266 – FIRST READING OF AN ORDINANCE AUTHORIZING THE SALE OF MUNICIPALLY OWNED PERSONAL PROPERTY (SURPLUS PROPERTY)

Bernstein requested item 19C-0264 be removed from the Consent Agenda.

Motion: Allendorf moved, seconded by Kieffer, to approve Consent Agenda, CA19-12, waiving the second reading on item 19C-0266 and removing item 19C-0264 from the Consent Agenda.

Discussion: None.

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

The motion carried.

19C-0264 – APPROVAL OF AN OPEN BURN PERIOD FROM JULY 7-14, 2019

Motion: Hahn moved, seconded by McCoy, to approve an open burn period from July 7-14, 2019, 19C-0264.

Discussion: Bernstein voiced concern with having a third open burn season. We already have 14 days throughout the course of the year. The open burns cause air pollution and pollutants that cause health hazards. She was opposed to a third open burn.

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

The motion carried.

UNFINISHED BUSINESS

19C-0224 – SECOND READING AND POSSIBLE APPROVAL OF AN ORDINANCE AMENDING CHAPTER 111 “ALCOHOLIC BEVERAGES” OF THE CODE OF ORDINANCES TO INCREASE THE NUMBER OF AVAILABLE CLASS A LICENSES

Motion: Hahn moved, seconded by McCoy, to approve the second reading of an Ordinance amending Chapter 111 “Alcoholic Beverages” of the Code of Ordinances to increase the number of available Class A license from 8 to 9.

Discussion: Allendorf questioned what would happen if we received another application for a license. Moran advised the Council would review it at that time and decide on whether to add an additional license.

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

The motion carried.

NEW BUSINESS

19C-0267 – DISCUSSION AND POSSIBLE ACTION ON A PROPOSAL TO ESTABLISH A DOG PARK IN THE TIMP 2 SUBDIVISION

Motion: Bernstein moved, seconded by Allendorf, to approve the proposal to establish a dog park in the Timp 2 Subdivision, 19C-0267.

Discussion: Bernstein commended the organizers for coming up with a spot that is more acceptable to the council. They did a great job addressing the concerns raised.

Hahn thanked Chris and Courtney Timp for donating the land. It is a great location and he hopes it goes well.

Council directed staff to investigate the costs.

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

The motion carried.

19C-0268 – VACATION RENTAL STATUS REPORT

Matt Oldenburg updated the Council on Vacation Rentals (Attachment 1).

19C-0269 – DISCUSSION AND POSSIBLE ACTION ON STUDYING OPTIONS FOR IMPROVING DOWNTOWN PARKING

Motion: Allendorf moved, seconded by Hahn, to open item 19C-0269 for discussion.

Discussion: Hahn feels the City needs to stay proactive on parking. He recommended looking for grants that might help with a parking structure.

Renner recommended giving staff direction to look into parking and come back with their recommendations.

Westemeier stated parking has always been a problem. He feels the City needs to look into paid parking. He recommended hiring a parking enforcement officer to monitor the downtown parking.

Allendorf feels it is easy to get fixated on needing a large lot. He feels the first thing to demonstrate is responsible enforcement in terms of construction equipment taking up multiple spots for indeterminate periods of time. Several spots are also used for redirecting traffic flow on side streets. He feels the city needs to address the smaller issues immediately and take steps to address the medium and long-term issues.

Bernstein feels the council should consider hiring a consultant or forming a committee as this is a complicated issue. She further recommended taking a look at the proposal from Adam Johnson as well as consider doing a shuttle on the weekends to move people around.

McCoy believes that while it would be nice to say business owners have been responsible, there seems to be a need for every employee to have their car as close as possible. He would be in favor of having a parking control office to monitor the downtown. He would also support forming a committee to study the issue.

Kieffer feels a shuttle isn't the answer.

Westemeier stated he would be opposed to hiring a consultant. The City has been doing studies since the 80's and 90's. We don't need to pay someone \$40,000 to tell us we have a problem. He feels the city is going to continue to have this problem until such time as we bite the bullet and borrow money to build a ramp and have paid parking.

Council agreed to direct staff to come up with their recommendations.

19C-0270 – FIRST READING OF AN ORDINANCE TO ACCEPT OWNERSHIP BY DEDICATION OF THE PUBLIC STREETS, WATER DISTRIBUTION SYSTEM, AND STORM WATER SYSTEM IN THE TIMP'S SUBDIVISION – PHASE 2

Motion: Allendorf moved, seconded by Bernstein, to approve the first reading of an Ordinance to accept ownership by dedication of the public streets, water distribution system and storm water system in the Timp's Subdivision – Phase 2.

Discussion: McCoy questioned if the current ordinance now requires sidewalks and lighting in new subdivisions. He was advised it does.

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

The motion carried.

19C-0271 - DISCUSSION AND POSSIBLE ACTION ON PAY APPLICATION #5 AS A SPECIAL ACCOUNT WARRANT TO LOUIE'S TRENCING SERVICE FOR THE DOWNTOWN SIDEWALK RECONSTRUCTION PROJECT

The following bill was presented:

Louie's Trenching Service	\$54,536.40
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Motion: Kieffer moved, seconded by Allendorf, to approve Pay Application #5, a special account warrant, to Louie's Trenching Service for the Downtown Sidewalk Reconstruction Project, 19C-0271.

Discussion: None.

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

The motion carried.

19C-0272 – WARRANTS

Motion: Kieffer moved, seconded by Allendorf, to approve the Warrants as presented, 19C-0272.

Discussion: None.

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

The motion carried.

19C-0273 – ALDERPERSONS' COMMENTS

Vacation Rentals – Council thanked Matt Oldenburg and staff for the work on the vacation rentals.

Dog Park – Council wished them luck on the dog park.

Dog Park – Council thanked Chris & Courtney Timp for the donation of the land for the dog park.

Pride Bridge – Allendorf stated he has heard and seen a lot of positive feedback on the flags on the bridge. This was a piggy back off the "Illinois for All" campaign.

Kelly Lane/Irvine Street – Westemeier asked to have Public Works take a look at where the water comes down and sits. There is always standing water there. He is concerned with mosquitos and kids that play in that area.

Sex Trafficking – Bernstein stated she recently attended a program at the library on labor and sex trafficking. It happens everywhere in the U.S. and is a \$150 billion industry. Everyone should be aware of it.

Market House – Bernstein thanked the Elk's Club for cleaning up around the Market House.

19C-0274 – CITY ADMINISTRATOR'S REPORT

Thank you – Moran thanked the public for their patience with the east side highway project. In his estimation, it has been the most unpopular project to date and he is glad to have it done.

Gear Street Project – Moran reported the project is nearing completion. They expect to have it paved and the sidewalks installed by July 3rd providing the weather holds out.

Deer Program – Moran stated he is continuing to register hunters and areas. He has received six new hunters. An item will be placed on the agenda in July for approval.

Thank you – Moran thanked Matt Oldenburg and Jonathan Miller for their work on the vacation rental presentation.

19C-0275 – MAYOR'S REPORT

Mayor Renner thanked staff and wished the dog park people good luck.

19C-0276 - ADJOURNMENT

Motion: Hahn moved, seconded by Kieffer to adjourn.

Discussion: None.

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

The motion carried.

The meeting adjourned at 7:29 p.m.

Respectfully submitted,



Mary Beth Hyde
City Clerk



Vacation Rentals



Agenda

- Commercial District Vacation Rentals
- Residential District Vacation Rentals
- Revenues
- Recommendations



Current Vacation Rentals

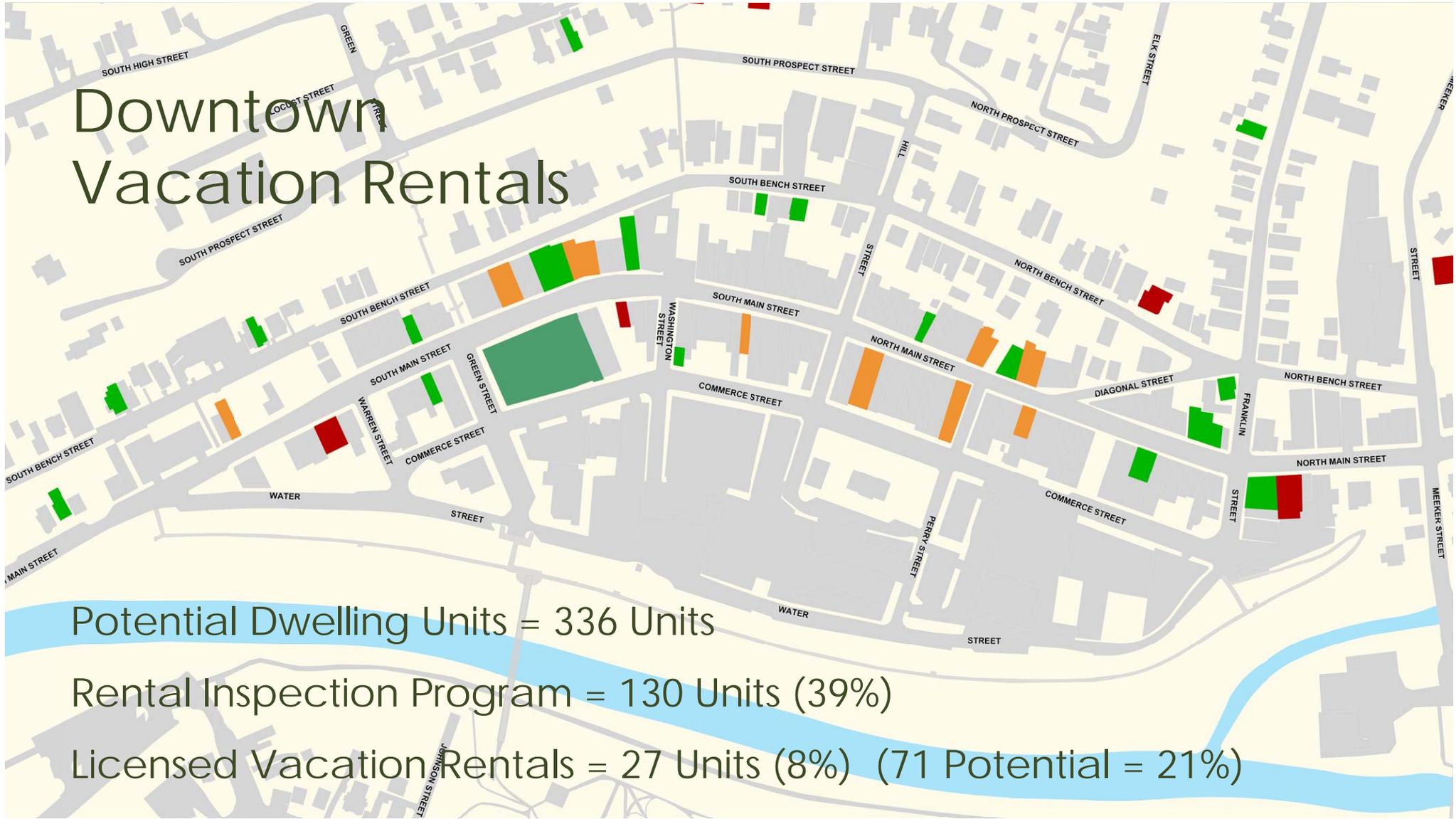
Summary of Requests - By Property			
Type	Requested	Approved	Licensed
Commercial	33	30	18
Residential	17	17	17
Residential-SR	3	3	2
Waitlist - Res.	53		
Total	106	50	37
Summary of Units - In Service			
Type	Total		
Commercial	29		
Residential	17		
Residential - Single Room	2		
	48		
Summary of Units - Approved / Potential			
Type	Approved	Potential	
Commercial	63	75	
Residential	17	17	
Residential - Single Room	3	3	
	83	95	

Downtown Vacation Rentals

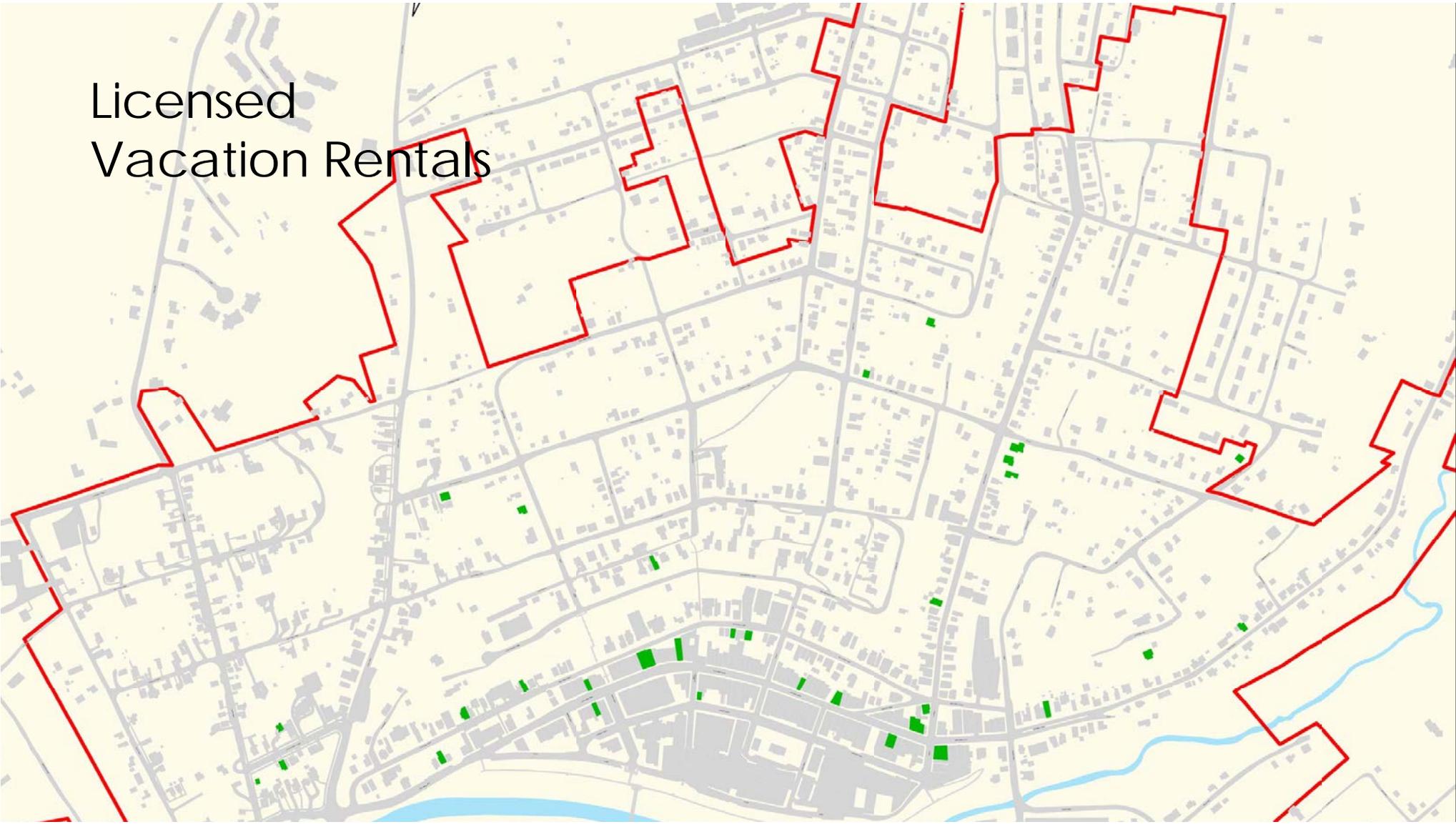
Potential Dwelling Units = 336 Units

Rental Inspection Program = 130 Units (39%)

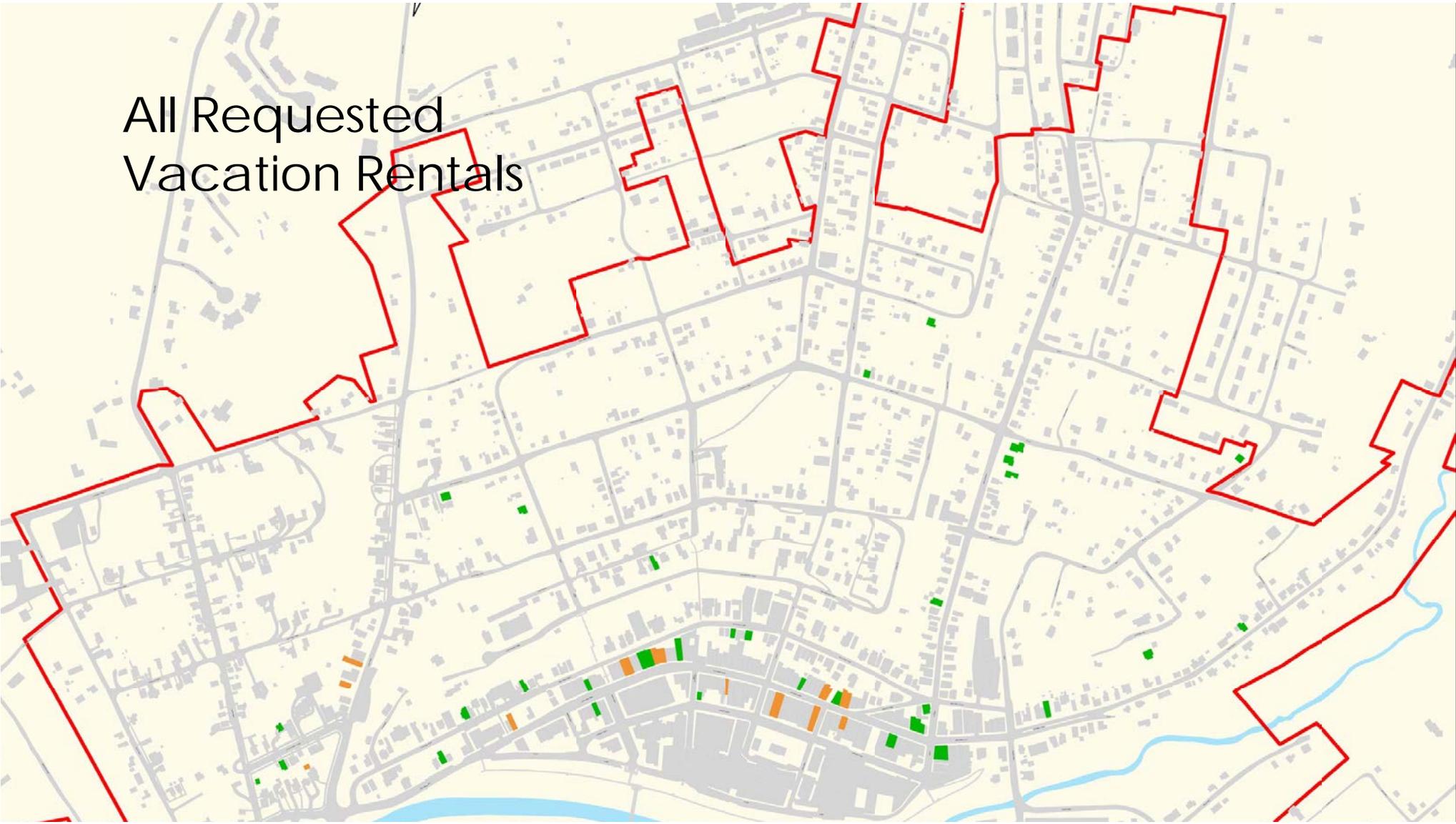
Licensed Vacation Rentals = 27 Units (8%) (71 Potential = 21%)



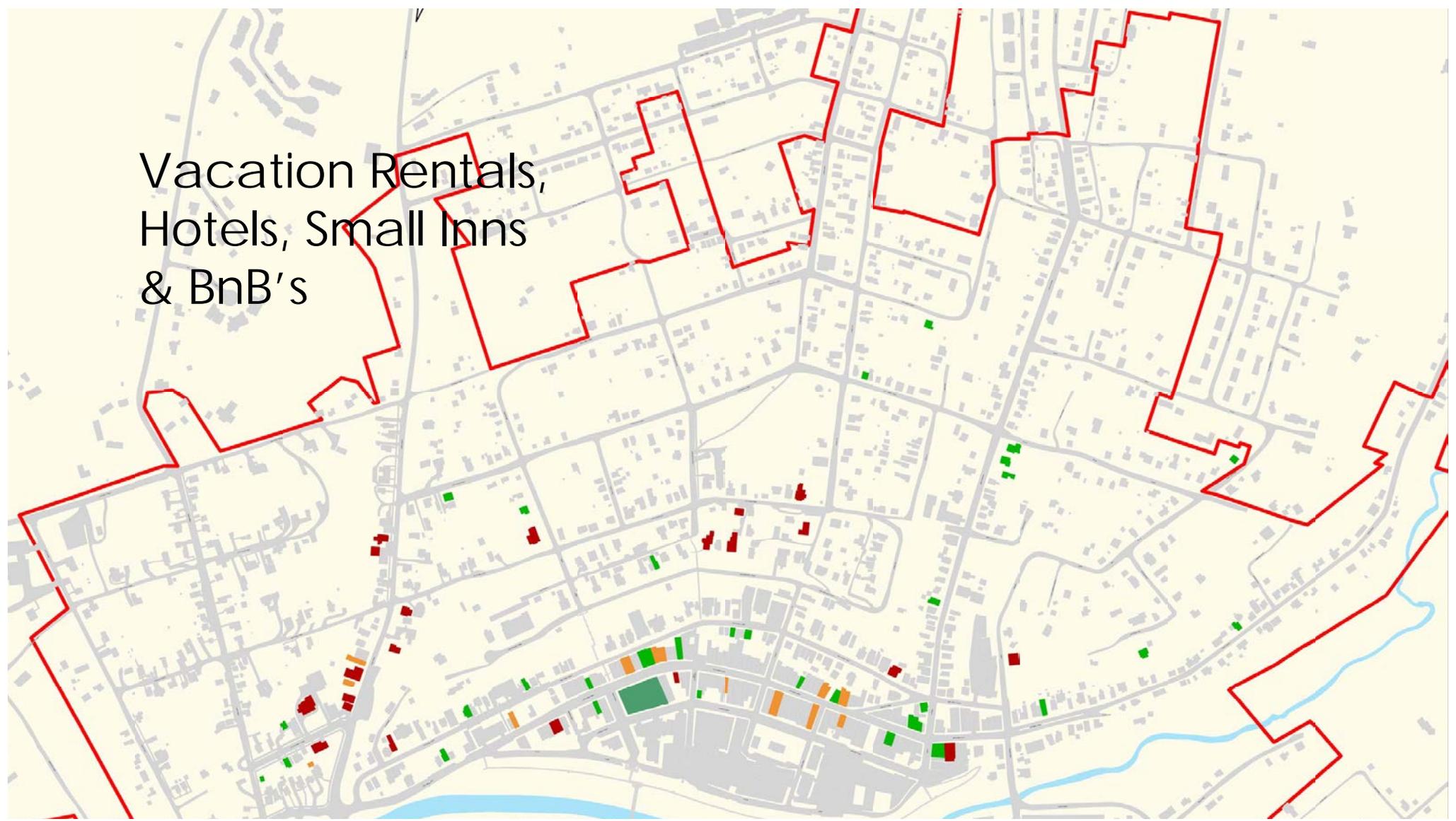
Licensed Vacation Rentals



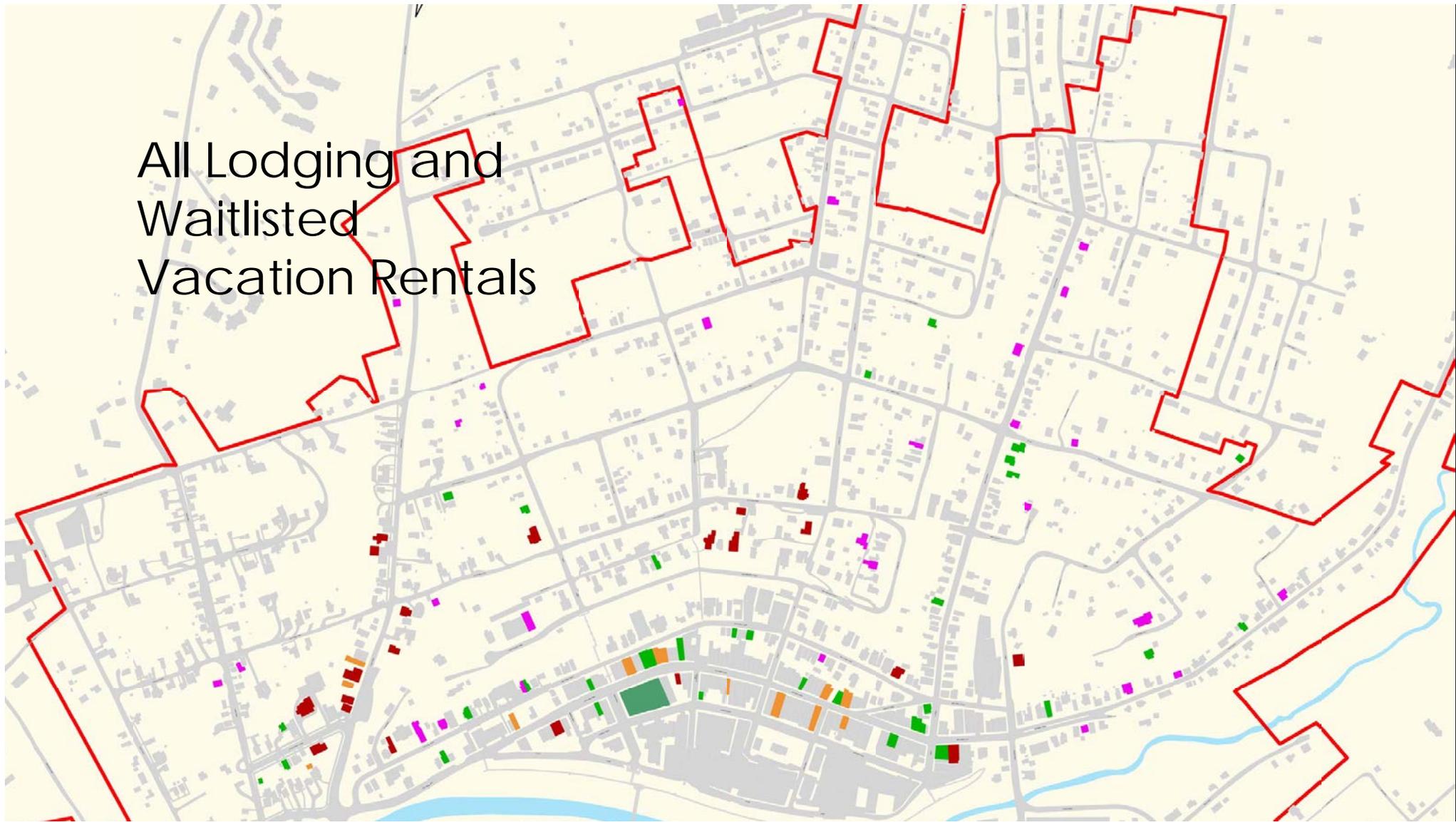
All Requested
Vacation Rentals



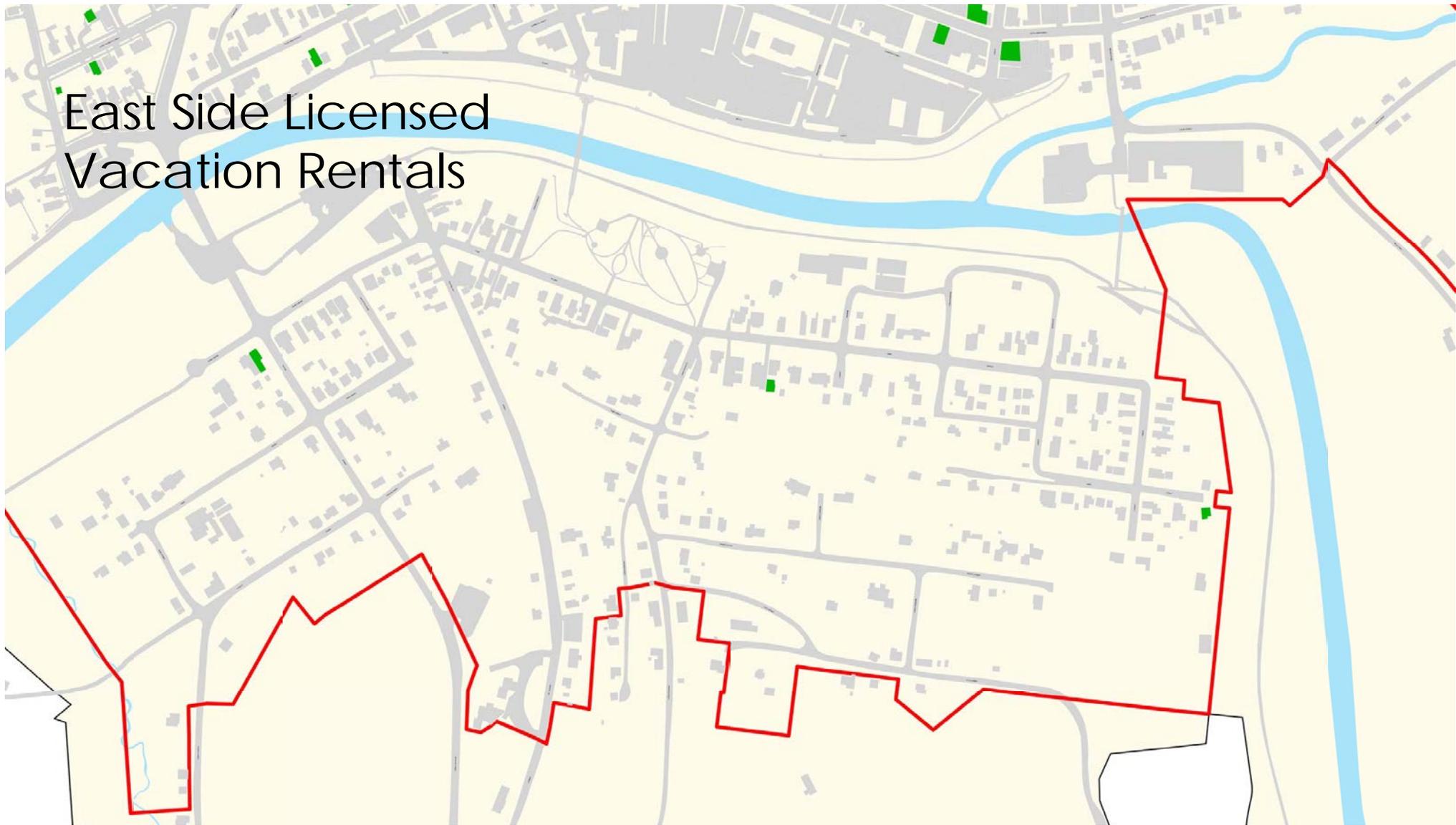
Vacation Rentals,
Hotels, Small Inns
& BnB's



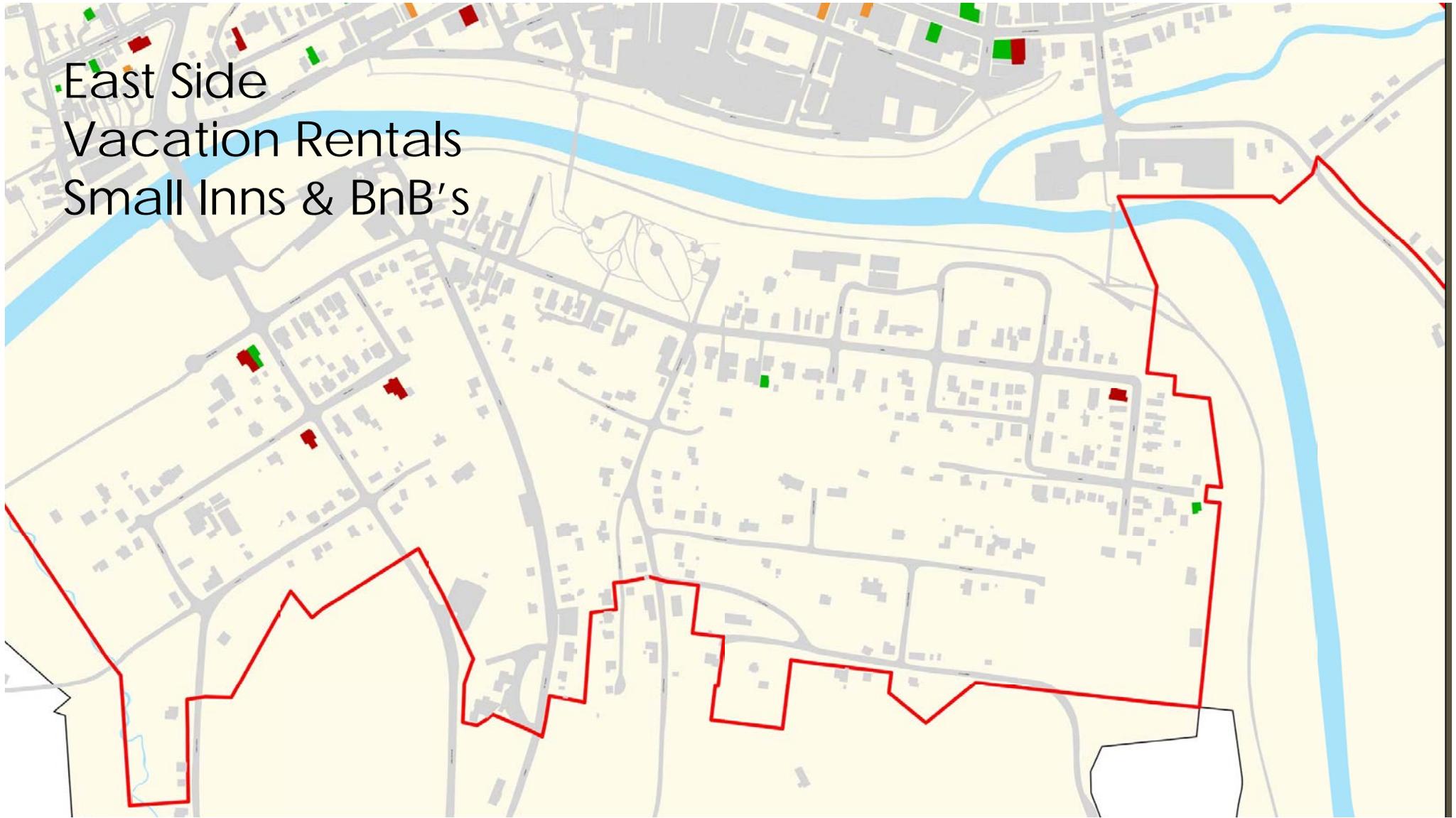
All Lodging and
Waitlisted
Vacation Rentals



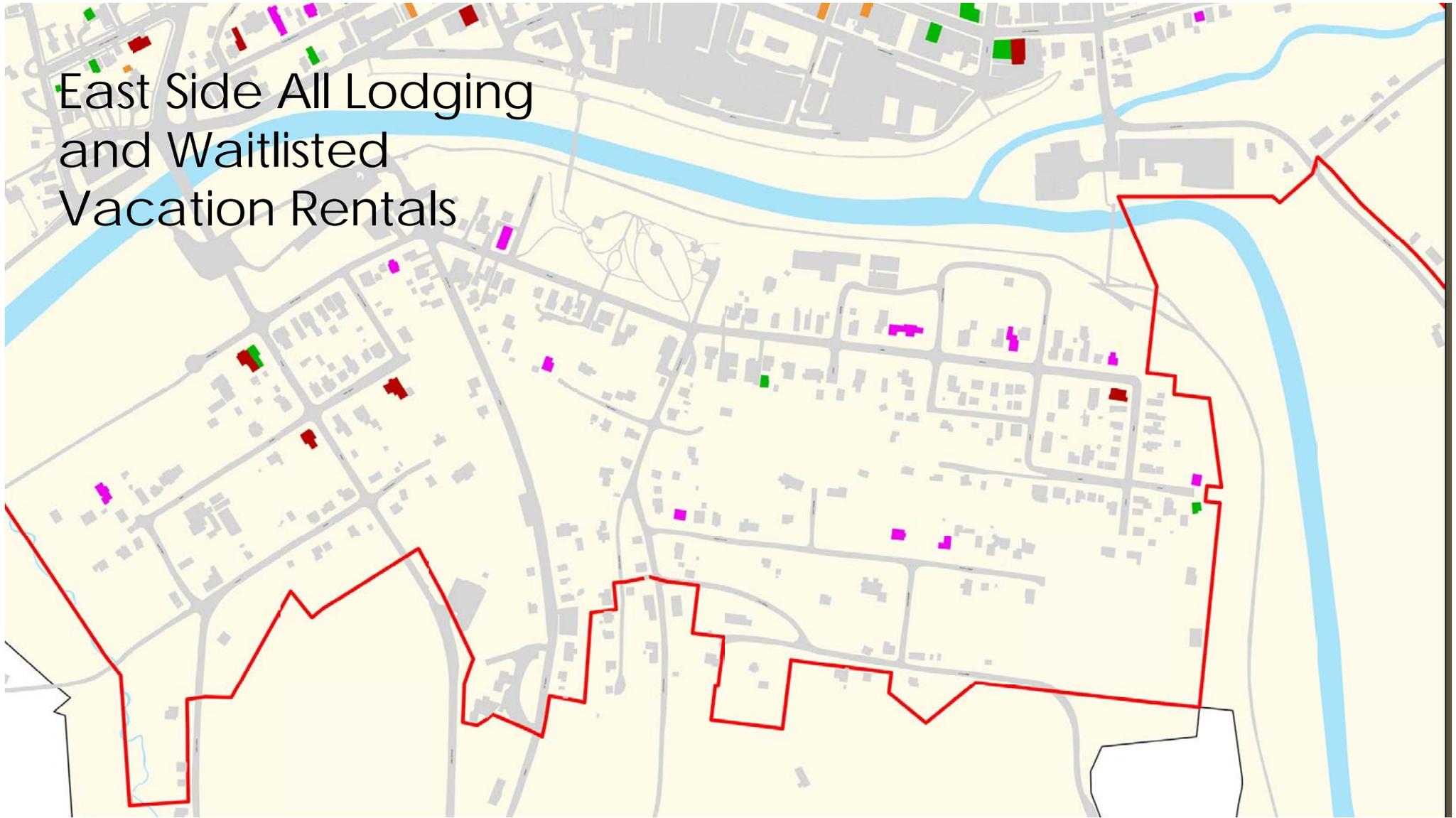
East Side Licensed Vacation Rentals



East Side
Vacation Rentals
Small Inns & BnB's



East Side All Lodging
and Waitlisted
Vacation Rentals





Revenues

- ▶ Building Permit Investment Value = Over \$1.5M
- ▶ Occupancy Tax Revenue = Up \$416K through 2018
- ▶ Application Fee Revenue = Over \$23K
- ▶ License Fee Revenue = Over \$9K
- ▶ Food & Beverage Revenue = Up 1.3% through 2018
- ▶ Sales Tax Revenue = Up 1.04% through 2018
- ▶ Parking
- ▶ Impact on other Guest Accommodations Products

Recommendations

Density Equation:

8%: 1 Vacation Rental per 5.2 Acres

10%: 1 Vacation Rental per 4.3 Acres

12%: 1 Vacation Rental per 3.7 Acres

8% = 5 Dwellings Per 63 Dwellings

10% = 6 Dwellings Per 63 Dwellings

12% = 7 Dwellings Per 63 Dwellings



Questions / Comments?