

The City Council met in regular session, February 27, 2018 at 7:00 P.M. in the City Hall Council Chamber. Present on roll call: Mayor Vulich; Councilmembers: Gassman, Seeley, McGraw, Allesee, Schemers and Odor. Councilmember Connell - absent.

Mayor Vulich presented Councilmember Gassman with a ten year anniversary pin and thanked Councilmember Gassman for his service on the City Council.

M/S, Allesee-Gassman moved to dispense with the reading of the minutes of the special City Council meeting of February 5, 2018 and they be approved as published on February 15, 2018. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, Allesee-Seeley moved to dispense with the reading of the minutes of the regular City Council and Committee of the Whole meetings of February 13, 2018 and they be approved as published on February 27, 2018. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

PUBLIC HEARINGS

Mayor Vulich convened a public hearing concerning the 2018-2019 Fiscal Year City Operating Budget. No comments were received, written or oral. M/S, Schemers-Allesee moved that the public hearing concerning the 2018-2019 Fiscal Year City Operating Budget be entered into the record. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, Schemers-Odor moved the Council adopt Resolution No. 2018-086 approving the 2018-2019 Fiscal Year City Operating Budget. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

Mayor Vulich convened a public hearing concerning the authorization of a loan agreement and the issuance of not to exceed \$8,100,000.00 General Obligation Capital Loan Notes of the City of Clinton, State of Iowa (for essential corporate purposes). No comments were received, written or oral. M/S, Odor-Schemers moved that the public hearing concerning the authorization of a loan agreement and the issuance of not to exceed \$8,100,000.00 General Obligation Capital Loan Notes of the City of Clinton, State of Iowa (for essential corporate purposes) be entered into the record. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, Odor-Schemers moved the Council adopt Resolution No. 2018-087 instituting proceedings to take additional action for the issuance of not to exceed \$8,100,000.00 General Obligation Capital Loan Notes. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

Mayor Vulich convened a public hearing concerning the authorization of a loan agreement and the issuance of not to exceed \$700,000.00 General Obligation Capital Loan Notes of the City of Clinton, State of Iowa (for general corporate purposes). No comments were received, written or oral. M/S, McGraw-Allesee moved that the public hearing concerning the authorization of a loan agreement and the issuance of not to exceed \$700,000.00 General Obligation Capital Loan Notes of the City of Clinton, State of Iowa (for general corporate purposes) be entered into the

record. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

M/S, McGraw-Allesee moved the Council adopt Resolution No. 2018-088 instituting proceedings to take additional action for the issuance of not to exceed \$700,000.00 General Obligation Capital Loan Notes. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

Mayor Vulich convened a public hearing concerning the authorization of a loan agreement and the issuance of not to exceed \$700,000.00 General Obligation Capital Loan Notes of the City of Clinton, State of Iowa (for general corporate purposes). No comments were received, written or oral. M/S, Gassman-Seeley moved that the public hearing concerning the authorization of a loan agreement and the issuance of not to exceed \$700,000.00 General Obligation Capital Loan Notes of the City of Clinton, State of Iowa (for general corporate purposes) be entered into the record. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

M/S, Gassman-Seeley moved the Council adopt Resolution No. 2018-089 instituting proceedings to take additional action for the issuance of not to exceed \$700,000.00 General Obligation Capital Loan Notes. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

Mayor Vulich convened a public hearing concerning the 2018 Community Development Block Grant (CDBG) application. No comments were received, written or oral. M/S, Seeley-Schemers moved that the public hearing concerning the 2018 Community Development Block Grant (CDBG) application be entered into the record. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

In discussion before roll call, Mark Schneider, ECIA Community Development and Public Services Director, stated the need for the proposed CDBG pilot project had been identified by the City and ECIA staff over time. Schneider stated the City annually budgets funding to demolish derelict homes and buildings in the City. Schneider stated in the proposed CDBG project, homes would be conveyed from the City to East Central Development Corporation (ECDC), ECIA's non-profit arm, and ECDC would rehabilitate the homes and then sell the homes to income-qualified households. Schneider stated the potential to provide downpayment or mortgage buydown assistance to homebuyers would also be a component of the project. Schneider stated the City would propose using \$500,000.00 in CDBG funds, with a local match of funds in the amount of \$60,000.00, to rehabilitate approximately six homes. Schneider stated the CDBG application was submitted to the Iowa Economic Development Authority on December 14, 2017. Schneider stated the design of the project would not include displacement of households or businesses.

M/S, Seeley-McGraw moved the Council adopt Resolution No. 2018-090 confirming support of Community Development Block Grant (CDBG) Opportunities and Threats application. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

AUDIENCE COMMENT

No persons came before the Council to speak.

CONSENT AGENDA

M/S, Allesee-Schemers moved to approve the Consent Agenda as presented on the attachment. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

1. Airport Commission - minutes 01/15/2018 - receive, approve and place on file.
2. Civil Service Commission - minutes 02/19/2018 - receive, approve and place on file.
3. Committee of the Whole - minutes 02/13/2018 - receive, approve and place on file.
4. Hometown Pride Steering Committee - corrected minutes 01/25/2018 - receive, approve and place on file.
5. Completed Work Orders - January and February - receive, approve and place on file.
6. Plans & Specs - Orchard Heights Street Resurfacing Project G-2018 - receive, approve and place on file (copy available for inspection at Clerk's office on 02/26/2018).
7. Plans & Specs - Rhododendron Showboat Theatre Painting Project - receive, approve and place on file (copy available for inspection at Clerk's office).
8. Electronic Payments and Transfers - January 2018 - receive, approve and place on file.
9. Summary of Revenues and Receipts - January 2018 - receive, approve and place on file.
10. Police Promotional Certified List - receive, approve and place on file.
11. Resolution No. 2018-091 - authorizing Section 408 review request application to the United States Army Corps of Engineers for the Riverview Drive Extension Project.
12. Resolution No. 2018-092 - awarding three-year contract for City of Clinton fire extinguisher and sprinkler system inspection, maintenance, recharging, and testing services.
13. Resolution No. 2018-093 - of official endorsement of Clinton County Development Association spring 2018 grant application for fire equipment funding.
14. Resolution No. 2018-094 - setting rates for solid waste services.
15. Resolution No. 2018-095 - retracting solid waste lien for 1437 Main Avenue.
16. Resolution No. 2018-096 - ordering construction of improvement, setting public hearing and directing advertisement for bids - Rhododendron Showboat Theatre Painting Project.
17. Resolution No. 2018-097 - ordering construction of improvement, setting public hearing and directing advertisement for bids - Orchard Heights Street Resurfacing Project G-2018.
18. Resolution No. 2018-098 - recommending Payment No. 9 for the Margaret Place Pumping Station Project - B-2013 - Valley Construction Company - \$127,505.95.

19. Resolution No. 2018-099 – approving a Class C Beer Permit renewal application with Sunday sales and Class B Native Wine Permit privileges for Kwik Star #348.
20. Resolution No. 2018-100 – approving transfer of liquor license location for the Clinton Jaycees.
21. Resolution No. 2018-101 – approving renewal of a Class C Liquor License, Catering privilege, Class B Wine Permit, Outdoor Service and Sunday sales privilege, and issuance of a Class I Letter of Exemption for allowing persons under 21 in licensed premises for the Candlelight Inn.
22. Resolution No. 2018-102 – approving new Class E Liquor License application with Class B Native Wine Permit, Class C Beer Permit, and Sunday sales privileges for Casey’s General Store #2222.

MOTIONS, RESOLUTIONS, AND ORDINANCES

M/S, Gassman-Seeley moved that the Claims be received, approved and placed on file. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

M/S, Seeley-Schemers moved the Council consider an ordinance for the third time - AN ORDINANCE AMENDING CHAPTERS 90 AND 94 OF THE CLINTON, IOWA CODE OF ORDINANCES. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

M/S, Seeley-Allesee moved the ordinance under consideration be placed on its final passage and adopted. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

ORDINANCE NO. 2565

M/S, Seeley-Schemers moved the Council consider an ordinance for the first time - AN ORDINANCE AMENDING SECTION 159.045 OF THE CODE OF ORDINANCES OF THE CITY OF CLINTON, IOWA, TO REVISE HEIGHT AND AREA REQUIREMENTS APPLICABLE WITHIN THE C-3 CENTRAL BUSINESS DISTRICT. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

In discussion before roll call, Councilmember Seeley stated some R-4 properties existed in the C-3 Central Business District and the provision in the ordinance under minimum lot area referencing “for residential, see R-4” should thus remain and not be struck from the ordinance. M/S, Seeley-Gassman moved the ordinance under consideration be modified to remove the strikethrough referencing “for residential, see R-4” and that the referenced language remain in the ordinance. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

M/S, Schemers-Odor moved the Council consider an ordinance for the first time - AN ORDINANCE AMENDING CHAPTER 52, SEWER USE CHARGE, OF THE CODE OF ORDINANCES OF THE CITY OF CLINTON, IOWA BY AMENDING THE SEWER USE CHARGES. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor – Yes; Connell – absent. Motion carried.

M/S, Odor-Gassman moved the Council consider an ordinance for the first time - AN ORDINANCE AMENDING CHAPTER 80.07 OF THE CODE OF ORDINANCES OF THE CITY OF CLINTON, IOWA. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, McGraw-Allesee moved that the Council adopt Resolution No. 2018-103 approving purchase of Downtown holiday lighting by the Self-Supported Municipal Improvement District (SSMID II). On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, Allesee-Schemers moved that the Council adopt Resolution No. 2018-104 approving purchase of Kawasaki Mule by the Self-Supported Municipal Improvement District (SSMID II). On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, Odor-Gassman moved that the Council adopt Resolution No. 2018-105 approving final plat of Trinity Health Plat 1. On roll call, Gassman, Seeley, McGraw, Schemers, Odor - Yes; Allesee - abstain; Connell - absent. Motion carried.

M/S, Schemers-Odor moved that the Council adopt Resolution No. 2018-106 setting public hearing on the proposed sale of City-owned vacant lots - Garfield Street & 31st Avenue North. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

In discussion before roll call, Councilmember Seeley inquired if the legal description would be adjusted to omit conveyance of the bike path. Administrator Brooke answered in the affirmative.

M/S, Seeley-McGraw moved that the Council adopt Resolution No. 2018-107 setting public hearing on the proposed sale of City-owned vacant lots - 80 25th Avenue North. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

M/S, Gassman-Seeley moved that the Council adopt Resolution No. 2018-108 authorizing the issuance of \$9,105,000.00 General Obligation Capital Loan Notes, Series 2018, and levying a tax for the payment thereof. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

UNFINISHED BUSINESS

No Unfinished Business was brought forth.

M/S, Allesee-Gassman moved to adjourn to 7:00 P.M. March 13, 2018. On roll call, Gassman, Seeley, McGraw, Allesee, Schemers, Odor - Yes; Connell - absent. Motion carried.

Mark S. Vulich
Mayor

Lisa M. Frederick
City Clerk