

Committee of the Whole
August 22, 2017

Present: Mayor Vulich, Council Members Gassman, Seeley, McGraw, Allesee, Odor, Connell and O'Neill, City Administrator, City Attorney, City Clerk, Press and interested citizens.

1. Rail Park Broker – Matt Brooke

City Administrator Matt Brooke stated he and Mayor Vulich meet weekly with the Clinton Regional Development Corporation ("CRDC") and the CRDC believes it is in the best interest to move forward without the services of the current broker.

Councilmember O'Neill voiced his opposition to terminating the agreement with the broker. Councilmember O'Neill stated the broker provides expertise and does not cost the City anything. Councilmember Gassman stated that the CRDC was the entity that would be terminating services with the broker, not the City. Mayor Vulich, Administrator Brooke and Councilmembers Connell and Allesee expressed concerns that the broker had not brought forth any leads, that all leads were coming from the Iowa Economic Development Authority and other outside organizations, and that the broker had not been involved in any recent meetings. Concerns were also expressed that the broker would receive a six percent commission regardless of whether or not the broker brought forth the lead or was involved in the sale.

Bob Holesinger, Property Committee Chair for the CRDC, and Ron Gutierrez, Past Chair for the CRDC, came before the council to speak. Property Committee Chair Holesinger stated the decision to opt-out of the broker agreement was made to align with the budget and strategic plan of the CRDC. He further stated that if the agreement was terminated, the broker would be eligible to receive a commission for up to twelve months after the termination if a sale occurs due to a lead brought forth from the broker during the time of the agreement. Councilmember Seeley inquired about the City's relationship with the CRDC and requested an interpretation of the payout information from City Attorney O'Connell. Mayor Vulich, Administrator Brooke and Property Committee Chair Holesinger all stated that the City and the CRDC maintain a strong working relationship.

M/S, Allesee-Connell moved to forward a resolution to the next Council agenda to exercise the ability to opt-out of the Rail Park broker agreement, subject to the Council receiving an interpretation of the ramifications of opting out from City Attorney O'Connell. On roll call, Seeley, McGraw, Allesee, Odor, Connell – Yes; O'Neill – No; Gassman – absent. Motion carried. (Councilmember Gassman left the meeting at 8:00 P.M. prior to the vote.)

2. Referral from Traffic Study Commission – Jason Craft

a. Request Concerning On-Street Parking in the 400 Block of 4th Avenue North

City Engineer Jason Craft stated the Traffic Study Commission met with the concerned neighbor across the street from the liquor store and with the liquor store owner. Engineer Craft stated the resident across the street agreed to accept one on-street timed parking space on the north side of the street and one on-street timed parking space on the south side of the street if the liquor store owner would pay for a handicapped parking space application and sign for the resident. M/S, Connell-Allesee moved to forward the on-street parking request to

the next Council agenda. On roll call, Seeley, Allesee, Odor, Connell, O'Neill – Yes; McGraw – No; Gassman – absent. Motion carried.

3. Muncity Software – Anita Dalton

Finance Director Anita Dalton discussed Muncity software with the Council. Director Dalton stated the software would be fully integrated with the new Logics software and would allow streamlining of all types of City licenses and permits. She further stated that the Muncity software would allow multiple departments to view and share license, permit and nuisance information, along with providing information and notices in real time, thus improving communication and efficiency. Director Dalton stated the software could be used on tablets or phones and citizens could report and check the status of issues online as well. Mayor Vulich inquired how the software would function if internet connectivity was lost and stated he wanted to hear from other cities using the software about their experiences and whether or not the software successfully interfaced with the Logics software.

Councilmember McGraw voiced support for obtaining permitting software and for leading the way in providing superior service to the citizens. Councilmembers Allesee and O'Neill stated they wanted references to be checked in other cities to confirm that the software was functional and properly interfaced with the Logics software.

Councilmember Connell inquired about the software currently being used by the Fire Department and Building and Neighborhood Services Department and whether or not the software would work on the tablets currently being used by those departments. Director Dalton confirmed the software would work on the devices currently being used by those departments. Fire Chief Mike Brown stated the Fire Department and Building and Neighborhood Services Department had been using the same software since 1998 and the software does not currently keep up with the departments' needs. Councilmember Seeley inquired if the new software would create a time savings for inspections. Fire Chief Brown stated the new software would greatly save time, increase efficiency and provide improved and quicker communication between all the departments. Director Dalton stated the software currently used by the Fire Department and Building and Neighborhood Services Department does not currently have an accounts receivable function and all accounts receivable must be done manually. She further stated that the new software contained an accounts receivable function and would improve the billing and collection process.

Director Dalton agreed to speak with references about the Muncity software and report back at the next Committee of the Whole meeting with the information she received.

4. City Attorney Review Discussion – Councilmember O'Neill

Councilmember O'Neill stated he would like to complete the City Attorney and City Administrator reviews at separate times – suggesting September 15th as a due date for the City Attorney reviews to be completed by Councilmembers and a date in October or November for the City Administrator reviews to be completed by Councilmembers. Councilmember O'Neill asked for clarification of who compiles and scores the reviews and stated he would like to better define the process as a Council.

Mayor Vulich stated the City Administrator review was due in July and the City Attorney review was also overdue. Mayor Vulich further stated that the procedure presented was the same procedure as prior years and that the Clerk receives and tabulates the reviews.

City Attorney O'Connell stated he requested his review, as it was previously completed each summer. City Attorney O'Connell stated he would appreciate a staff component to his review to provide valuable feedback and information from City staff about their work experiences with him. Councilmembers Connell, Allesee, Seeley, and O'Neill agreed that obtaining feedback from City staff would be beneficial and would like staff input added to the packet forwarded to the Council.

5. Mayor & Council Updates

Mayor Vulich welcomed new police officer Fabian Harper to the Police Department. Mayor Vulich stated the first day of school is August 23, 2017 and reminded everyone to use caution when driving where children may be present. Mayor Vulich stated August 28, 2017 would be the first day that election paperwork can be submitted to the City Clerk and that the deadline to submit election paperwork is September 21, 2017 at 5:00 P.M. Mayor Vulich stated City Hall would remain open until 5:00 P.M. on September 21, 2017 in accordance with the deadline for submitting election paperwork.

Councilmember O'Neill stated his radio show would be Thursday, August 24, 2017 and that there would be an open forum on Saturday, September 2, 2017. Councilmember O'Neill expressed his appreciation to Lynch Dallas for their hard work on the Archer Daniels Midland appeal to the Property Assessment Appeals Board. City Attorney O'Connell provided clarification to the media that there was not a settlement and the appeal was a contested struggle.

M/S, Odor-Allesee moved to adjourn. All in favor.

Respectfully Submitted,

Lisa M. Frederick
City Clerk