

Committee of the Whole  
November 13, 2018

Present: Mayor Vulich; Councilmembers Gassman, Seeley, McGraw, Allesee, Connell and Schemers, City Attorney, City Administrator, City Clerk, Press and interested citizens. Councilmember Odor – absent.

1. Second Amendment to Development Agreement for Rock Island Economic Growth Corporation and Wilson Lofts, LP – City Administrator Matt Brooke

Administrator Brooke stated per Brian Hollenback, President of the Rock Island Economic Growth Corporation, the projected closing date on the Wilson Building project was December 20, 2018. Administrator Brooke stated the draft Second Amendment presented to the Council for consideration would delay certain dates related to the grants and the minimum assessment agreement for the Wilson Lofts from a start date of January 1, 2018 to January 1, 2019.

Beth Payne, Administration Director for the Rock Island Economic Growth Corporation, stated the Corporation appreciated the Council's and community's support of the project. Payne stated the closing date was initially set for October 2018 but was delayed until December 2018. Payne stated the project was located in an Opportunity Zone and attempts were being made to incorporate opportunity zone funding into the project. Payne stated projected project costs were initially \$10.3 million and were now projected at \$12 million. Payne stated the project would create thirty-two market-rate apartments ranging from over five hundred square feet to over thirteen hundred square feet.

Councilmember Seeley stated he hoped the project would take off.

M/S, Allesee-Gassman moved that the Second Amendment to the Development Agreement for the Rock Island Economic Growth Corporation and Wilson Lofts, LP be forwarded to the next City Council agenda for approval. On roll call, Gassman, Seeley, McGraw, Allesee, Connell, Schemers – Yes; Odor – Absent. Motion carried.

2. Sewer Bills for 501(c)(3) Pool Operators – Councilmember Gassman

Councilmember Gassman stated prior Council discussions had occurred regarding a sewer bill reduction for properties with swimming pools. Councilmember Gassman stated in many instances the water in the swimming pool never ended up in the sewer system. Councilmember Gassman stated the YWCA offered a variety of programs for citizens and the swimming pool provided opportunities for individuals that would not otherwise be able to be physically active. Councilmember Gassman stated the swimming pool at the YWCA was the only indoor pool available to the public. Councilmember Gassman stated it was projected that up to 60% of the sewer bill corresponded to water that actually evaporated and never entered the sewer system. Councilmember Gassman stated the sewer bill for the YWCA averaged \$12,000.00 - \$13,000.00 per year.

Administrator Brooke stated the YWCA provided statistics showing that the cost to operate the swimming pool at the YWCA was roughly \$1,000.00 per day. Administrator Brooke stated the YWCA was soliciting donations in order to offset the costs of operating the swimming pool. Administrator Brooke stated the swimming pool at Clinton High School was not available to the public. Administrator Brooke stated the YWCA swimming pool and the Meadowview Pool were

both 501(c)(3) organizations and it would be suggested that a sewer bill reduction only be offered to 501(c)(3) swimming pool operators.

Councilmember Allesee stated operating a swimming pool was generally not possible on a cash flow basis. Councilmember Allesee stated she supported assisting the YWCA. Councilmember Schemers inquired if a calculation was available to determine the amount of a sewer bill reduction for swimming pool operators. Administrator Brooke stated for the YWCA it was estimated that over half of the sewer bill was related to filling the swimming pool. Administrator Brooke stated options could be brought to the Council for consideration.

Councilmember Gassman stated Meadowview Pool was an outdoor pool and was open a limited number of months during the year. Councilmember Seeley inquired if the Meadowview Pool was drained each year into the sewer system. Councilmember Gassman answered in the affirmative. Councilmember Gassman stated one option to consider could be allowing a 501(c)(3) organization the ability to fill the organization's swimming pool twice a year and not charge a sewer bill for the pool filling. Mayor Vulich stated assistance was needed to help the organizations find a way to be sustainable. Councilmember Allesee stated the City had made great strides in working towards sustainability with its swimming pool, with only having a deficit of \$45,000.00 in the last year for the swimming pool.

M/S, Gassman-Seeley moved to forward the item to the next City Council agenda. On roll call, Gassman, Seeley, McGraw, Allesee, Connell, Schemers – Yes; Odor – Absent. Motion carried.

In discussion before roll call, Councilmember Connell inquired if such a reduction would open the door to other 501(c)(3) organizations requesting a similar reduction – for items such as baptismal pools. Administrator Brooke stated each request would be considered as it was received and the Council would have the ability to review each request. Councilmember Seeley stated hotels and other businesses with swimming pools could request a sewer bill reduction. Administrator Brooke stated only 501(c)(3) organizations would be considered. Attorney O'Connell stated legal research would be reviewed and a memo would be provided to the Council on the best legal options.

3. Rescheduling of December 25, 2018 City Council Meeting to December 20, 2018 at 9:30 A.M. and Canceling the December 25, 2018 Committee of the Whole Meeting – City Administrator Matt Brooke

M/S, Allesee-Connell moved to forward a resolution rescheduling the December 25, 2018 City Council meeting to December 20, 2018 at 9:30 A.M. and canceling the December 25, 2018 Committee of the Whole meeting to the next City Council agenda. On roll call, Gassman, Seeley, McGraw, Allesee, Connell, Schemers – Yes; Odor – Absent. Motion carried.

In discussion before roll call, Administrator Brooke stated the December 20, 2018 date was chosen in order to allow more time for invoices to be received and submitted for payment to the Finance Department.

4. Mayor and Council Updates

Mayor Vulich stated he attended the monthly Department of Transportation meeting and the City of Clinton was awarded a \$486,000.00 Traffic Safety Improvement Grant for the North 3<sup>rd</sup> Street Traffic Safety Improvements Project.

Mayor Vulich stated a pre-budget meeting would take place on November 20, 2018 from 3:30 P.M. to 5:00 P.M. Mayor Vulich stated an agenda would be sent out by the end of the week for the meeting.

Mayor Vulich stated budget meetings would begin on January 14, 2019 and would occur each week through February, with meetings beginning at 3:00 P.M. and lasting until 5:00 P.M.

Mayor Vulich stated the next Council and Committee of the Whole meeting would take place after Thanksgiving and wished everyone a safe holiday.

M/S, Gassman-Seeley moved to adjourn. All in favor.

Respectfully Submitted,

Lisa Frederick  
City Clerk