

Committee of the Whole  
December 12, 2017

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

1. Parks Master Plan Final Draft Brief – Dan Seder, GreenPlay LLC

Dr. Mark Schroeder, 200 Whispering Pines, Chairman of the Parks and Recreation Advisory Board, thanked the Council and City staff for their investment in the Parks Master Plan. Dr. Schroeder stated Parks and Recreation Advisory Board members Ann Eisenman, Chad Jensen and Kelly Schemers were in attendance at the meeting. Dr. Schroeder noted the importance of quality of place in attracting people to the City of Clinton. Dr. Schroeder noted some of the key highlights from the Parks Master Plan were the desire for more festivals/events and the opportunity for more winter activities. Dr. Schroeder introduced Dan Seder from GreenPlay LLC.

Dan Seder, Project Consultant for GreenPlay LLC, stated he would provide a brief overview of the Parks Master Plan. Mr. Seder stated the process began with community input, inventory of parks and park facilities, findings, and a visioning workshop. Mr. Seder stated the recommendations provided include an action plan, cost estimates and prioritization.

Mr. Seder stated there were four categories of recommendations: organizational efficiency, finance, programs and service delivery, and facilities and amenities. Mr. Seder stated for organizational efficiency, suggested actions included enhancing and improving marketing and communication regarding residents and visitors, improving the use of technology, improving and developing enhanced funding partnerships, volunteers and promotions, and developing a department brand.

Mr. Seder stated for the category of finance, suggested actions included exploring additional funding opportunities, and establishing a best practice and cost recovery and pricing strategy. Mr. Seder stated for the category of programs and service delivery, suggested actions included exploring additional opportunities to provide programming that meet the demands of the community. Mr. Seder noted that this could include events and activities for young families, as well as programming for active older adults. Mr. Seder stated opportunities could be explored to partner with other groups to help promote events and activities. Mr. Seder stated the trend currently is to promote health and wellness through the usage of parks and parks facilities.

Mr. Seder stated for the category of facilities and amenities, suggested actions included maintaining and improving the current facilities and amenities, addressing the Ericksen Center, developing future facilities and amenities, and addressing the need for additional indoor and outdoor space. Mr. Seder stated a list was compiled of every park and park amenity and each item was ranked on a scale of one to three. Mr. Seder stated if additional facilities were created an evaluation would need to take place to determine the amount of staff and resources that would be required to maintain the additional facilities. Mr. Seder stated a feasibility study may be warranted for the Ericksen Center. Mr. Seder stated residents expressed a desire for more trails and more connectivity among the trails. Mr. Seder stated residents expressed the need for winter activities and it may be prudent to consider partnering with the local school district to share usage of the facilities.

Councilmember Allesee inquired if park improvements were included in the Capital Improvement Plan that will be presented to the Council for consideration. City Administrator Matt Brooke answered in the affirmative. Mr. Seder stated the Parks Master Plan provides a roadmap and guideline.

Councilmember Gassman stated the City has a lower average household income than other communities and this has contributed to the need to subsidize the park system. Councilmember Gassman stated funds may need to be borrowed initially to improve the park system. Mr. Seder acknowledged the need for funding and planning to be realistic and suitable for the community.

Councilmember McGraw expressed concerns about the usability of restrooms on Riverview Drive. Parks and Recreation Director Josh Eggers stated usage and accessibility of the restrooms is being reviewed and improved security measures will be implemented in the near future. Director Eggers stated plans are already in place to address the lower ranked park facilities and work has already begun to start correcting deficiencies.

Councilmember O'Neill inquired about long-range plans and the applicability in changing financial environments. Mr. Seder stated trends change every one to two years and networking and staff training are invaluable tools in order to stay abreast of the trends. Councilmember O'Neill stated funds may need to be borrowed to improve the park system and a quality park system can help attract young residents.

Councilmember Connell thanked the Parks and Recreation Advisory Board, inquired if the Parks Master Plan was worth the investment, and inquired about action steps to implement suggestions from the Plan. Director Eggers stated the information in the Parks Master Plan was invaluable and the amount of time it would have taken to collect the information in-house would have been insurmountable. Director Eggers stated the Parks and Recreation staff is devoted to the Plan and implementation of strategies and suggestions outlined in the Plan has already begun.

2. Referral from City Plan Commission – City Engineer Jason Craft
  - a. Request Concerning Street Vacation of Wild Rose Circle South

City Engineer Jason Craft stated a request was made by Valley Bluff Corporation to vacate a portion of Wild Rose Circle South. Engineer Craft stated the developer would be re-platting the area, would construct a turnaround on the remaining portion of Wild Rose Circle South, would relocate water and sewer lines, and adjust any and all utility easements. Steve Howes, President of Valley Bluff Corporation, stated the land will be sold to Billion Auto to expand the dealership. Mr. Howes stated access would not be impaired to the surrounding properties and would still be available from Mill Creek Parkway, Highway 30 and the existing roadway to the casino.

Councilmember Connell inquired if any additional access points would be created. Mr. Howes stated there would not be any additional access points created. Councilmember O'Neill inquired if a curb cut would be created off Highway 30. Mr. Howes stated there would not be a curb cut created. Councilmember O'Neill inquired about the usage of the property by Billion Auto. Mr. Howes stated the property would be used to expand the business and that Billion Auto brings in many customers from outside the area.

Councilmember Seeley inquired if a representative from Hampton Inn attended the Plan Commission meeting. Mr. Howes stated a representative from Hampton Inn was not in attendance at the meeting but had been contacted and did not voice opposition to the proposed plans.

Councilmember O'Neill inquired if the property was located in a Tax Increment Financing ("TIF") area. Mr. Howes answered in the affirmative. Councilmember Seeley inquired about development requirements. Mr. Howes stated detention areas were already in place. Engineer Craft stated the development would have to comply with all development requirements, including, but not limited to, sidewalks, trees, and storm sewer.

M/S, Seeley-McGraw moved to forward a resolution to the next City Council meeting approving the vacation request of a portion of Wild Rose Circle South. On roll call, Gassman, Seeley, McGraw, Allesee, Connell, O'Neill – Yes; Odor - absent.

### 3. Mayor and Council Updates

Mayor Vulich stated the last Council meeting of the 2017 calendar year would be December 19, 2017 at 9:30 A.M. Mayor Vulich stated the swearing in of the Councilmembers elected in the 2017 election would take place on December 19, 2017 at 10:00 A.M.

M/S, O'Neill-Gassman moved to adjourn. All in favor.

Respectfully Submitted,

Lisa M. Frederick  
City Clerk