

Committee of the Whole

November 24, 2015

Present: Mayor Mark S. Vulich, Council Members McGraw, Rowland, Gassman, Determann, Wilke, and O'Neill, City Administrator, City Attorney, City Clerk, Press and interested citizens. Councilmember Allesee – absent.

1. Great River Road Annual Report & Quarterly Management Report – Edith Pfeffer

Ms. Edith Pfeffer reviewed the Iowa Mississippi River Parkway Commission's State Fiscal Budget Report for the Council. She stated that by going online to www.travellowa.com persons can learn all about the Great River Road. She continued in stating that the Commission has a Facebook page and will be using Constant Contact® to email important updates to the Great River Road stakeholders. She further stated that the Commission has developed a colorful tear-off byway map which has been distributed to welcome centers, interpretive centers, the CVB and other tourist attractions along the byway. She advised the Council that the Iowa Commission participated in September Drive the Great River Road Month and participated along with the National Chairperson in the National Geographic GEO Tourism meetings. She stated that they held their first stakeholder meeting last December. In June they brought out their management plan. She continued in stating that the Commissioners have told the story of the Great River Road up and down the river. She further stated that there will be a groundbreaking ceremony for a new interpretive center in Lansing Iowa. She proceeded to state that she was looking forward to the new byways signage being installed here in the City. Ms. Pfeffer stated that the Commission is focusing on places, people, principals and pathways to the future. She advised that page 14 in the Mississippi River Parkway Commission Annual Report contains a library of all documents available for anyone to use as they talk about the Great River Road. She reviewed the Domestic Travel Impact on the 10 Mississippi River Counties. She requested that the Council adopt the Great River Road Annual Report & Quarterly Management Report at their next meeting to use as a working document.

M/S, Determann-Wilke moved to place the Great River Road Annual Report & Quarterly Management Report on the next City Council agenda. On roll call, carried unanimously.

2. Economic Incentive Policy for Railpark – Jessica Kinser/Ed O'Neill

City Administrator Jessica Kinser advised the Council that the state sets forth thresholds for incentives which states that created jobs must pay at least 100 percent of the qualifying wage threshold at the start of the project, project completion, and through the project maintenance period. She stated that the current wage threshold is \$15.32 an hour in the Clinton Region. She continued in stating that of the two tenants at the Railpark, Rail.One is the only one that has received any sort of incentives; Rail.One has a 10 year, 100 percent tax increment financing development agreement. Councilmember O'Neill inquired regarding whether Rail.One USA has applied for state incentives. City Administrator Kinser stated that Rail.One did set their wages and benefits at a level that would have qualified for State of Iowa incentives, but opted not to take them because of the time delay for processing the application.

Councilmember O'Neill stated that when the Council passed the broker resolution there needed to be parameters that the City expects for new tenants. He continued in stating that they must meet job and wage parameters. He further stated that the Council must start discussions regarding what is expected of new clients and relay it to the broker. We need high quality jobs with good wages. We cannot raise taxes high enough to run the City so we must increase our tax base. Councilmember Rowland stated that at the Board of Adjustment meeting they were given a New Uses Report for the Railpark. We do not

have defined uses for out there. We need to follow up on how the City will restrict uses. The City must have standards and a pay range because currently it is very vague. Councilmember O'Neill stated that when the City receives a special use request it will be too late to go in front of the Board with objections. He continued in stating that discussion must take place regarding uses, wages and the number of jobs expected of tenants. Mayor Vulich stated that the Council should plan a work session in January to discuss the issue. Councilmember Determann stated that the Council should seek staff input regarding the zoning and what type of client can go out there. City Administrator Kinser stated that she could work with the Planning Intern to set up an overlay district. She continued in stating that she and Jacob Couppee could work with the CRDC to determine what is allowed and what needs a permit. Councilmember Determann stated that the Council must keep an opened mind and be cautious of what we say no to. Councilmember Rowland inquired regarding whether Lynch Dallas has worked with this type of issue. City Attorney Patrick O'Connell stated that Lynch Dallas can be involved in the purchase agreements to have control out there. He agreed that it is a good subject for a work session. Mayor Vulich stated that there will be a work session scheduled in January to discuss an economic incentive policy for Railpark.

3. Referrals from the Traffic Study Commission:

a. Speed Limit Change on Highway 30 from South 19th Street to South 4th Street – Jason Craft

City Engineer Jason Craft advised the Council that a speed study had been performed from South 4th Street to South 19th Street. The existing speed is 30 miles per hour up to South 16th Street and 40 miles per hour from South 16th Street to South 19th Street. The results of the speed study found that the average speed is five to eight miles over the speed limit. He stated that this is a reason to bump up the speed limit to 40 miles per hour. He continued in stating that Police Captain Tom Bohle had requested the 35 mile per hour speed remain from South 4th Street to 12th Avenue South because of the curve in the road. Councilmember O'Neill stated that the only problem is east of South 14th Street were traffic pulls out of the large ADM parking lot, goes 40 feet and then makes a U-turn to go west. Engineer Craft stated that the DOT makes their recommendation assuming not everyone ups their speed five miles per hour. The 85th percentile speed says zero to two miles per hour which he did not see would become a problem.

M/S, Wilke-Determann moved to place the speed limit change on Highway 30 from South 19th Street to South 4th Street on the next Council agenda. On roll call, carried unanimously.

b. No Parking on West Side of Melrose Court in the 700 Block – Jason Craft

Engineer Craft stated that the street extends from 7th Avenue South to 9th Avenue South and is only 24' wide. He continued in stating that the City received a petition requesting that parking only be allowed on the east side of Melrose Court. He further stated that he agreed with the request. The petitioners talked to the Traffic Study Commission and the Commission moved it forward to the Council.

M/S, Determann-Wilke moved to forward no parking on West Side of Melrose Court in the 700 Block to the next Council agenda. On roll call, carried unanimously.

c. Parking Restrictions in the 700 Block of South 9th Street – Jason Craft

City Engineer Craft stated that this area is on the City bus route as well as the school bus route. It is difficult for buses to turn onto the street. Councilmember O'Neill suggested that the restrictions only apply from 6:00am to 6:00pm so it would not interfere with persons wanting to park there for football games.

M/S, Determann-Wilke moved to forward the parking restrictions in the 700 Block of South 9th Street to the next Council agenda. On roll call, carried unanimously.

d. Parking Restrictions on South 21st Street – Jason Craft

City Engineer Craft advised the Council that cars are parking on both sides of the street by the Skyline Center which makes it difficult for buses and large vehicles to make the turn onto South 21st Street.

M/S, Wilke-Determann moved to forward the parking restrictions on South 21st Street to the next City Council agenda. On roll call, carried unanimously.

4. Mayor & Council Member Updates

Councilmember O'Neill wished everyone a happy Thanksgiving. He reminded people that the run-off election would take place on December 1st and urged them to get out and vote.

Mayor Vulich advised that the absentee ballots for the run-off election would only be available on Wednesday, November 25th and Monday, November 30th. He wished everyone a happy and safe holiday.

Respectfully Submitted,

Pat Van Loo
City Clerk