

## Committee of the Whole

April 26, 2016

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

### 1. Referrals from the Traffic Study Commission- Jason Craft

#### a. South 3<sup>rd</sup> Street Lane Reduction

City Engineer Jason Craft presented a proposal to reduce South 3<sup>rd</sup> Street from 3 lanes to two lanes from 7<sup>th</sup> Avenue South to 4<sup>th</sup> Avenue South where it presently becomes a two lane road. This idea originated with the ADA Commission and the lack of ADA compliant parking at City Hall. The elimination of the east lane would allow for two ADA complaint spots to be placed in front of City Hall, with additional parking spots and a loading zone in the blocks continuing north. Craft further stated that North 3<sup>rd</sup> Street will be microsurfaced this year, so the only cost would be the restriping which would have to be done anyways.

Council member Determann asked why a mid-block crossing was not being considered. Craft stated that a mid-block crossing would require a push button signal and curb cuts and might not be possible due to the proximity to other traffic signals, but more research is needed into that option. When the research is complete this item will come back to a future Committee of the Whole for further discussion.

#### b. Advanced Warning Flashers at Anamosa Road and Highway 30

Craft stated that this was a proposal to put signage with a flashing yellow beacon on both the east and west bound lanes of Highway 30 near Anamosa Road to warn oncoming traffic of additional vehicles.

M/S Determann-O'Neill to move the request for the advanced warning flashers at Anamosa Road and Highway 30 to the next City Council agenda. On roll call, carried unanimously.

#### c. No Parking Zone on Lawndale Drive

Craft stated this request was brought forward by Clinton Community College in order to maintain safe egress and ingress into their properties.

M/S O'Neill-Determann to move forward the request for a no parking zone on Lawndale Drive to the next City Council agenda. On roll call, carried unanimously.

#### d. Speed Limit on Woodlawn Drive

Craft stated that with the reconstruction of Woodlawn Drive being less than 30 feet wide and with the steep grade, a 15 mile per hour speed limit is recommended.

M/S Determann-O'Neill to move the request for the 15 mile per hour speed limit on Woodlawn Drive to the next City Council agenda. On roll call, carried unanimously.

In discussion before roll call, Council member McGraw asked if it was a requirement for a roadway to be at least 30 feet wide. Craft stated that in new developments, it is a requirement. Reconstruction of existing roadways is not increasing the width to 30 feet, which would not have been possible on this street.

## 2. Presentation of Bids for the Trolley

Transportation and Fleet Superintendent Dennis Hart presented the bid received on the trolley for \$5,002 from Alan and Melissa Doyle for the proposed use of transportation for weddings and other events as part of their current business with wedding photography and DJ services. Hart provided examples of other trolleys for sale and the prices ranging from \$20,000 or more. Council member Determann asked if the trolley could be used on a route; Hart replied that it could be used for a seasonal route but would not be available for the public to rent. Council member O'Neill stated he was disappointed with the bid price and was reluctant to give away the trolley for \$5,000. He further proposed putting it for sale online but with the ability to give preference to bidders from Clinton if the prices were similar in order to get the City the best price while still possibly keeping it in Clinton. Hart replied that this type of listing would not work with the current sources we use, but that we could specify a reserve if listing on GovDeals. Council member Seeley stated that the City could get more money if the restriction of using it locally was removed, but the benefit is to the community if the bid is accepted and the trolley is kept in town.

Mayor Vulich asked the Council if their preference was to award the bid and keep the trolley available locally, use the trolley on a seasonal transit route or put out for bid on the open market. Council member Seeley stated the trolley is a community image tool and the bid received is the value of the trolley with the restrictions that were placed upon it. Council member Connell commented that accepting the bid allows a local business the chance to grow and succeed. Council member McGraw stated that people want to see the trolley in Clinton. Mayor Vulich asked Hart how the sale would functionally work. Hart replied that the City would have the right of first refusal if the buyer ever decided to sell the trolley.

M/S O'Neill-Gassman to reject the bid for the trolley. On roll call, the motion failed, 2 to 5, with O'Neill and Gassman voting in favor of the motion.

M/S Determann-Connell to accept the bid and move forward the process for disposing of the trolley to the next Council meeting. On roll call, the motion was approved 5 to 2, with O'Neill and Gassman dissenting.

## 3. Declaring Surplus Vehicles

Transportation and Fleet Superintendent Dennis Hart presented a list of surplus vehicles and equipment to be disposed of through sale online, salvage or as a trade-in. Council member Connell asked if the Police radar trailer was shared with the County and City of Camanche. Hart stated that it is not and belongs to the City. Council member Determann asked where the money will go. City Administrator Jessica Kinser stated that a resolution directs proceeds from the sale of vehicles associated with the General Fund to a capital fund, while all other proceeds go back to the fund from which the vehicle was budgeted.

M/S Determann- Gassman to move the list of surplus vehicles forward to the next Council meeting. On roll call, carried unanimously.

## 4. Acquisition of Camanche Avenue Properties

City Administrator Kinser told the Council there are leftover bond proceeds totaling \$353,650 from purchasing properties back from the State along Camanche Avenue; however the purpose of the bonds was to acquire and/or demolish properties along Camanche Avenue, so the Council could still consider this purpose. Council member O'Neill asked if the funds were restricted to that purpose, which Kinser replied yes to. The funds could also be repurposed towards debt service, which was recommended by bond counsel as buying down the debt to be issued under the 2016C issuance.

M/S Determann-O'Neill to direct the City Administrator to contact the owners of the 3 parcels purchased by the original owners from the State of Iowa. On roll call, carried unanimously.

In discussion prior to roll call, Council member Seeley stated the Council needs to determine a plan for Liberty Square. Council member McGraw and Connell asked for more specific information on the 3 parcels being discussed, including location, size and purchase price from the State of Iowa. This information will be brought back to the City Council.

Mayor Vulich asked if there are properties on the nuisance list or dangerous building list. Kinser stated she knew some were on the nuisance list, but did not believe any were on the demo list. Council member Gassman stated the focus for acquisition and/or demolition should be on the north side of Camanche Avenue as the plans for development have all properties facing north.

M/S O'Neill-Allesee to give the City Administrator the authority to bring back parcels along Camanche Avenue for discussion purposes. On roll call, carried unanimously.

#### 5. Offer to Buy 1312 Camanche Avenue

City Administrator Kinser noted that this property came up in the discussion of having authority to discuss acquiring properties along Camanche Avenue. The property is currently bank-owned and has been vacant for a number of years; the current owner is offering it to the City for \$45,000. Mayor Vulich asked if was on the nuisance or demolition lists. Kinser replied that she did not believe it was on either. Council member O'Neill stated he had been through the building and knew of mold and electrical issues that would be a hindrance to further development of the property. The building does not have a high assessment but the land has more value and looks like a good deal. Council member Connell stated that the acquisition price was too high. Council member Seeley agreed, stating that he would rather see the property stay on the tax rolls than purchased by the City at this time. Council Member O'Neill that putting dollars into cleaning up the property is not a bad investment as it is a very large lot. Mayor Vulich stated that he had never seen the City make a profit on properties purchased or demolished. Council member Allesee asked if we asked if the property could be donated; Kinser replied no, that the offer of \$45,000 was put out by the owner as the low offer.

M/S Connell-Determann to reject the offer. On roll call, motion carried with Gassman and O'Neill dissenting.

#### 6. Mayor and Council Member Updates

Council member Determann reminded everyone that the referendum for a new County jail would be held on Tuesday, May 3<sup>rd</sup>.

M/S Determann-O'Neill to adjourn.

Respectfully Submitted,

Jessica Kinser  
City Administrator