

Committee of the Whole
April 4, 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. YWCA \$15,000 Request – Pam Eggers/Shannon Sander-Welzien

Ms. Shannon Sander-Welzien, Executive Director of the YWCA, advised the Council that the YWCA is celebrating 102 years in June. She stated that in 2016 the City gave the YWCA \$15,000 in LMI Funds which enabled them to work with homeless families and to provide help with past due utility bills. She continued in stating that they are always looking for federal and state funding and request funding from all the counties and cities they serve.

Ms. Pam Eggers, Empowerment Center Director, stated that last year's funding helped 11 additional families with utility arrears, security deposits, and past due rent. They also provided shelter for homeless adults, children and families. She continued in stating that they try to find homeless individuals a safe living environment. She further stated that last year 75% of those helped went on to permanent housing and 69% saw an increase in income. She proceeded to state that the YWCA is asked to provide case management and employment assistance and the only place to get the matching funds is from contributions. She advised the Council that they work closely with other agencies.

Councilmember Gassman inquired regarding how individuals come to the YMCA for help. Ms. Eggers stated that they are referred by other agencies, hospitals, law enforcement, etc. Councilmember Connell inquired regarding whether the adults are from the Clinton area. Ms. Eggers stated that many communities saw an influx of people from Illinois. Individuals must prove that they have been in the community for 90 days to obtain help. Councilmember Connell inquired regarding whether an individual would be disqualified if they are not from the community. Ms. Eggers stated "No"; however, they must prove that they want to be in Clinton. We only use the funding for Clinton citizens.

Councilmember Allesee stated that it is amazing the help that is available. Councilmember Connell inquired regarding where the funds go if they are not used. City Administrator Brooke stated that they are aligned with other projects that build LMI housing. The City will maintain a strong dollar amount in that fund. Councilmember O'Neill stated that LMI cannot be used for anything else. He continued in stating that of all the TIF dollars Dan Dolan pays, a percentage goes into LMI.

M/S, Gassman-Connell moved to forward the YWCA \$15,000 request to the next City Council agenda. On roll call, carried unanimously.

2. Fiscal Year 2017 Audit Preparation – Anita Dalton

City Finance Director Anita Dalton requested direction from the Council regarding whether to engage the State of Iowa Auditor's Office for the FY17 Audit or send out an RFP. Councilmember McGraw stated that the State of Iowa Auditor's knowledge of municipal finance is far-reaching and very good.

M/S, Gassman-Connell moved to forward a resolution to engage the State of Iowa Auditor's Office for the FY17 Audit to the next City Council agenda. On roll call, carried unanimously.

3. Natural Gas Pipeline Easement – Jason Craft

City Engineer Jason Craft advised the Council that he has been working closely with attorney Jerry Van Scoy and Interstate Power regarding an easement for a natural gas pipeline. He stated that Interstate Power needs both a temporary and a permanent easement on land by the new Regional Wastewater Reclamation Facility. He continued in stating that the only above ground fixture will be a gas valve. He further stated that they are paying \$15,000 per acre and the City will retain ownership. Councilmember Seeley inquired regarding what the land is zoned. Engineer Craft stated that he was unsure of the zoning; however, the land is not being used for anything.

Councilmember Gassman inquired regarding the City's liability. Engineer Craft stated that the attorneys handled everything. The City will be held harmless. Councilmember Seeley inquired regarding whether a road could be built on the property if it is ever sold. Craft stated that a road could be built; however, not a building. Councilmember O'Neill stated that the \$73,000 the City will receive for the easement should be put into the Sewer Fund.

M/S, O'Neill-Gassman moved to forward the natural gas pipeline easement with the stipulation that the \$73,567 will be placed in the Sewer Fund to the next City Council agenda. On roll call, carried unanimously.

4. Washington Middle School Development Plan – Matt Brooke

City Administrator Matt Brooke advised the Council that he was requesting direction to move the Washington Middle School Development Plan forward to the April 11, 2017 City Council meeting to set a public hearing for April 25, 2017.

Mr. Chis Ales, developer for the Washington Middle School project, advised the Council that the primary catalyst is the State Historic Grant. He stated that he must apply for the grant between April 10th and April 24th. He continued in stating that he applied and received the Workforce Housing Credit. He further stated that he applied but did not receive a Brownsfield Grant. He proceeded to state that having a resolution in place would give him five points for the tax credit. He requested that the Council consider moving the development plan forward and to provide a letter of commitment for same. He advised the Council that if he does not receive the tax credit this spring he would apply again next fall.

Mayor Vulich inquired regarding whether it would hurt Mr. Ale's chances if the resolution approving the development plan is adopted after the date of April 24th. Mr. Ales stated that a commitment letter should suffice. He continued in stating that this is designed to benefit shovel-ready projects and if the resolution cannot be approved prior to the 24th and letter of commitment should get him the extra five points. He further stated that if he receives the Historic Tax Credit everything else will fall into place. Councilmember Seeley inquired regarding when the project would begin. Mr. Ales stated that the project would begin late this year or early next year. Councilmember Gassman inquired regarding the proposed use of the gym and auditorium. Mr. Ales stated that they are set aside for public negotiation. He would be constructing 50 apartments for senior adults. Councilmember O'Neill inquired regarding whether there would be an age restriction. Mr. Ales stated the apartments would be for individuals 55 years or older.

Mayor Vulich inquired regarding when a public hearing could be held after the Council adopts a resolution setting the public hearing. City Clerk Pat Van Loo stated that the notice could be published on April 12, 2017 and the public hearing could be held on April 17th or 18th. Councilmember O'Neill inquired regarding whether the public hearing could be held on April 19th. The City Clerk said it could.

M/S, O'Neill-Gassman moved to forward a resolution setting the public hearing for April 19, 2017 at 9:30 A.M. for the Washington Middle School Development Plan to the next City Council agenda. On roll call, carried unanimously.

5. Request for Support for CCDA Grant – Josh Eggers

Recreation Supervisor Josh Eggers advised the Council that he needed a letter of support from the City in order to move forward with an application for a CCDA Grant for renovation of the Jurgensen Soccer Complex. He stated that this would enable the City to maximize space on the existing fields and add dirt to make new fields. It would also give the City the ability to streamline soccer at one location. He continued in stating that the estimated cost of the renovation is \$428,000.

Councilmember Connell inquired regarding the parking at the complex. Supervisor Eggers stated that parking is an issue; however, staggering the schedule may alleviate the problem. Club teams are playing on Sundays and we would be able to maximize the concession revenue. He continued in stating that there are plans to chip seal the parking lot.

Councilmember McGraw inquired regarding whether the City planned to fill the big hole on South 19th Street. City Engineer Jason Craft stated that it would be addressed with funds from the Sewer Fund. Councilmember McGraw inquired regarding the start of the project. Supervisor Eggers stated that if the grant is approved the project would begin in October. Councilmember McGraw inquired regarding whether the schools have been contacted regarding the use of their fields. Eggers stated that he has been in contact with the schools and some games may be played there.

Councilmember Connell inquired regarding whether there would be drainage issues if the dirt is moved. Eggers stated that everything would flow to the swales and drain away. Councilmember O'Neill inquired regarding what would happen to the removed dirt. Supervisor Eggers stated that it would be relocated and repurposed in the new fields. Councilmember McGraw inquired regarding who would oversee the project. Supervisor Eggers stated that it would be the City Engineer and himself. Councilmember McGraw inquired regarding whether the trees would be removed. Supervisor Eggers stated that some trees may need to be replanted. He continued in stating that he would work with the Tree Commission on this. Councilmember Seeley inquired regarding whether a retaining wall would need to be constructed. City Engineer Craft stated that the existing slope goes down to the existing levels and will slope down naturally. Councilmember Seeley inquired regarding whether it would create water issues with houses in the area. City Engineer Craft stated that there would be no water issues. The number one concern is getting the grass to grow. Supervisor Eggers stated that this is a real opportunity for Clinton to shine. We have over 1,000 children annually playing soccer.

M/S, Connell-O'Neill moved to forward the request for support for the CCDA Grant to the next City Council agenda. On roll call, carried unanimously.

6. Mayor & Council Updates

There were no updates from the Mayor and Council.

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

Respectfully Submitted,

Pat Van Loo
City Clerk