

Committee of the Whole  
February 7, 2017

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

Prior to roll call, Mayor Vulich administered the Oath of Office for newly appointed At-Large Council Member Seth Odor. Councilmember Odor is filling the vacancy left by Tom Determann.

1. Iowa Mississippi River Parkway Commission Report – Edith Pfeffer

Ms. Edith Pfeffer presented the Iowa Mississippi River Parkway Commission report to the Council. She stated that the Commission is very active in the preservation of the Mississippi Parkway and its amenities. She continued in stating that the Commission has created a Strategic Plan, has set forth goals and adopted a budget. She further stated that the Commission has purchased advertising in magazines and promotional billboards. She advised the Council that there are 16 interpretive centers and currently they are promoting birding, biking and driving the Great River Road. She stated that they participated in the Iowa Legislative Showcase at the Iowa State Fair. She provided the Council with a summary of visits to the website.

Ms. Pfeffer advised the Council that the Commission had asked Governor Branstad for funding and received \$40,000 from the Road Use Tax Fund. He suggested that the Commission ask cities, casinos, etc. to raise partnership funds. She stated that she was requesting that the Council consider a donation of \$1,500 to market the Great River Road.

Mayor Vulich inquired regarding whether the Commission had requested funding from other cities and the County. Ms. Pfeffer stated that they had requested \$1,000 from Camanche and \$2,500 from the County; however, have not yet received commitments. Councilmember Allesee inquired regarding whether the Commission receives funding from the Office of Tourism. Ms. Pfeffer stated "no". Councilmember Allesee inquired regarding whether they are charging for marketing. Ms. Pfeffer stated that they do charge for marketing. Councilmember Allesee thanked Ms. Pfeffer for her hard work.

2. Lease Amendment with Illinois PCS American Tower, LLC – Dick Schrad

Deputy City Administrator Dick Schrad advised the Council that the City currently has eight cell tower leases. He stated that he is attempting to work through them to determine what the City is being paid. In the past the City had a tower company which would track all of the leases. He continued in stating that the cover letter included in the packet explains the renewal brought before the Council this evening. The terms of the lease have not changed; however, they are requesting an additional eight five-year terms. The tower site sits in the middle of City Right-Of-Way and it would be easier in the future to move the street around the tower than to move the tower.

City Administrator Brooke stated that the City has not nailed down what is standard. He continued in stating that information provided by Councilmember Seeley states that it costs \$250,000 to build a tower. He further stated that the City is looking for guidance on what to do going forward.

Mayor Vulich inquired regarding what the lease per year is on the Chancy site. Deputy City Administrator Schrad stated that he would have to look at the original lease. There was a license agreement because it was co-located. Mayor Vulich stated that they wanted to pay different

amounts for different add-on at the Chancy site. He inquired regarding whether the City is being compensated for this.

City Administrator Brooke stated that spread sheets and maps would be provided for discussion at the next Committee of the Whole meeting. He continued in stating that the tower leases should be revisited every five years. He further stated that the City had received an offer of \$900,000 and the tower company would have owned the land and the tower, so there is value there. Councilmember O'Neill stated that the City needs a "home base" where we can go back and look at the leases to see what we are receiving from each lease. There must be some way to differentiate. Councilmember Seeley inquired regarding whether the City would ask for an extension on the lease amendment under discussion. Deputy City Administrator Schrad stated that the City would request an extension.

### 3. Referrals From the Planning Commission –

#### a. Rezoning request for 4625 Bellevue Road

City Administrator Brooke advised the Council that the area is zoned commercial and the residents are requesting a rezoning so they can get a loan to make improvements to the property.

M/S, O'Neill-Seeley moved to forward the rezoning request for 4625 Bellevue Road to the next Council agenda. On roll call, carried unanimously.

### 4. Mayor & Council Updates

There were no updates.

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

Respectfully Submitted,

Pat Van Loo

City Clerk