

Committee of the Whole
July 12, 2016

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

1. Clinton Regional Development Corp. Update – Mike Kirchhoff

Mike Kirchhoff, President and CEO of the Clinton Regional Development Corporation (CRDC), advised the Council that 26 sites have been submitted for 23 attraction projects. He stated that there have been 9 submissions for the Railpark, 8 submissions for the Evergreen Packaging building, 5 submissions for the Thomas & Betts building and four submissions for various other properties. He stated that Project Frisbee has identified the Evergreen Packaging building, Thomas & Betts building and the Stampede building in Camanche as potential sites. He continued in stating that the total projects worked YTD are 36. The largest sector is logistics, manufacturing, food processing and bio-tech. He further stated that there have been a direct contact through QC First.

Mr. Kirchhoff advised the Council that the 2016 Annual Work Plan includes Existing Industry Visitation Plan, Recognition Program, Target Industry Study, Enhanced Marketing, Highway 30 Advocacy and Enhanced Communications such as Facebook and the website. He stated that the target industries for the Clinton area are metal fabrication, specialized machinery, value added agriculture, food and beverage processing, administrative back office, and biotechnology.

Mr. Andy Sokolovich, CRDC Existing Industries Manager, advised the Council that 80% of the economic growth comes from business retention. He reviewed the VALUE handout included in the Committee of the Whole packet. V- visit the company, A - acknowledge the significant achievements and contributions of the company, L- Listen to the great things they do and how the CRDC can provide assistance and solutions, U- Utilize the information to develop programs and workshops focusing on common areas of interest, and E- engage - the CRDC actively engages in the community, local government, civic groups, etc. and brings that information back to the company. Councilmember Determann inquired regarding how problems are addressed. Mr. Sokolovich stated that Mr. Kirchhoff would be informed and they would work to solve the problem. Councilmember Seeley inquired regarding how many companies Mr. Sokolovich has visited. Mr. Sokolovich stated that he has visited 20 companies since the first of the year. He continued in stating that it is great to be able to go into the plants and see what they do. Councilmember Seeley inquired regarding whether there are some companies that do not want to participate. Mr. Sokolovich replied yes; however, this program is great and it is working. Ms. Jenelle Kreiling, CRDC Business Development Manager, provided the Council with a Site Certification update. She stated that it is nearing the end of the process and anticipates the final decision in November.

Mr. Kirchhoff provided the Council with an update on his trip to Germany. He stated that he attended a Bio-conference with Governor Branstad. He continued in stating that there are two very strong prospects in bio-tech. He further stated that there were 300 representatives from German companies wanting to locate in the US. He proceeded to stated that he does not foresee taking this trip every year; however, will attend the very important conference held in Chicago each year.

2. Trolley ADA Ramp Replacement – Dennis Hart

Transit & Fleet Superintendent Dennis Hart provided the Council with the current status on the Trolley. He stated that he had received additional information prior to the Committee of the Whole meeting. He continued in stating that one vendor can build the parts which would bring down the

cost. He further stated that he received a parts manual which will be helpful. He proceeded to state that he cannot put the trolley on a route without the ADA ramp working. If the trolley does not run, then another bus, wrapped to look like a trolley could run the route. City Administrator Kinser stated that the list for upcoming bonding has not been finalized and the \$28,000 ADA lift could be added to the list. Councilmember Seeley inquired regarding whether there were funds in Transit to cover the cost. City Administrator Kinser stated that the City did not levy as much since there was already a fund balance of \$200,000 to \$300,000. Councilmember Seeley stated that if parts are available we need to determine the cost of the parts, create a parts list, and figure out a timeline to get the trolley in service by the end of the year. He continued in stating that borrowing the money would be a bad decision since repairs could be made for much less.

Councilmember O'Neill stated that if the trolley went out for bid a private owner would not be required to have a ramp. He stated that if the trolley was put out for bid the City could possibly get \$40,000 without having the restriction. Mayor Vulich stated that if it is going to nickel and dime the City it must go away. It is more realistic to find out how much it would cost to repair the lift. Councilmember Connell stated that there are a large amount of skilled individuals who could make the repairs. Councilmember Seeley stated that there are people willing to sponsor the trolley. He requested that staff come up with ideas for sponsor recognition. City Administrator Kinser stated that the City must check with the people the City contracts with first.

There was no action taken on this item. Repairs will be made to the ADA lift.

3. Amendments to Chapter 52 – Sewer Use Ordinance – Bob Milroy/Jason Craft

Water Pollution Control Superintendent Bob Milroy advised the Council that staff recommends leaving the size of the lot at 2 acres. He stated that staff also recommends requiring connection to the sewer if buildings are 300 feet or less away and proposes the use of incentives for doing so. Anything over 200 feet the City would cover the cost of connection. City Administrator Kinser stated that the more people on the system, the better for revenue. Mayor Vulich stated that people would be force to connect to City sewer. City Administrator Kinser stated only if they must replace their septic system. It is important for the City to have people connect to the sewer. The incentive would not be included in the ordinance. Mayor Vulich stated that he is worried when the City makes rules which are more rigid that the state.

City Administrator Kinser read the proposed changes to the ordinance. "No private sewage disposal system shall be installed, repaired, or rehabilitated where a publicly owned treatment works (POTW) is available or where a local ordinance requires connection to a POTW. The POTW may be considered as unavailable when such POTW, or any building or any exterior drainage facility connected thereto, is located more than 200 feet from any proposed building or exterior drainage facility on any lot or premises which abuts and is served by such POTW. Final determination of availability shall be made by the administrative authority. When a POTW becomes available within 200 feet, any building then served by a private sewage disposal system shall be connected to said POTW within a time frame or under conditions set by the administrative authority."

Superintendent Milroy stated that there are also changes in responsibilities, toxic metals, penalties and loads included in the ordinance. He further stated that the proposed changes allow the Water Quality Superintendent to issue penalties not to exceed \$1,000.

Councilmember Seeley stated that the ordinance does not address grandfathered properties and there is no verbiage about needing to repair. He continued in stating that the ordinance does not make this clear and only states that the City can make a property owner connect to the sewer. City Administrator Kinser stated that the requirement to connect to sewer is triggered when a person applies for a new permit. City Attorney O'Connell stated that the Council can direct staff to include this in the ordinance.

M/S, Seeley-Connell moved that a grandfather clause be added to the ordinance. On roll call, carried unanimously.

M/S, Seeley-Determann moved to forward the amendments to Chapter 52 to the next Council meeting agenda for the first reading. On roll call, carried unanimously.

4. Amendments to Chapter 53 – Stormwater Management – Jason Craft

City Administrator Kinser advised the Council that Section 53.07 had been struck from the ordinance. Councilmember O'Neill stated that the section was in relation to fining property owners for downspouts directing water into the City sewer system. He inquired regarding whether staff had spoken with the property owners regarding the importance of not putting water into the sewer system. City Administrator Kinser stated that the City needs to work on getting all of the accounts. We are still going to have those conversations. She continued in stating that the Augustana study shows that downspouts are not as much of an issue as are sump pumps.

Mayor Vulich stated that the City sent out notices in the 90's requiring people to disconnect sump pumps; however, some people never did. City Engineer Craft stated that the ordinance states that people must disconnect their sump pumps or pay a surcharge.

Councilmember Connell inquired regarding when staff planned to meet with the residents as was directed at the last Committee of the Whole. City Administrator Kinser stated that she was not sure that it was a formal direction; however, it will take approximately four months. She continued in stating that City staff is very busy; however, if it is the desire of the Council, she would dedicate her time to the task.

M/S, O'Neill-Connell moved to forward the amendments to Chapter 53 forward to the next City Council meeting for the first reading. On roll call, carried unanimously.

5. Referrals from the Traffic Study Commission – Jason Craft

a. Removal of "No Parking Between Signs" parking restriction on N. 14th St. near School Administration Center (1401 12th Ave N)

City Engineer Jason Craft advised the Council that there is no reason for the "No Parking Between Signs" signs on North 14th Street since Harding School is closed.

M/S, Determann-Seeley moved to forward Removal of "No Parking Between Signs" parking restriction on N. 14th St. near School Administration Center (1401 12th Ave N) to the next City Council meeting agenda. On roll call, carried unanimously.

b. Reduce Speed limit on West Deer Creek Road to 35mph

City Engineer Craft advised that the design standards being used on West Deer Creek Road, including the width of the roadway and bridge, the design speed will be 35 MPH. He stated that the Traffic Study has approved this recommendation. Councilmember Determann inquired regarding the traffic count. Engineer Craft stated 100+.

M/S, Connell-Allesee moved forward the reduced speed limit on West Deer Creek Road to 35mph be placed on the next City Council meeting agenda. On roll call, carried unanimously.

c. Implement "No Parking" zone on north side of 23rd Ave N, from Pershing to Cleveland Streets

City Engineer Craft advised the Council that 23rd Avenue North was recently constructed as a 27' wide street, which is too narrow for parking on both sides in this neighborhood. The Traffic Study has approved the recommendation of a no parking zone on the north side of 23rd Avenue North between North 2nd Street and Cleveland Street.

M/S, Connell-O'Neill moved to forward the implementation of a "No Parking" zone on north side of 23rd Ave N, from Pershing to Cleveland Streets to the next City Council meeting agenda. On roll call, carried unanimously.

- d. Implement "No Parking" zone on east side of 2300 block Cleveland Street

Engineer Craft stated that Cleveland Street was recently constructed as a 27' wide street, which is too narrow for parking on both sides in this neighborhood. The Traffic Study has approved the recommendation of a no parking zone on the east side of Cleveland Street between 23rd Avenue North & Buell Avenue.

M/S, Determann-Connell moved to forward the implementation of a "No Parking" zone on east side of 2300 block Cleveland Street to the next City Council meeting agenda. On roll call, carried unanimously.

- e. Implement "No Parking" zone on 20th Ave N- N. 3rd St. to Pershing Blvd.

City Engineer Craft stated that the residents abutting the alley south of 20th Avenue North between North 3rd Street & Pershing Blvd have had a difficult time accessing the alley when cars are parked in the two "15 minute" parking spaces on the north side of 20th Avenue North, mid-block between Pershing Blvd & North 3rd Street. He continued in stating that the occupants of the old Horace Mann school building were present at the meeting and voiced their concerns about losing parking areas, but also stated that they would be better served with the creation of designated ADA parking spaces. He further stated discussion took place at the June 28th meeting was to eliminate the 2 "15 minute" parking spots, and to convert those parking spaces to "no parking". This does not impact the ADA access to the building. He proceeded to state that the Engineering Department will be recommending that 4 ADA-compliant parking spaces be installed at the intersection of 20th Avenue North and Pershing Blvd.

M/S, Connell-Allesee moved to forward implementation of a "No Parking" zone on 20th Ave N- N. 3rd St. to Pershing Blvd too the next City Council meeting agenda. On roll call, carried unanimously.

- f. Conversion of N. 3rd Street to a 3-lane road- 17th Ave N to Main Ave.

City Engineer Craft advised the Council that the way the decision is made to convert a street to three lanes takes into account the number of vehicles. The number of accesses and the accident rate. A three-lane roadway would allow for normally sized lanes, and would thus prohibit dangerous speeding and passing movements. He stated that the Main Avenue left turn and the same on 19th Avenue North there are more rear end collisions and left side accidents. This can be properly controlled with a three lane conversion. Councilmember Connell inquired regarding whether a right turn on Main Avenue would be legal. City Engineer Craft stated that it would. Councilmember Determann stated that it would not solve the problem with the intersection. Engineer Craft stated that the City will still repair the intersection and will fully signalize the intersection with USTEP Funds. He continued in stating that the next step is to issue a press release and have a meeting with the residents. He further stated that the City has seen good results with the other projects like this one. Councilmember McGraw inquired regarding where Engineer Craft obtained the traffic counts. Engineer Craft stated that they were obtained from a 2014 IDOT Report. Mayor Vulich inquired regarding the merging into one lane. Engineer Craft stated that the merge would begin in the 1600 Block.

Councilmember Seeley inquired regarding whether the IDOT breaks the data down by day to day and times of day. Engineer Craft stated that it does and at the peak hours there were 500 cars. He further stated that this has been done all over the state with a reduction in accidents and speeding.

Councilmember O'Neill stated that all of his fears regarding traffic obstruction by garbage trucks and mail trucks is unfounded. This is used all over the stated and works very well.

M/S, Determann-O'Neill moved to forward the conversion of N. 3rd Street to a 3-lane road- 17th Ave N to Main Ave to the next City Council meeting agenda. On roll call, Seeley, Determann, O'Neill, Connell, Allesee – Yes; McGraw – No. Motion carried.

6. Referrals from the Planning Commission- Jessica Kinser

a. Alley Vacation- 1800 Block- 14th Avenue South

City Administrator Kinser stated that this is a request made by a resident in the 1800 block of 14th Avenue South. The area is platted as an alley but offers no use of an alley. An appraisal of this alley has valued the land at 50¢ per square foot. The Planning Commission recommends vacating the alley to the resident for his share.

M/S, O'Neill-Determann moved to forward the alley vacation- 1800 Block- 14th Avenue South to the next City Council meeting agenda. On roll call, carried unanimously.

b. Rezoning of Riverfront Properties

City Administrator Kinser advised that this started in 2010. She stated that the Planning Commission has recommended rezoning the City-owned land from R-1C to C-R which would restrict the use of this City owned land. She continued in stating that an additional survey has been ordered. Councilmember Determann inquired regarding the old Allied Steel site. City Administrator Kinser stated that the rezoning would only be for City-owned land. She continued in stating that there is a residence the City will not own.

M/S, O'Neill-Allesee moved to forward the rezoning of riverfront properties to a future Council agenda once the legal description is available. Motion and second withdrawn.

Councilmember Seeley stated that spot zoning a house which will be surrounded by Commercial/Residential is not good. There is no rush on this and if the City is going to do it, it should be done right. City Administrator Kinser stated that the proposal is to only rezone the City –owned property known as Riverfront Park. Mayor Vulich stated that since the City owns the property, there is no rush. We should wait for more information after a Parks Masterplan has been developed. City Councilmember Allesee stated that the City has a lot of property along the riverfront that is a mess of different types of development which must be addressed.

Councilmember Seeley stated that he would like to look into this further and a Parks Masterplan is an integral part.

No action taken on this item.

7. Mayor & Council Member Update

Councilmember O'Neill stated that he will have a report on the July 26th Committee of the Whole meeting regarding the resolution supporting the reduction of fees and charges of the Clinton County Area Solid Waste Agency. Also, Kathy Morris, the person in charge of the Scott County Solid Waste Agency will give a presentation. He continued in stating that there will be an open house on July 28th at the Scott County Solid Waste Facility where persons can learn more about single stream recycling.

Councilmember Determann advised that he had attended a meeting at the 2nd Baptist Church with members of the Church, the Clinton Police Department and the Clinton County Sheriff's Department for discussion in the wake of the Dallas attacks.

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

Respectfully Submitted,

Pat Van Loo
City Clerk