

Committee of the Whole  
June 27, 2017

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

1. Preserve Iowa Summit – John Rowland/Karen Rowell

Mr. John Rowland, Historical Preservation Commission and Ms. Karen Rowell, Director of the Clinton Downtown Alliance provided the Council with a Power Point presentation regarding Community Housing Initiatives (CHI) being the winner of the Adaptive Reuse award for the Roosevelt Building at the Preserve Iowa Summit. Mr. Rowland introduced the members of the Historic Preservation Commission. He advised the Council that it is a requirement of the Historic Preservation Commission to attend the Summit to retain certification. He stated that the City of Clinton has 17 buildings on the National Historic Registry.

Ms. Rowell stated that CHI has invested \$19 Million in the Downtown and the Wilson Building will be another \$10 Million. She continued in stating that the Downtown Clinton Alliance is always looking at how to get other buildings turned around.

Mr. Rowland stated that developers comes to the Mayor and Council to let them know that they have an interest in a building. They then apply for state and federal historic tax credits for the renovations. He continued in stating that the City has a good stock of historic buildings. He further stated that emphasis is put on working with the Downtown Alliance and also stopping urban sprawl.

Mr. Rowland provided a picture of a decorative wood piece which was replicated by Historic Preservation Commissioner Bob Betsinger. He stated that Mr. Betsinger made 93 of the pieces to be used in the renovation of the Roosevelt Building. Mr. Rowland thanked the Council for promoting historic preservation in the City of Clinton.

2. Downtown Clinton Alliance (SSMIDII) Façade Improvement Program – Karen Rowell

Ms. Karen Rowell, Director of the Clinton Downtown Alliance, advised the Council that the Façade Improvement Program is a good tool for people wanting to invest in the Downtown. She stated that there will be five projects per year. She continued in stating that this is a good project and good for the property owners.

Councilmember O'Neill stated that it is important to explain that SSMID II is spending its own money. This is self-imposed tax which the City holds. The SSMID II group comes to the City to request release of the funds.

Councilmember Seeley inquired regarding what happens if a property owner sells one year later. Ms. Rowell stated that there is a strict set of guidelines relating to the Façade Improvement Program. Councilmember Seeley stated that there will be more uniformity in the Downtown and he was happy to see things moving in the right direction.

M/S, Seeley-Allesee moved to forward support of the Downtown Clinton Alliance (SSMIDII) Façade Improvement Program to the next City Council agenda. On roll call, carried unanimously.

3. Poll Results – Swimming Pool Credit Program – Anita Dalton

Finance Director Anita Dalton advised the Council that she gets questions every year pertaining to credits for filling swimming pools. She stated that City IT Josh Hansen place a poll on the website which asked two questions; do you have a pool and should the City offer a credit for filling pools. She continued in stating that 65% of the responses said the City should offer a credit. Councilmember

Gassman stated that this came up 10 or 12 years ago. It makes sense to have a landscape meter for large pools and offer a one-time credit for smaller pools. Director Dalton stated that a credit could correspond to the size of the pool.

Councilmember O'Neill stated why offer a credit when at the end of the year they take a lot of water out and have to fill it back up. It makes more sense to put a landscape meter in. Mayor Vulich stated that installation of landscape meters can be expensive. We are looking for a simple way to credit people with pools. Director Dalton stated that the credit would be allowed once a year.

Mayor Vulich stated that of the four samples provided by Director Dalton, Geneva's was the best and the simplest. The pool has to be over three feet deep to receive a credit and there is no credit if an account is past due. He further stated that the ordinance may need to be amended to include credit for filling pools.

City Attorney O'Connell stated that he would like to do research before the Council considers this. There is an issue he wanted to look at.

M/S, Gassman-Seeley moved to forward the Swimming Pool Credit Program to the next City Council agenda using the City of Geneva's program as a model. On roll call, carried unanimously.

#### 4. Purchase of RWRF Jet Truck – Bob Milroy

RWRF Superintendent Bob Milroy advised the Council that in 2005 or 2006 the City made the decision to purchase two full size trucks. When a new one was purchased in 2015 he thought he would put some distance between the purchase of a second one. The two full sized trucks are too cumbersome and the maintenance is too expensive. He stated that he would like to purchase a much smaller jet truck which is more mobile. He continued in stating that the smaller jet truck delivers 4,000 psi and 18 gallons per minute which will go through large tree roots. He further stated that this is an unbudgeted item which caught him off guard. He proceeded to state that that he received three bids and the lowest bid with all the specified equipment was \$127,431.60. He advised that we are guaranteed \$72,500 if we trade in our 2005 combination truck; however, our plan is to first put the combo truck on GOV DEALS and we are fairly confident that we will be able to get at least \$90,000. The worst case scenario, if we can only get the \$72,500 is we will have to fund \$54,931.60. The Finance Director feels there is enough room in the sewer budget to make the purchase.

Mayor Vulich inquired regarding how long the truck would be on GOV DEALS before it cannot be traded in. Superintendent Milroy stated that there is no time limit.

Councilmember Seeley inquired regarding whether there is a fund in the RWRF budget to put aside money for equipment replacement. Superintendent Milroy stated that he does not have a replacement fund. Councilmember Seeley inquired regarding where in town the large trucks cannot access. Superintendent Milroy stated that they cannot access the siphons by Mill Creek. He continued in stating that it would be great for sewer calls in the middle of the night, it would give customers relief faster. Councilmember Seeley inquired regarding whether the pressure will blow pipes apart. Superintendent Milroy stated that it would not since there is only 18 gallons per minute.

Councilmember O'Neill stated that he appreciates the concern for the public; however, he is against buying equipment not budgeted for. He continued in stating that he did not want to start a precedence for other departments. He further stated that if ADM wins the PAAB Appeals the City could not even think of purchasing this.

Superintendent Milroy stated that he works hard to stay within his budget. This would not be out of the yearly budget. The PAAB Appeal will not affect the Sewer Fund, only the General Fund.

Councilmember Seeley stated that he would like to see the depreciation schedule, the cost of the truck, and the maintenance fees over the years. He continued in stating that he would also like to see a plan for replacement reserves. Superintendent Milroy stated that an equipment replacement plan is a Council decision. Finance Director Dalton stated that the RWRP Budget is underspent for FY17.

Councilmember O'Neill inquired regarding why this was not in the budget. And why spend the money just because there is a surplus. Mayor Vulich stated that this is an issue of equipment which deteriorated more rapidly than anticipated and the surplus can handle the expense.

Councilmember Odor inquired regarding how soon the truck must be purchased. Superintendent Milroy stated that he could wait two weeks but not a whole year.

M/S, McGraw-Odor moved to forward the purchase of the RWRP Jet Truck to the next City Council agenda contingent upon the information Superintendent Milroy provides. On roll call, Gassman, Seeley, McGraw, Allesee, Odor – Yes; O'Neill – No. Motion carried.

5. Referral from Traffic Study Commission: - Jason Craft

a. Request Concerning On-Street Parking in the 400 Block of 4<sup>th</sup> Avenue North

City Engineer Jason Craft advised the Council that the owner of the building which once was the Wonder Bread store has requested 15 minute parking spaces in front of the business. He stated that he has received one email in opposition. The house across the street on 4<sup>th</sup> Avenue parks on the street and it is difficult during calendar parking. Mr. Jeff Weinrich stated that he was here on behalf of the property owner. He continued in stating that the owner is requesting 3 - 15 minute parking spaces in front of the business so customers do not have to cross the street. Councilmember Seeley inquired regarding whether customers use the parking lot in the back. Mr. Weinrich stated that patrons of the bar next door use that parking lot which makes it a challenge.

Councilmember O'Neill stated that a lot of people downtown would like 15 minute parking for their customers only. If we do this for one we will have to do it for everyone on 5<sup>th</sup> Avenue. Mr. Weinrich stated that this would be for short term parking only for customers to run in and get what they want and get out quickly. Councilmember O'Neill stated that this does not seem like a good idea.

Mayor Vulich stated that there is 15 minute parking in front of several businesses in the Downtown and Lyons. It is not unprecedented. He inquired regarding whether the 15 minutes could be applied to business hours only. Mr. Weinrich stated that it could.

City Administrator Brooke stated that the Traffic Study Commission approved the request and see how it goes. City Attorney O'Connell stated that the Council does not have to approve three spaces, they could approve just one. Councilmember Seeley inquired regarding the comments made by the Commission. City Engineer Craft stated that they directed him to bring this to the City Council and see if anyone opposes it. He continued in stating that he only received the one email in opposition. Councilmember O'Neill stated that when a Commission unanimously approves something the Council should follow the recommendation.

Councilmember Seeley stated that the Commission did not know of the concern during its meeting.

M/S, O'Neill-Gassman moved that the request concerning on-street parking in the 400 Block of 4<sup>th</sup> Avenue North be sent back to the Traffic Study Commission with the concerns of the resident and then brought back to the Committee of the Whole. On roll call, carried unanimously.

- b. Request Concerning On-Street Parking on the South Side of 20<sup>th</sup> Avenue North (From Pershing Blvd. to North 3<sup>rd</sup> Street).

City Engineer Craft advised the Council that the second request was from Gwen Frye to allow on-street parking on the south side of 20<sup>th</sup> Avenue North between Pershing Blvd. and North 3<sup>rd</sup> Street. She is trying to sell her mother's house, located at 267 20<sup>th</sup> Avenue North, and there isn't any off-street parking provided on this property. He stated that he recommended that if parking were to be allowed on the south side of 20<sup>th</sup> Avenue North, it should start at a point 25 feet from the back of the curb on the east side of North 3<sup>rd</sup> Street and continue to a point 25 feet from the west line of the north/south alley in this block. He continued in stating that persons using the YWCA will use it more than anyone else.

M/S, Gassman-Seeley moved to forward the request for On-Street Parking on the South Side of 20<sup>th</sup> Avenue North (From Pershing Blvd. to North 3<sup>rd</sup> Street) to the next City Council agenda. On roll call, carried unanimously.

6. Mayor & Council Updates

Mayor Vulich reminded everyone that there would be a parade on Riverfront next Tuesday for the 4<sup>th</sup> of July followed by numerous events in the Park, a baseball game and fireworks. He further stated that although fireworks sales are legal in the City, it is still illegal to discharge them.

Councilmember McGraw stated that the planters on Riverfront are very nice.

Councilmember O'Neill stated that he had gone to the Clinton and Jackson County Dairy Farmers event. He urged everyone to go next year.

Respectfully Submitted,

Pat Van Loo  
City Clerk