

Committee of the Whole

June 28, 2016

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

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

Bob Milroy, Water Quality Superintendent, advised the Council that he had contacted 11 communities regarding their acreage requirements relating to septic systems. Most had no specific amount of acres. He stated that the recommendation is to leave the acreage requirement at 2 acres. He continued in stating that he also inquired about the distance requirements relating to connecting to a city service. Four communities responded with 200 to 300 feet. He further stated that the recommendation for Clinton is 300 feet. He proceeded to state that he is recommending changing the fine for falsifying information from \$100 to \$1,000 per violation.

Councilmember Connell stated that the changes to the ordinance seem harsh. Superintendent Milroy stated that most of the changes refer to the state or county codes. He continued in stating that we are not saying that a person cannot have a septic tank; however, we want to encourage them to connect to City services.

Councilmember Seeley inquired regarding whether a person could replace a faulty septic if they only have 1 to 1 ½ acres. City Administrator Kinser stated that the distance to the infrastructure is the requirement. She continued in stating that to get a map and information related to the existing septic systems will take a little longer.

Mayor Vulich stated that if someone purchases a 1 ½ acre lot they will be unable to put in a septic tank which may result in a lot of vacant lots in the City. Councilmember Seeley stated that it is not necessary to be so stringent.

Mayor Vulich inquired regarding the price per foot to connect to sewer. City Engineer Jason Craft stated that it costs approximately \$20 per foot. He continued in stating that within the past couple of years there have been only a few outside of the 200' but within the 300'. This will only capture a few a year and it seems within reason to connect if they are within 300'.

Mayor Vulich stated that the Council would like to see a map of where all the septic systems are, Councilmember Determann stated that he would like staff to look into an incentive to connect to City services.

Superintendent Milroy stated that the distance is measured from the edge of the property line.

Direction was given to bring this item back to the July 12, 2016 Committee of the Whole with a map of the septic tanks in the community.

2. Request for Urban Renewal Area for Saddle Ridge – Ron Fletcher

Mr. Ron Fletcher advised the Council that he is representing Saddle Ridge. He introduced the new owners: Mr. Matt Parsons and Mr. Chuck Marcucci. He stated that the proposal is to build \$179,000 and up condos of approximately 1,500 square feet. He continued in stating that there would be 10 one-story buildings. He further stated that everything conforms to State and City Code. He proceeded to state that people are interested in age-in-place and there are options to install chair lifts for stairs. He advised the Council that Saddle Ridge is requesting an Urban Renewal Area and TIF because of the cost to install infrastructure. He continued in stating that this will address the housing shortage and provide quality housing for persons moving into the area. He further stated that the tax revenues should come in at approximately \$125,000 to

\$150,000 per year. He continued in stating that the builder and developer are from Clinton and plan to use Clinton subcontractors.

Councilmember Seeley inquired regarding when the construction would begin. Mr. Fletcher stated that construction would begin in approximately four to five months once approval from the Council is received. City Administrator Kinser stated that the area must be platted. Mr. Fletcher stated that if it is a mild fall and winter there could be people living in the homes by next year. He continued in stating that there are four interested parties.

Councilmember O'Neill inquired regarding how long the TIF would last. City Administrator Kinser stated that the TIF would last ten years. Councilmember O'Neill stated that Mr. Fletcher came before the Council 16 months ago to ask for a zoning change on the same property. At that time he said that there would be no TIF. Mr. Fletcher stated that the property is owned by other individuals and it is logical to have the City participate in the infrastructure costs. Councilmember Seeley inquired regarding the zoning. Mr. Fletcher stated that the land is zoned R-5.

Mayor Vulich inquired regarding the first steps. City Administrator Kinser stated that the process would begin by sending the documents to the attorneys.

M/S, Determann-Gassman moved to approve that the City Administrator begin the process for an urban renewal area for Saddle Ridge. On roll call, Gassman, Seeley, McGraw, Determann, Connell – Yes; O'Neill – No. Motion carried.

3. Agreement with Clinton Area Chamber of Commerce for Celebrate Clinton Campaign – Carrie Donaire/Jessica Kinser

City Administrator Kinser stated that the Chamber is undertaking a promotional/positive image campaign- Celebrate Clinton. They have requested the City's participation at half or \$30,000. The City Attorney has drafted an agreement for the funding request.

Ms. Carrie Donaire, CVB and Chamber of Commerce staff member, advised the Council that all prices in the Marketing Plan provided in the packet reflect a non-profit match. She stated that the proposal is for 400 commercials per month, two billboards, radio advertisement, newspaper advertisement and viral market advertising. She continued in stating that the content will be talking about who's who in the community, the strength of our schools and the awards received by the community.

Councilmember Seeley inquired regarding how they would quantify the results. City Administrator Kinser stated that the City has done a citizen's survey and will do another in 2018. Councilmember Seeley inquired regarding how it would be determined if the campaign needed to continue. Ms. Donaire stated that there would be a digital component and the use of social media. Councilmember Seeley stated that if this works we will know without a survey. He inquired regarding the long-term benefits. Ms. Donaire stated that there would be a collective ownership of Celebrate Clinton, people coming home and people taking pride in the community. Councilmember Seeley stated that this is a good step in changing people's attitudes.

Councilmember O'Neill stated that DeWitt did this and it resulted in gaining a lot of businesses and people coming into the community.

Mayor Vulich stated that he was not sure who would be reached. Some people do not get the newspaper, listen to KROS, have cable television, etc. Ms. Donaire stated that the campaign could be geared toward certain demographics on cable television and the digital Clinton Herald. Mayor Vulich stated that DeWitt used the television networks. He inquired regarding whether the School District had been asked to contribute. Ms. Donaire stated that she was not sure. Mayor Vulich stated that we are promoting a lot of groups and they should share the cost.

Councilmember Connell inquired regarding whether the City would have input. City Administrator Kinser stated that the agreement is written as not to have input. We are being asked to fund it,

not participate. Councilmember O'Neill stated that whatever the City gets out of it is better than what we have now.

M/S, Determann-O'Neill moved to forward the agreement with Clinton Area Chamber of Commerce for Celebrate Clinton Campaign to the next City Council agenda. On roll call, carried unanimously.

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

City Administrator Kinser stated that there are no changes in the amendments to Chapter 53. She continued in stating that the City just received the report from Augustana today and will put it on the July 12, 2016 Committee of the Whole agenda. She further stated that Chapter 52 and Chapter 53 need to move forward together.

5. Clinton County Area Solid Waste Agency Fees and Charges – Council Member O'Neill

Councilmember O'Neill stated that the Committee of the Whole packet has a sample of what the City pays for solid waste costs. He continued in stating that this has been on the back burner for 18 years. He further stated that the December 6, 2005 Committee of the Whole minutes reflect that the per capita fee was being raised from \$5.00 to \$10.00 because of the opening of a new cell. He proceeded to state that the City gets charged \$44 per ton and the private haulers are being charged \$25 to \$30. There are no checks regarding whether they are bringing residential or commercial solid waste. He advised the Council that he would be meeting with the Landfill Board on July 6th to talk about reducing the tipping fee to \$40 and the per capita assessment to \$7.

Councilmember Determann stated that he thought the Landfill was running on a deficit. Councilmember O'Neill stated that when the head tax was being discussed it was because they were opening a new cell, not for operations. He continued in stating that they have a very healthy reserve which he would like the Finance Committee to look at. Councilmember Determann stated that he thought the \$10 per capita fee was a closing fee. Councilmember O'Neill stated that then Councilmember Holm was very specific that it was to build a new cell. He continued in stating that he was requesting Council approval to go back on July 6th and propose the new fees so they can discuss their budget with the new figures.

Mayor Vulich stated that the money set aside was not to be used for operations. Councilmember O'Neill stated that the head tax was an entitlement income that does not force them to come up with other forms of revenue. He continued in stating that he is looking for equity across the board. He further stated that he is looking for a resolution of support for his proposal.

M/S, Determann-Gassman moved to forward a resolution of support authorizing Councilmember O'Neill to propose a \$7 head tax and reduce the tipping fee to \$40 to the next City Council agenda. On roll call, carried unanimously.

6. Discussion of Community Driven Nuisance Abatement - Jessica Kinser

City Administrator Kinser stated that she had researched information from Michigan which could be duplicated here. Private Citizens could seek legal process against nuisance properties. She continued in stating that it talked about ways to address nuisance properties which could begin with neighborhood associations. She further stated that this will not fit for all; however, could increase one-on-one interactions which is what the City tries to do when possible. There are times when these are neighborhood disputes where they try to drag the City into the middle. She proceeded to state that the information could be given to the Neighborhood Improvements Committee to get their ideas.

Mayor Vulich stated that it would be good to send the information to the Neighborhood Improvement Committee as a starting point and to get them involved in the community pride part.

Councilmember O'Neill stated that this is a good idea and he would like to get direct input from Jeff Chapman in BNS. The Neighborhood Improvements Committee could work in conjunction with BNS. City Administrator Kinser stated that Battalion Chief Chapman and Chief Brown were included in this. Everyone wants to try things; however, we must recognize the outcome. City Attorney Patrick O'Connell stated that there must be a pro bono group of attorneys who will go after these people. Detroit had a lot of contributions toward this. Once this gets going and if it is successful, you will see a lot of improvement. Councilmember Seeley stated that it is important to address a nuisance before it happens. Be proactive.

M/S, O'Neill-Gassman moved to refer the Community Driven Nuisance Abatement to the Neighborhood Improvements Committee. On roll call, carried unanimously.

7. Mayor & Council Member Updates

Mayor Vulich advised that the 4th of July is a busy time within the City starting with the Parade at 1:00 PM on the 4th, the free festivities on Riverfront, the baseball game and the fireworks.

Councilmember Determann stated that he attended the groundbreaking for Habitat for Humanity's 11th house for the Earls.

Councilmember McGraw advised that the Finance Committee would be meeting Thursday, June 30th.

Councilmember O'Neill stated that he would hold a public forum on July 23rd at the Ericksen Center from 9:30 AM to 11:00AM.

Mayor Vulich stated that he attended the ribbon cutting at Eagle Point Lodge today which was the culmination of the completion of the lodge by the Rotary Club. He continued in stating that he hopes that everyone takes pride in the lodge and works to maintain it.

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

Respectfully Submitted,

Pat Van Loo
City Clerk