

## Committee of the Whole

May 24, 2016

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

### 1. Lincolnway Rail and Air Park Broker Presentation – Charlie Armstrong

Mr. Charlie Armstrong and Mr. Ray Oczak, NAI Ruhl Commercial Company presented a broker update for the Lincolnway Industrial Rail and Air Park. Mr. Armstrong stated that they have been busy compiling a brochure, listing the property on the MLS, emailing brokers and placing the property on the website. He continued in stating that the property has received 9,499 hits on one website and of those 76 went directly to the property. He further stated that they have identified a target list of buyers and have presented to them. He proceeded to state that he has been reporting activities to Mayor Vulich and Mike Kirchoff of the CRDC. Mr. Armstrong stated that an industrial development plan needs to be developed and he is currently working with a company to develop 3-D virtual spec buildings.

Mr. Ray Oczak advised that the characteristic that makes the Railpark stand out is the UP Railroad. He stated that large companies want to be near a rail service. He continued in stating that one of the goals is to extend the rail service in the future. He further stated that he has contacted VIA Rail Logistics regarding the design. He proceeded to stated that a masterplan will be beneficial. He advised that it is important to have access from the airport and 49<sup>th</sup> Avenue and an overlay would be great asset.

### 2. FY17 General Fund Budget Update – Anita Dalton

Finance Director Anita Dalton stated that Fiscal Year 2017 will be here on July first. When the budget was finalized at the end of March, and the FY17 budget was approved and submitted to the state, the City showed a surplus of \$162,619 in the General Fund. She continued in stating that she wanted to revisit this prior to July 1, 2017. The Council authorized a \$95,000 transfer from the Marina Amenities Fund to the general fund, because of a potential deficit of \$45,000 in the general fund. The City received word from the County Auditor that the utility valuation information for Iowa American Water had not been included in the total valuation figure that we had been working off of. The change in valuation, in addition to the \$95,000 authorized transfer from Fund 548, is what makes up the FY17 General Fund surplus of \$162,619 figure. Is it still the desire of the council to transfer \$95,000 from the Marina Amenities Fund in FY2017 to the general fund? Without that transfer, the general fund is still in a surplus position.

Councilmember Determann inquired regarding the amount in the Marina Fund. City Administrator Kinser stated that there is \$300,000. Mayor Vulich inquired regarding why not keep the money in the Marina Fund and not transfer the \$95,000. Councilmember Determann stated that it could be used for an advertising or promotional materials. City Administrator Kinser stated that a budget modification does not have to be done now and the Council can delay consideration. Director Dalton stated that this is brought before the Council so they are aware of this for strategic planning. Mayor Vulich stated that the Council worked hard to get the tax asking down, we have an opportunity to put some of that money back into that fund because we do not know the ADM outcome and may need the money next year. He further stated that the Council could approve rolling this back into the Marina Fund at the June 14<sup>th</sup> Council meeting and at that time the Council could amend the dollar amount.

M/S, Connell-Allesee moved to approve moving the money back into the Marina Amenities fund. On roll call, carried unanimously.

3. Replacement of 1996 Road Grader – Dennis Hart

Transit and Fleet Superintendent Dennis Hart advised the Council that the current road grader lost one of its wheels. He continued in stating that it is a 20 year old piece of equipment, the company is no longer in business and there are no parts available. He further stated that a replacement would be paid out of RUT funds. Councilmember Connell inquired regarding whether the replacement grader would be new. Superintendent Hart stated that there are two companies which build mini graders. He continued in stating that you will not be able to find one used and a new one will last for 20 years.

M/S, Connell-Determann moved to forward a resolution approving replacement of the 1996 road grader to the next City Council agenda. On roll call, carried unanimously.

4. Discussion on Transit Use of Trolley – Dennis Hart

Superintendent Hart advised the Council that he met with Carrie Donaire, CVB, and came up with a route which would travel to the parks, Main Avenue, Mill Creek Parkway, Arboretum and Museum. He stated that it would meet up with other routes. Mayor Vulich inquired regarding whether the route would go to the Lodge at Eagle Point Park. Superintendent Hart stated that it would. He continued in stating that the operational cost would be \$6,600 and the cost to get it running would be \$2,000 to \$3,000. He further stated that it could be ready by July first.

M/S, Determann-O'Neill moved to forward a resolution approving Transit use of the Trolley to the next City Council meeting. On roll call, carried unanimously.

5. Ashford Residential Parking District – Pat Van Loo

City Clerk Pat Van Loo advised the Council that in 2011 residents living along 4<sup>th</sup>, 5<sup>th</sup>, and 6<sup>th</sup> Avenues North from Bluff Boulevard to North 4<sup>th</sup> Street began experiencing issues related to the expansion of Ashford University and students parking in front of their residences. She stated that at that time the Rules and Regulations Committee met and forwarded a recommendation to the Committee of the Whole that a residential parking district be formed and citizens living in the district could then request parking permit stickers. She continued in stating that with the closure of Ashford University the question is whether parking permits are necessary. She proceeded to state that the Clinton Police Department is favor eliminating the residential parking permit program.

M/S, O'Neill-Allesee moved to forward a first consideration of an amendment to the ordinance to the next City Council agenda. On roll call, carried unanimously.

6. Request to Sell 315 2nd Avenue North – Jessica Kinser

City Administrator Kinser advised the Council that the City owns the vacant lot at 315 2<sup>nd</sup> Avenue North which is one that is on the list to dispose. She stated that she was contacted by an individual who is interested in purchasing the lot. She continued in stating that she is requesting permission to begin the process for disposing of 315 2<sup>nd</sup> Avenue North by sealed bid. The lot is a 50 foot wide lot, which would be buildable. She further stated that the City must set a date for a public hearing for the disposal of the property.

Mayor Vulich stated that a Special City Council meeting would be scheduled for 1:00 P.M. on Thursday, May 26<sup>th</sup> to set the public hearing. He further stated that the meeting would be held before the Strategic Planning meeting.

M/S, Seeley-Connell moved to move forward with the request to sell 315 2nd Avenue North. On roll call, carried unanimously.

7. Mayor & Council Member Updates

Mayor Vulich advised that there will be a special City Council meeting on Thursday, May 26<sup>th</sup> at 1:00 P.M. He stated that he made a trip up to Monroe Wisconsin with Mike Kirchhoff and Andy Sokolovich to visit Colony Brands (Swiss Colony). They are very committed to the Clinton area and the report of their closing was incorrectly worded as there will be no job losses since employees have been absorbed into their other agencies.

Councilmember Connell advised that he had attended the Citizens Fire Academy. He stated that it was a great experience and encouraged everyone to attend.

Councilmember Determann advised that he had attended Monday's Board and Commission training. He stated that he received some good information on closed sessions.

Councilmember Allesee thanked City Administrator Kinser and Augustana University for what they have done for the community.

Councilmember Determann commented that Eagle Point Lodge is beautiful and thanked the Rotary Club.

Councilmember O'Neill stated that he had attended the Iowa American Water Company session relating to the proposed rate increase along with Councilmembers McGraw and Determann. He continued in stating that some good issues were raised.

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

Respectfully Submitted,

Pat Van Loo  
City Clerk