

Committee of the Whole
May 10, 2016

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

1. Alliant Energy Sidewalk Deferral Request – Jessica Kinser

City Administrator Kinser advised the Council that Alliant Energy has submitted a request to defer a sidewalk requirement at a proposed substation to be located on the west side of Mill Creek Parkway and South 32nd Street. The site has no adjoining property uses and is undeveloped on its adjacent properties.

Councilmember Determann inquired regarding whether the Council has the right to say a sidewalk is necessary right now or make that decision at a later date. City Administrator Kinser stated that Alliant Energy would want something that necessitates a sidewalk. Councilmember Seeley stated that there is no development around the property.

City Attorney Patrick O'Connell advised that the City may want to say that it grants the request for a temporary exemption subject to the Council's right to require a sidewalk at a future date. Councilmember O'Neill stated that it may be misleading to someone who wants to build there. He further stated why not require it now. Mayor Vulich stated that it would be a sidewalk to nowhere. Councilmember Seeley stated that Alliant Energy would be required to maintain the sidewalk and it may not line up with future development. Councilmember O'Neill suggested exempting Alliant Energy from having to shovel the sidewalk.

M/S, Determann-Allesee moved to forward Alliant Energy's Sidewalk Deferral Request to the next Council agenda and include the wording "the City grants the request for a temporary exemption subject to the Council's right to require a sidewalk at a future date". On roll call, Seeley, McGraw, Determann, Connell, Allesee – Yes; O'Neill – No. Motion carried.

2. Referrals From the Planning Commission – Jessica Kinser

a. The Landing Final Plat

City Administrator Kinser advised the Council that the new plat of the Landing consists of two lots and is different than what was filed before. Councilmember Determann inquired regarding the size of the two lots. Mr. Greg Jaeger, Pasternak Law Firm, advised the Council that Lot #1 is 12.9 acres and Lot #2 is 2 acres. Councilmember O'Neill inquired regarding when the five year tax abatement would begin and when it would apply to Lot #1 and Lot #2. Mr. Jaeger stated that Lot #1 starts when the application is filed and at that time gets the greatest amount of increment. The developer may need to make the decision to file in December 2017 for Lot #2 when it is partially completed in 2016. Councilmember O'Neill stated that he did not want to start the clock again on Lot #2. It needs to start when documents are filed for both lots. Mr. Jaeger stated that the City's ordinance states that when improvements are started on Lot #1 at the end of 2016 is when there will be the maximum amount of abatement. He continued in stating that he could not say when the developer will file documents for Lot #2. The risk is on the developer to get as much or as little done on Lot #2. He further stated that there would only be abatement on the change of valuation.

Councilmember Connell inquired regarding whether the developer could wait four or five years to file on Lot #2 and get a ten year abatement. Mr. Jaeger stated that he could; however, doing everything at once is better and is still the developer's intent.

M/S, Allesee-Seeley moved to forward the final plat of the Landing to the next City Council agenda. On roll call, carried unanimously.

b. Jordan Hills Final Plat

City Administrator Kinser advised the Council that the Planning Commission has recommended approval of the Jordan Hills final plat, which has also been approved by staff. She stated that no issues have been found; however, there are a list of items that are included in the Subdivision Ordinance that still need to be filed. She further stated that when all the items are in hand this will be included on the agenda

M/S, Determann-Connell moved to forward the Jordan Hills final plat once all the necessary items in the Subdivision Ordinance have been filed. On roll call, McGraw, Determann, O'Neill, Connell, Allesee – Yes; Seeley – abstain. Motion carried.

3. Referrals from the Traffic Study Commission – Jason Craft

a. South 3rd Street Lane Reduction.

City Engineer Jason Craft advised that the ADA Commission has requested ADA access to City Hall. He stated that he is proposing adding two ADA parking spaces in front of City Hall and limiting 3rd Street to two lanes beginning at 7th Avenue South to 3rd Avenue South. Additional parking could be added in the 400 and 500 Block of South 3rd Street. He further stated that the area could be incorporated into future streetscape plans and have an addition of a bike lane. He proceeded to state that a crosswalk is warranted in front of City Hall.

Ms. Celeste Cruse, Owner of the Corner Deli, stated that additional parking would enhance the ability for customers to pick up to-go orders.

Mayor Vulich inquired regarding whether there would be problems with vehicles using the cross-hatch areas as turn lanes. Engineer Craft stated that he did not think this would be a problem. Mayor Vulich inquired regarding whether the bike lane would be striped in. Engineer Craft stated no, the bike lane would be included in the City-wide bike lane plan which has not been approved by Council yet. Councilmember Seeley inquired regarding the traffic count on South 3rd Street. Engineer Craft stated that 2,000 to 3,000 vehicles per day. Councilmember Seeley inquired regarding whether there has been public input on this project. Engineer Craft stated that there has been no public input; however, this has been discussed at three meetings. He continued in stating that South 3rd Street does not warrant three lanes.

M/S, Allesee-Determann moved to forward the South 3rd Street lane reduction to the next Council agenda. On roll call, Seeley, Determann, O'Neill, Connell, Allesee – Yes; McGraw – No. Motion carried.

4. Referrals from the Parks & Recreation Advisory Board – Gregg Obren

a. Willow Island Access

Parks and Recreation Director Gregg Obren advised the Council that the Parks & Recreation Advisory Board has recommended that the Willow Island access be repaired from the Discovery Trail to Willow Island at a cost of \$8,000. He stated that the money would come out of the Mississippi River Trail and Marina Improvement budget.

Councilmember O'Neill inquired regarding whether this was included in the CIP. City Administrator Kinser stated that this is a work order from the Clinton Police Department because they did not want people on the access.

M/S, Determann-Allesee moved to forward the Willow Island Access to the next Council agenda. On roll call, carried unanimously.

5. Mayor & Council Member Updates

There were no updates from the Mayor or Council Members.

Respectfully Submitted,

Pat Van Loo
City Clerk