

## Committee of the Whole

October 4, 2016

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

### 1. Liberty Square Scope of Work – Jessica Kinser

City Administrator Kinser advised the Council that Jeff Hutton with Great Plains Surveying has provided a scope of work and pricing for the work to be completed on Liberty Square, including the offering back of properties and the platting. Great Plains Surveying is uniquely qualified because they did all of the DOT's surveying work and have existing data that is not available to other parties. She stated that the work needs to begin. We must make sure boundaries are erased from the properties of owners who do not want their properties back and replating is completed for those who do want their properties back. She continued in stating that there are 75 properties. She further stated that there is already an overlay in place but does it apply to today. This can be a very long process. Councilmember McGraw inquired regarding whether persons could do anything they wanted if they bought their property back. City Administrator Kinser stated that they must adhere to the overlay. She stated that the City will not offer back the lots it has bought. She continued in stating that this is a huge area to replat and will take over a year to complete. She further stated that Great Plains has all of the existing right-of-way plats. Councilmember Seeley inquired regarding how the City will deal with random people who will buy their properties back. City Administrator Kinser stated that time is on the City's side. The owners will be approached within the next few years. This will be done on a block-by-block basis. Mayor Pro Tem Determann stated that most people know that there can be no curb cuts on Camanche or Liberty Avenues and about the overlay requirements.

M/S, Gassman-Seeley moved to move forward with the Scope of Work. On roll call, carried unanimously.

### 2. American Queen Landing Change Order – Jason Craft

City Engineer Jason Craft advised the Council that he had heard from American Queen Representatives and they do not like the plans for the landing. He stated that after meeting with the captain they thought it would be better if the boat moves up toward the shore and puts the gangway onto the shore. He continued in stating that they toured the shoreline and have found an area by the Candlelight that will work. This is a simple change and will save money. He further stated that he has spoken with Newt Marine and they have submitted a new cost for the project, \$136,000 which is \$44,000 less than what the current project would cost. This can be done next year and will come in at the original estimated cost.

Councilmember Allesee inquired regarding the funding for the project. Engineer Craft stated that it will be funded by Hotel/Motel Tax and the Marina Fund.

Mayor Pro Tem Determann inquired regarding what would keep the area from silting in. Engineer Craft stated that nothing would stop it from filling in; however, it can be dredged when necessary.

Councilmember Connell stated that the representatives from the American Queen said that 95% of the places they go they pull up to a slab on the shoreline. They could pull right in and nose up to the shoreline which is a very feasible option. He continued in stating that this would also accommodate other boats.

Councilmember O'Neill inquired regarding the cost of the slab. Engineer Craft stated that it could run between \$10,000 and \$40,000. Councilmember O'Neill suggested the permanent mooring of a barge farther out. Engineer Craft stated that it would not work very well. Councilmember Allesee suggested the use of the current barge that is used now. Engineer Craft stated that it is currently used for parties. City Administrator Kinser stated that it would not hold the weight of the gangway. Mayor Pro Tem Determann stated that he is concerned with the need to dredge often. Councilmember Connell stated that there is a plan for maintenance dredging. Councilmember Allesee inquired regarding where the dredged material is dumped. Engineer Craft stated that it is dumped in Fulton, Illinois.

Mr. Bob Betsinger suggested the use of the areas which were used in the past as steamboat landings. They are located at 6<sup>th</sup> Avenue South and Main Avenue. The locations of the landings do not need dredging. Engineer Craft stated that the Marina would be dredged every other year anyway. Councilmember O'Neill stated that \$30,000 in maintenance dredging is one thing; however, having the American Queen land in Clinton makes the economic effect worth it.

M/S, O'Neill-Allesee moved to forward the American Queen Landing Change Order to the next City Council agenda. On roll call, Gassman, Seeley, McGraw, Determann, O'Neill, Allesee – Yes; Connell – abstain. Motion carried.

### 3. Referral from Neighborhood Improvement Committee:

#### a. Recommendation for Blight Urban Revitalization Area and Abatement Schedule – Jessica Kinser

City Administrator Kinser advised the Council that the Neighborhood Improvement Committee met to consider areas that are blighted and would benefit from the Urban Revitalization incentive. What they came up with does not mean that every property is blighted.

The Committee recommended the Council adopt these designated areas with the maximum benefit available under Iowa Code, which is a 115 percent, 10 year abatement on residential improvements, if a qualified improvement is completed, which is currently defined as a rehabilitation or addition which increases the property value by 5 percent on residential properties.

Councilmember Connell inquired regarding whether this will affect the 4<sup>th</sup> Avenue Lofts. City Administrator Kinser stated that it is only for residential. Multi-family dwellings are not eligible.

Mayor Pro Tem Determann inquired regarding why not have 100% for five years. City Administrator Kinser stated that you cannot exempt below the value of the Homestead Credit. Councilmember Seeley stated that this will give people an extra incentive to fix up their property. Councilmember O'Neill stated that properties in a TIF District are not eligible. Mayor Pro Tem Determann inquired regarding whether this item should be moved forward. City Administrator Kinser stated that Councilmember Seeley wanted to address abandoned buildings and Chapter 657A. Councilmember Seeley stated that this would play well with how an abandoned building affects neighborhood values. He suggested that it be brought back to another Committee of the Whole.

M/S, O'Neill-Seeley moved to move forward the recommendations of the Neighborhood Improvement Committee with an amendment to remove Miller Ridge. On roll call, carried unanimously.

### 4. Mayor & Council Updates

Councilmember Allesee stated that she had attended the DOT meeting. Highway 30 was discussed with multiple officials. Mayor Pro Tem Determann stated that people need to put in a good word regarding the proposed four lanes from DeWitt to Lisbon.

Councilmember O'Neill stated that he would hold his radio show on Thursday from 11:00 AM to 12:00 PM. He would also hold his opened forum on November 5<sup>th</sup> at the Ericksen Center from 9:30 AM to 11:00 AM.

Mayor Pro Tem Determann advised that 20 years has been spent on the Highway 30 project and there are only 38 miles left. He stated that they want to complete the environmental studies to be ready for funding. Councilmember Allesee stated that the Highway 30 Coalition was instrumental in Transportation Day.

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

Respectfully Submitted,

Pat Van Loo  
City Clerk