

COMMITTEE OF THE WHOLE

January 29, 2015

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

1. Planning Commission Referrals:

a. Zoning Ordinance Amendment – First Floor Residential Use in the Central Business District – Jacob Couppee

Mr. Couppee advised the Council that currently the C-3 zone prohibits any first floor residential use, under the new amendment there would be certain stipulations in place that if certain conditions were met, there would be first floor residential use. The inspiration for the ordinance in light of the recent renovation proposed for the Wilson building. Mr. Couppee stated under the amendment it could be possible if the foot print is large enough. Part B of the amendment states that 40% or 3500 square feet, whichever is larger, must be retained for commercial usage. If a couple of apartments could be placed on the back side and still maintain the 40% or 3500 square feet of commercial space then that would only make sense from an economic standpoint.

M/S: O'Neill-Allesee moved to set a public hearing for the Zoning Ordinance Amendment – First Floor Residential Use in the Central Business District. On roll call, carried unanimously.

2. Request for Funding – YWCA – Ronelle Clark

Ms. Ronell Clark stated that in December of 2013 came before the Council to request funding for their programs since they had lost Federal funding several years ago for domestic violence, sexual assault, stalking and harassment; and began a campaign to raise \$100,000 each year and the City of Clinton has supported that and thanked the City for that. In order for the YMCA to get the grant funds it is necessary for them to come up with matching funds. This can be from both in-kind contributions and financial contributions. Ms. Clarks requested the City Council to support their efforts in matching those amounts so they can continue helping people in the community. Councilmember Allesee inquired regarding what effect losing those services would have on people who would be

forced to go the Davenport for their services. Ms. Clark responded the YMCA would like to see those families remain in the community, and not want them to live outside of the area because of the tax on the school system. Councilmember O'Neill stated that one of the problems the City faces is they are asked to fund these programs started by the Federal or State government; in this case the loss of Federal funds forces the smallest unit of government to come up with funds to continue to support these programs. Councilmember Wilke inquired regarding the number of people the YMCA can help and have they asked the County for funding for the grant matching. Ms. Clark responded last year for their rapid re-housing program they were able to help 235 people or about 100 families; in the transitional housing program there are 10 adults and 30 children that are currently being housed in apartments and units throughout the Clinton area. Other Cities within the County are contributing from \$500 to \$2,000 and the County contributed \$25,000 last year. Councilmember Allesee inquired regarding the prior donation given by the City of Clinton. Administrator Kinser stated it was \$15,000. Mayor Vulich inquired regarding whether the County had committed to their funding. Ms. Clark responded they are still in their budget process. Mayor Vulich reminded the Council they did not have to make a decision tonight.

3. Request for Funding-Gateway Impact Coalition – Kristin Huisenga

Ms. Huisenga stated the Gateway Impact Coalition is a non-profit organization that has been in the community for over 26 years. Our mission is to develop solutions to the problems in the community of substance abuse issues through the facilitation, cooperation and communication. The Coalition has identified the top five substances of abuse they want to working on in the community: medication abuse, underage drinking, marijuana use, meth amphetamine abuse and manufacturing and synthetic drug use. The Coalition had been funded through a grant for 10 years prior and it was a majority of the funding. They can no longer apply for that funding because they have reached the 10 year limit for that grant. They have a budget of about \$100,000 and they would like to have about one third of that be from local government support. Mayor Vulich inquired whether the County had made a decision on their funding of this program. Ms. Huisenga replied they are still in their budget process but last year gave \$15,000.

4. RFP for a Broker at the Railpark – Jessica Kinser

City Administrator Jessica Kinser introduced the City Attorney as the one who was very involved in developing the draft of the RFP. Included with the RFP was also information about a proposal for an evaluation criteria. City Attorney Patrick O'Connell stated the process of the issue to the Council and how the RFP was

developed. One of the items of concern was they wanted to be sure the new Broker coming in would receive a commission for referral work that comes into the Railpark, also to give incentive to that broker to go to non-traditional sources outside the area and bring those investors to the community. That is the reason for hiring a broker; to use their expertise and not rely on our usual sources. He noted that Administrator Kinser worked on coming up with a framework for selecting a broker once we have applicants come in with a presentation. We also developed a criteria for selection. There were several people involved in this process. We came up with a seven member panel that will evaluate the responses we get on an objective scale verses a subjective scale so there is a means of voting. Council would have the prerogative to narrow it to three or whatever number the Council thinks is appropriate for interviews.

Councilmember Gassman inquired regarding whether a broker would even want to apply with only a one year term in the contract agreement. Attorney O'Connell noted this was a topic of discussion and much debate. It is the Councils prerogative to increase the term to whatever they want to make it work.

Councilmember Rowland inquired regarding whether the contracts the City has with others such as the Marina are on a 3-5 year agreement with a 1 year opt out. Mayor Vulich stated the contract needed to have an opt out should the City become dissatisfied with the broker. Councilmember O'Neill stated he would like to see a three year contract with a one year opt out; it needs to have a longer term to get a large project going.

M/S: Rowland-O'Neill moved the RFP for a broker at the Railpark be changed to a three year contract with a one year opt out after the first year and the second year. On roll call, carried unanimously.

Councilmember Wilke inquired regarding what the meaning of excellent reputation meant within the RFP. City Attorney O'Connell stated that it is whatever the Council determines it to be. It would be measured by industry standards and reputation within the industry. Councilmember O'Neill suggested the broker have a minimum of 3 years' experience. Attorney O'Connell advised the Council why the wording was chosen on item number one of page three on the broker qualifications; because a Chicago broker may have international connections and they didn't want to limit the RFP to just Iowa.

M/S: O'Neill/Rowland moved to add the wording on page 3, paragraph 1 under Broker Qualifications: must be a licensed commercial broker with a minimum of 5 years' experience, in good standing.... On roll call, carried unanimously.

Mayor Vulich noted that if there were no other concerns the RFP would go back to the CRDC for approval. If the corrections were approved it could go straight to the Council for approval. Administrator Kinser stated that it doesn't usually come back the Council for a resolution; it is usually handled by staff.

M/S: Determann-O'Neill to allow Administrator Kinser and staff to move forward with the RFP for a broker at the Railpark as long as the CRDC agrees to the changes without further suggestions; no resolution would be necessary for Council approval. On roll call, carried unanimously.

5. Solid Waste RFP – Jessica Kinser

Mr. Ty Cutcomp of 33 Oak Lane, Davenport, Iowa addressed the Council and handed out a letter that had been previously e-mailed to the Mayor and all Council Members from himself as AFSCME Union Representative and Kenneth Decker, President of AFSCME Local 888. He advised the Council he has worked with the City employees for over 25 years. He also referred to Administrator Kinser's memo and the various options that have been proposed for the solid waste services. Mr. Cutcomp inquired regarding whether the Council would consider other options such as redesigning the routes to improve the solid waste services. He added the City's solid waste employees assist in many ways beyond solid waste collection by working during snow removal, storm cleanup, assistance in emergency services, helping to secure areas during downed power lines, and more. An area that needs to be addressed by the City is the different rates being charged by the Clinton County Solid Waste Agency. Mr. Cutcomp states this puts the City at a disadvantage. He also noted the city solid waste fund is growing due to improvements and account default measures that were recently implemented. Mr. Cutcomp would like the Council to consider charging all residents of the City for solid waste services; revise the recycling efforts to increase citizen interest. Mr. Cutcomp added a final point that outsourcing the solid waste collection is not going to prevent the cost of equipment being passed on the citizens. In conclusion he asked the Council to reject the concept of issuing and RFP for solid waste and instruct management to involve the solid waste workers to improve the solid waste collection services.

Councilmember Wilke stated that since the City has gone to the larger containers for garbage collection there is less being recycled at the landfill and more tonnage in the garbage. All the recycling we do is taken away from the tonnage we are charged for by the landfill. The County Landfill Board has asked Councilmember Wilke to push for ways to increase the recycling because of the

costs to the City for all of the tonnage being taken there. Councilmember Rowland stated currently there is a mandate for all cities to reduce landfill tonnage by 50% so the single source recycling would only make sense. Mayor Vulich inquired regarding the Clinton County Solid Waste Agency position on single stream recycling. Councilmember Wilke stated the Clinton Agency has been in contact with the Scott County Landfill regarding single stream recycling and it is their hope to be online with it by 2016. He also noted that for \$6.22 per month a Clinton resident can get their garbage and recycles picked up and not one private hauler would do it for that rate. Councilmember Rowland said the real issue is \$6.22 is not enough. We need to find a way to retire the \$1.6 million debt, plus we need to find a way to put \$2.4 million in the equipment replacement fund which we are not doing now. We currently have 6500 customers; if we could service the whole city it would be around 9500 customers. Councilmember O'Neill added the solid waste fund is underfunded and cannot continue to lose one million a year. We need to do an RFP to have something to compare our rates to. He also added he is not in favor of anyone losing their jobs.

Administrator Kinser advised the Council that prior budget meetings held have 3 new garbage trucks build in to the budget, however those purchases would come out of the general obligation borrowing through a tax levy in the debt service fund. She could go back to the Springsted study and using the 2016 rates that were proposed to get rid of the deficit and apply those to both the current 6500 customers and also 9500 customers; we can figure in the cost of the 3 new trucks that will be purchased in 2015 and add that to the rates that will be need to retire the debt in the next 10 years

M/S: Rowland-Gassman move to inquire of Administrator Kinser to do an analysis using the fiscal year 2016 rates with the Springsted rate study to determine what revenue would be generated with two different customer bases, the current 6500 and the total 9500 customers; looking at expenses on both sides and including the single source recycling and also to review the replacement fund. On roll call, carried unanimously.

6. Mayor & Council Member Updates

Mayor Vulich advised the Transportation Day in Des Moines was well attended, Councilmembers Allesee and Determann attended as well as members from the CRDC and members from the Chamber of Commerce. The proposal that was submitted was for a 10 cent per gallon tax on gas. The other item is Farm and Fleet Store in Clinton will be doing a multi-million dollar expansion to their current location.

M/S: Gassman-Wilke to adjourn the meeting.

Respectfully Submitted,

Teresa Lindstrom
Deputy City Clerk