

Committee of the Whole
November 10, 2015

Present: Mayor Pro Tem Tom Determann, Council Members McGraw, Rowland, Gassman, Wilke, O'Neill and Allesee, City Administrator, City Attorney, City Clerk, Press and interested citizens. Mayor Mark S. Vulich – absent.

1. Alliant Energy Community Annual Partnership Assessment – Paula Schneckloth

Ms. Paula Schneckloth, Alliant Energy, advised the Council that she had been in her role with Alliant Energy for one year and wanted to provide the Council with a report of the Company's partnership with the City. She stated that Economic Development Support for 2014 was \$23,355, Community Support for 2014 was \$ 25,348, and Environmental Partnership Program Support was \$19,947 with participation in the Branching Out Program and Trees Forever. She continued in stating that there have been 1,103 rebates and total community rebate incentives of \$527,740. She further stated that local dealer incentives were \$29,686.15. She proceeded to state that the Electrical Infrastructure Investment was \$470,365 and the Natural Gas Infrastructure Investment was \$1,836,517. She advised the Council that Alliant Energy had paid Community taxes for fiscal year 2014 of \$829,841 and County taxes of \$2,110,767. She stated that the Clinton Operations employs approximately 34 people from Clinton and the surrounding area, including one from the Home Base Iowa program.

Councilmember Rowland inquired regarding the status of the property by the Clinton Pool. He stated that the manager of the baseball club would like a road straight through to the parking lot. Ms. Schneckloth stated that there has been no further discussion related to the property.

2. Public Safety Authority (PSA) – Margaret Kuhl

Ms. Margaret Kuhl, Clinton County Justice Coordinating Commission (CCJCC) introduced Clinton County Sheriff Rick Lincoln, Mike Lewis with Shive-Hattery, Bob Josten with Dorsey & Whitney, LLP, Clinton County Superintendent Dan Srp, and Clinton County Attorney Mike Wolf. Sheriff Lincoln advised the Council that the current jail is inadequate. He stated that we have a moral obligation to provide a safe environment for people in the criminal justice system. Mr. Mike Lewis, Shive-Hattery, stated that his company was retained to perform a needs assessment of the jail. He continued in stating that they looked at the most cost effective options. He further stated that 59,000 square feet of space is needed. He proceeded to state bringing the current structure up to code would cost \$3.5 million; however, there are still issues with moving offenders between the jail and the courthouse. County Superintendent Srp stated that since the formation of the CCJCC there has always been a member of the Council on the Commission and there has always been transparency. He invited the public to come and tour the jail to see the needs. He continued in stating than the remodeling expense is greater than the rebuilding expense. He further stated that Commission requested input from the public on where to locate the jail and the current location came in at number one. He proceeded to state that everyone on the Blue Ribbon Commission with the exception of two Council Members want a Public Safety Authority. The two Council Members abstained from voting until this issue was brought before the entire Council.

County Attorney Mike Wolf advised the Council that there has been a change in the type of people and type of offenses being seen. He stated that the jail sees mostly felons and a lot of substance abuse and mental illness. He continued in stating that there are many design flaws with the existing jail that need to be addressed for the safety of the inmates and corrections officers. He further stated that if something is not done soon the County will be told what to do. He proceeded to state that there are people here who can work collaboratively and address the needs. It will be a long educational process.

Mr. Bob Josten, Dorsey & Whitney, LLP, advised the Council that Iowa Code 346 allows a county and county seat city to form a commission to coordinate construction of a public entity. He stated that members are appointed to a board and those members are responsible for the construction of the building and bonding needs. The creation of a Public Safety Authority would allow the threshold for a referendum to be approved to decrease from 60 percent to 50 percent.

Mayor Pro Tem Determann inquired regarding the function of the PSA once the jail is built. Mr. Josten stated that the PSA must exist as long as there is debt. Mayor Pro Tem Determann further inquired regarding how the cost is affected by delay. Mr. Lewis stated that the average construction inflation is 4%. Mayor Pro Tem Determann inquired regarding whether the number of staff will increase. Mr. Lewis stated that staff will increase as the need for beds increase. Sheriff Lincoln stated that they are trying to determine future needs. Councilmember Wilke stated that a budget line item for outsourcing inmates was \$300,000. He inquired regarding what would happen if a PSA is not created. Sheriff Lincoln stated that each year the jail is inspected by the state. They have identified numerous projects which must be addressed if a referendum does not pass. These are expensive repairs and the jail could be closed. Councilmember Allesee inquired regarding the cost to take an inmate to another jail. Sheriff Lincoln stated that it costs \$55.00 per day. A deputy must transport the inmate which takes away from the patrol division. Mayor Pro Tem Determann inquired regarding what would happen if the jail is full in 25 years. Mr. Lewis stated that it is designed so an addition could be constructed. Superintendent Srp stated that he commended everyone involved in the CCJCC. He continued in stating that the Board of Supervisors voted to petition the City to form a PSA. The City and County have a precedent of partnering and the County is asking the City to consider forming a partnership to create a PSA.

Councilmember Rowland stated that it is very presumptuous to ask seven people to make a decision to take away the right of people to vote for this with 60% changing to 50%+1 for approval. He continued in stating that if the City wants to build it must pass a referendum with a 60% approval. He further stated that the Blue Ribbon Commission and the people present tonight should hold meetings with the citizens in the wards. He proceeded to state that before the Council votes there should be committee meetings throughout the City. The voters need and explanation of a PSA and how it works.

Councilmember O'Neill stated that he did not have a problem with the jail; however, there are few people in the City who know what a PSA is about. The people we represent need the protection of a 60% majority. He continued in stating that he would not approve a PSA and changing the way their votes are counted without having public forums. Councilmember Allesee thanked the presenters and stated that meetings need to be held so the Council can talk to the citizens and make an informed vote on a PSA. City Administrator Kinser stated that public meetings with the Council and the CCJCC could be scheduled in each ward. Mayor Pro Tem Determann stated that there is not enough information out about a PSA. Public meetings must be held in each ward and then this item could be brought back to the Committee of the Whole. Councilmember O'Neill urged that the City's newly elected officials be included in the meetings. Councilmember Rowland stated that people could post how they feel about a PSA online. Ms. Kuhl stated that all of the information is on the County's website. Councilmember Rowland inquired regarding whether there is a way for people to post how they feel about a PSA on the County's website. Ms. Kuhl stated that there is no way people can post how they feel on the County's website.

Councilmember O'Neill stated that the jail has nothing to do with the PSA and should not be presented that way. He continued in stating that the Council is being asked to form a PSA and change the way people's votes are counted. Superintendent Srp stated that there is unanimous support from everyone outside of the City.

M/S, O'Neill-Rowland moved to table the Public Safety Authority until public meetings have been held in each ward and then bring it back on a Committee of the Whole agenda for discussion. On roll call, carried unanimously.

3. Referral from the Planning Commission:

Rezoning: Valley Bluff Horizons Second Addition, Lots 10 – 18 – Jacob Couppee

Planning Intern Jacob Couppee advised the Council that this is a request to rezone lots 10 through 18, between the urgent care facility and Clinton Auto Group for construction of an apartment complex. He stated that this fits into the Comprehensive Plan. Councilmember O'Neill stated that this is the project by Beaver Builders and is the third project the Council approved tonight. He further stated that the City has seven housing projects going and when completed will offer 386 units.

M/S, Gassman-O'Neill moved to forward the Valley Bluff Horizons Second Addition, Lots 10 – 18 rezoning to the next City Council agenda to set a public hearing. On roll call, carried unanimously.

4. Convention & Visitors Bureau Agreement – Nathan Sondergroth & Carrie Donaire

Mr. Nathan Sondergroth, President of the Clinton Area Chamber of Commerce, advised the Council that the CVB agreement is coming up for renewal. Mr. Sondergroth and Ms. Carrie Donaire provided the Council with a PowerPoint presentation, a copy of the Clinton, Iowa Visitors Guide and the Clinton Area Chamber of Commerce Profit and Loss report. Ms. Donaire advised the Council that the CVB is active in destination marketing, volunteer coordination for visitors, and ongoing leadership with the Eastern Iowa Tourism Association. She stated that the City will host the Women's State Bowling Tournament from February 15, 2016 through May, 2016. There will be 300 bowlers every weekend and the Wild Rose will be the host hotel. Councilmember Rowland inquired regarding whether the financial numbers have changed from 2015 to 2016. Mr. Sondergroth stated that the financial numbers have not changed. He continued in stating that there is no request to change the formula and the only real change is to ask the City Council to expand the CIP Committee to include a member from the CVB. Councilmember Rowland stated that it was the concern of citizens that the money be used for parks. City Administrator Kinser stated that the CIP allocated the additional 2% for Vision Iowa. Councilmember Rowland inquired regarding where the 25% goes. City Administrator Kinser stated that it goes into the General Fund. Councilmember Allesee stated that the CVB has been a major contributor to many projects. Mr. Sondergroth stated that \$26,000 has been reinvested in the 25th Avenue North Weigh and Stay Project. Councilmember McGraw stated that she would like to see the financial statement from the last fiscal year.

M/S, Gassman-Rowland moved to place the Convention & Visitors Bureau Agreement on the next Council agenda. On roll call, carried unanimously.

5. Great River Road Annual Report & Quarterly Management Report – Edith Pfeffer

Moved to the November 24, 2015 Committee of the Whole meeting.

6. Liberty Square Offer to Buy #3 – Jessica Kinser

City Administrator Kinser stated that the DOT has sent another offer for a property which is close to the intersection of Liberty and South 14th Street for \$600. This property is considered undevelopable. She continued in stating that she had received eight additional offers from the Iowa DOT that day.

M/S, O'Neill-Wilke moved to forward the Liberty Square Offer to Buy #3 to the next City Council meeting. On roll call, carried unanimously.

7. Mayor & Council Member Updates

Councilmember O'Neill advised that he would be holding his public forum on Saturday, November 21st from 9:30 AM until 11:30 AM at the Ericksen Community Center.

Mayor Pro Tem wished the Marines a Happy Birthday.

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

Respectfully Submitted,

Pat Van Loo
City Clerk