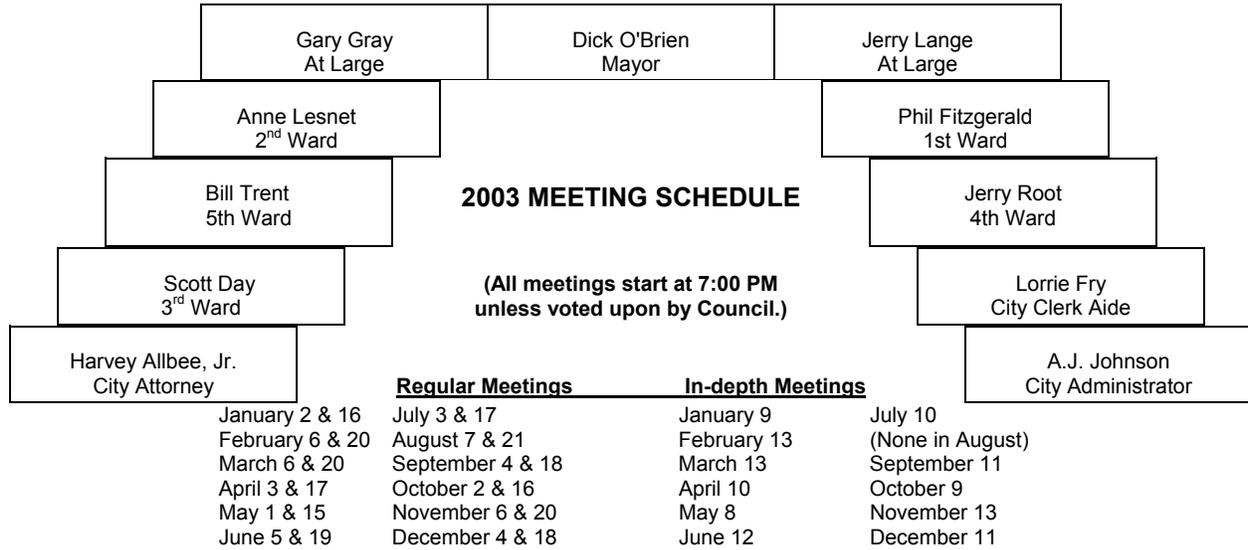


MUSCATINE CITY COUNCIL



AGENDA

**THURSDAY, SEPTEMBER 18, 2003, 7:00 P.M.
COUNCIL CHAMBERS - CITY HALL**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING PRAYER**
4. **PLEDGE OF ALLEGIANCE**
5. **COMMUNICATIONS - CITIZENS**
6. **MINUTES - APPROVAL**
 - A. Regular City Council Meeting – September 4, 2003
 - B. In-Depth City Council Meeting – September 11, 2003
7. **CONSENT AGENDA**

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a

Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence from the Agenda.

- * 9 – A-C
- * 13 – A-D
- * Bills*

*Approval of attached Bills for Approval totaling \$1,080,311.13 is subject to the approval of any related agenda item(s).

8. PUBLIC HEARING

A. Proposed Exchange of Public Property

Previously the City Council took action to establish a public hearing on the proposed exchange of public property. Specifically, the proposed exchange would include real estate that is the west 30' of Lot 8, Block 35 of the Original Town in the City of Muscatine. This property is owned by the City of Muscatine and is currently adjacent to the Welch Apartments. The city received an update from the developer at last week's in-depth meeting concerning the project. Prior to any formal action to be considered by Council for any exchange of property, a public hearing is required.

Now is the time for the public to comment on the possible transfer of public property.

9. PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class B Beer and Sunday Sales Permit for LaMichoacana, 418 Grandview Avenue – Antonio Leza
- B. Request for renewal of a Class C Beer and Sunday Sales Permit for Casey's General Store #1484, 1111 Oregon Street – Casey's Marketing Company
- C. Request for renewal of a Class C Liquor License and Sunday Sales Permit for Herky's, 1415 Grandview Avenue – Blanchard Enterprises Inc.
- D. Request for Use of City Property for the Muscatine High School Homecoming Parade

Presented for City Council's consideration is a request for the use of city property for the Muscatine High School Homecoming Parade and related activities. This year's MHS Homecoming Parade will be held on October 9, 2003, with events taking place between 5:30 p.m. and 9:30 p.m. The location of the parade will be on Iowa Avenue from 6th Street to 3rd Street and from 3rd Street to Cedar Street onto the riverfront and proceeding through Riverfront Park to the upper loop area. A bonfire and pep rally is also planned on the riverfront for that evening.

At this time City Council could take action to approve the request for the use of city property for the MHS Homecoming Parade and related activities for Thursday, October 9, 2003 between 5:30 p.m. and 9:30 p.m.

10. FROM THE MAYOR

- A. Proclamation Declaring October 5-11, 2003 as “Public Power Week”
- B. Proclamation Declaring October 24, 2003 as “United Nations Day”

The above proclamations have been submitted for City Council’s consideration and approval.

- C. Appointment of Eugene Johnston to the Library Board of Trustees

At this time City Council could take action to approve the appointment of Eugene Johnston to the Library Board of Trustees.

11. FROM THE PLANNING AND ZONING COMMISSION

12. FROM THE CITY ADMINISTRATOR

- A. Resolution Approving the Annual City Street Finance Report for Fiscal Year 2002/2003

Presented for City Council’s consideration is a resolution approving the annual city street finance report for fiscal year 2002/2003. The report, which is required by state statute, categorizes and tracks the expenditures made from the Road Use Tax Fund for various eligible projects and activities.

At this time City Council could take action by resolution approving the annual city street finance report for fiscal year 2002/2003.

- B. Resolution Setting the Time and Place of a Public Hearing for the Issuance of TIF Debt in an Amount Not to Exceed \$450,000

Presented for City Council’s consideration is a resolution setting the time and place of a public hearing for the issuance of TIF debt in an amount not to exceed \$450,000. The debt would be issued to secure property to promote riverfront redevelopment activities. The current Urban Renewal District and TIF proceeds support the public/private parking lot on 3rd and Cedar streets. Staff analysis at this time indicates sufficient increment to support the re-issuance of debt to cover all outstanding and anticipated financial requirements for both projects.

At this time City Council could take action by resolution setting the time and place of a public hearing for the issuance of TIF debt in an amount not to exceed \$450,000 for Thursday, October 2, 2003, at 7:00 p.m.

C. Resolution Setting the Time and Place of a Public Hearing for the Issuance of TIF Debt in an Amount Not to Exceed \$2,000,000

Presented for City Council's consideration is a resolution setting the time and place of a public hearing for the issuance of TIF debt in an amount not to exceed \$2,000,000. Proceeds of this TIF debt would go to address the expansion of water services in a geographic area south of the Muscatine bypass along the Highway 61 corridor and for the construction of a new airport terminal building. Following the staff analysis, there would be sufficient revenues generated by the existing and expanded TIF to satisfy the financial requirements of both projects.

At this time City Council could take action by resolution setting the time and place of a public hearing for the issuance of TIF debt in an amount not to exceed \$2,000,000 for Thursday, October 2, 2003, at 7:00 p.m.

D. Resolution Approving Reimbursement Resolution

Presented for City Council's consideration is a resolution approving a reimbursement resolution. In accordance with Internal Revenue Service requirements, it is necessary for City Council to take action to approve a reimbursement resolution for capital projects that rely on bonds to satisfy the financial obligation of the project. The city will be negotiating for the sale of bonds to pay for the Downtown Urban Revitalization Project and the South End TIF Project.

At this time City Council could take action by resolution approving the reimbursement resolution.

E. Resolution Setting the Time and Place of a Public Hearing for the Muscatine Art Center Exterior Restoration Project

Presented for City Council's consideration is a resolution setting the time and place of a public hearing for the Muscatine Art Center Exterior Restoration Project. Previously the City Council authorized the city staff to proceed with the exterior restoration project at the Muscatine Art Center. Prior to any formal action on this project, a public hearing is required.

At this time City Council could take action by resolution establishing a public hearing for the Muscatine Art Center Exterior Restoration Project for Thursday, October 2, 2003, at 7:00 p.m.

F. Resolution Approving the Contract and Bond for the 2003 Central Business District Streetscape Improvement Project

Presented for City Council's consideration is a resolution approving the contract and bond for the 2003 Central Business District Streetscape Improvement Project. At the City Council meeting of September 4, 2003, the City Council took action to approve the bid from 3D Concrete Inc. in the amount of \$97,376.50 for the downtown streetscaping project. The appropriate documentation has been submitted for staff's review and approval.

At this time City Council could take action by resolution approving the contract and bond for the 2003 Central Business District Streetscape Improvement Project from 3D Concrete Inc. in the amount of \$97,376.50.

G. Resolution Accepting Completed Work and Authorizing Final Payment for the Muscatine Skate Park Equipment Purchase Project

Presented for City Council's consideration is a resolution accepting the completed work and authorizing final payment for the Muscatine Skate Park Equipment Purchase Project. Originally the City Council approved a bid from the American Ramp Company of Joplin, Missouri, in the amount of \$84,972.15. With the completion of the project, the total project cost will be \$83,972.15. To date, \$79,773.54 has been paid. The retainage fee of 5% or \$4,198.61 remains to be paid to the contractor. The project has been completed and staff is recommending the release of the remaining funds to the contractor at this time.

At this time City Council could take action by resolution accepting the completed work and authorizing final payment for the Muscatine Skate Park Equipment Purchase Project.

H. Resolution Awarding the Contract for the Airport Terminal Building Project

Additional information will be distributed at Thursday night's meeting.

I. Request Approval to Set Date and Question for the 1% Local Option Sales Tax Referendum

Presented for City Council's consideration is a request for approval to set the date and question for the 1% local option sales tax referendum. Recently the city received an update as to the projected projects that would be conferred under an extension of the 1% sales tax for storm and sanitary sewers as well as up to 10% for the Pearl of the Mississippi Project. In order for the City Council to offer this questions once again to the electorate, it is necessary for Council to take action to approve the question as well as establish the date for the election for January 27, 2004. Once Council has taken this action, it will be presented to the county for the formal establishment of the election.

At this time City Council could take action to approve the setting of the date and question for the 1% local option sales tax referendum.

J. Request Approval to Purchase Pickup Truck for the Water Pollution Control Plant

Presented for City Council's consideration is a request to approve the purchase of a pickup truck for the Water Pollution Control Plant. Included in this year's fiscal budget are monies for the purchase of a full size ½ ton pickup to replace a vehicle for the pumping station operation of the Water Pollution Control activity. A total of \$20,000 has been aside for this project. Three bids were received for the vehicle with the low bid being that of GMC in the amount of \$15,155 from Krieger Motor Co. of Muscatine.

At this time City Council could take action to approve the bid received from the Krieger Motor Co. in the amount of \$15,155 for the purchase of a full size ½ ton pickup truck for the pumping station operation at the Water Pollution Control Plant.

13. COMMUNICATIONS - RECEIVE AND FILE

- A. Muscatine County Board of Supervisors – August 25, 2003
- B. Planning & Zoning Commission – August 12, 2003
- C. Police Department Monthly Report – August 2003
- D. NFPA Fire Experience Survey – June 2003

14. APPROVAL OF BILLS

It is recommended bills totaling \$1,080,311.13, as well as receipt summaries for the months of July, August and September 2003, be approved and that the City Council authorize the Mayor and City Clerk to issue warrants for the same. It should be noted that this listing is subject to the approval of any related agenda item(s).

15. COMMUNICATIONS - COUNCIL MEMBERS

16. OTHER BUSINESS

17. ADJOURNMENT