

CITY OF MUSCATINE
REGULAR MONTHLY SESSION OF CITY COUNCIL
Council Chambers - June 19, 1986 - 7:30 p.m.

The meeting was called to order by Mayor Richard Waltman.

Roll Call: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp.
Councilmember Amerine absent.

Pastor Gary Howse of the Foursquare Church gave the opening prayer.

The Pledge of Allegiance was given.

Public Hearing

Mayor Waltman stated the public hearing was being held on the proposed ordinance amendment to change City Election procedures.

There were no oral comments for or against the proposed ordinance amendment.

There were no written petitions for or against.

#9619. Councilmember Kemp moved the public hearing be closed. Seconded by Councilmember Powell. All ayes; motion carried.

Public Hearing

Mayor Waltman stated the public hearing was being held on the 1986 City Budget Amendments and Federal Revenue Sharing Appropriations.

There were no oral comments for or against the proposed amendments and Federal Revenue Sharing Appropriations.

There were no written petitions for or against.

#9620. Councilmember Powell moved the public hearing be closed. Seconded by Councilmember York. All ayes; motion carried.

Public Hearing

Mayor Waltman stated the public hearing was being held on the final plans and specifications for the McIntire - 63rd and 65th Street Public Improvement Project.

There were no oral comments for or against the final plans and specifications.

There were no written petitions for or against.

#9621. Councilmember York moved the public hearing be closed. Seconded by Councilmember Sayles. All ayes; motion carried.

#9622. Councilmember Phillips moved the minutes of the June 5, 1986 Regular Council meeting be approved. Seconded by Councilmember Sayles. All ayes; motion carried.

#9623. Councilmember Kemp moved the minutes of the June 12, 1986 In-Depth Council meeting be approved. Seconded by Councilmember Harder. All ayes; motion carried.

#9624. Councilmember Powell moved the following renewal requests be approved: 1) Class C Liquor License for Manjoine's Corner Tavern, 226 Walnut St. - John Paul Manjoine; 2) Class A Liquor and Sunday Sales Permit for Geneva Country Club, 2507 Mulberry Ave. - Geneva Golf and Country Club; 3) Class E Beer and Sunday Sales Permit for Wareco, 8th & Cypress - Wareco Systems of Iowa; 4) Class E Beer and Sunday Sales Permit for Sun Mart, 1413 Park Ave. - Nash Finch Company; 5) Class B Beer Permit for Pete's Tap, 1820 Angle St. - Curtis and Coletta Logel; 6) Class C Liquor and Sunday Sales Permit for Veteran's of Foreign Wars Club, 421 Mulberry Ave. - Veterans of Foreign Wars Club, Inc.; 7) Class A Liquor and Sunday Sales Permit for Moose Lodge, 207 Lake Park Blvd. - Muscatine Moose Lodge #388. Seconded by Councilmember Kemp.

Soren Wolff, City Administrator, informed Councilmembers that the Geneva Country Club had two fire violations, and recommended their renewal request be approved on the condition the violations are corrected. He also told Councilmember Harder the Hotel Muscatine had corrected their fire violations.

Vote - All ayes; motion carried.

#9625. Councilmember York moved the request for a new Class E Beer Permit for the Vintage Choice, 1502 Park Ave. - Vintage Choice, Inc. be approved. Seconded by Councilmember Harder. All ayes; motion carried.

City Administrator Wolff, speaking in reference to the request from McDuff's (formerly the 19th Hole Restaurant), 3712 Park Ave., for a new Class C Liquor License and Sunday Sales Permit, stated the City was provided with a copy of the lease with Ruan. He informed Councilmembers Ruan indicated in the lease the parking lot would be paved in accordance with the stipulations set by Council. He noted the lease had not yet been signed.

#9626. Councilmember Powell moved the liquor license for McDuff's be approved with the condition the parking lot be paved in accordance with the City Code. Seconded by Councilmember Kemp.

Councilmember Sayles questioned if the license would be issued after the lot is paved.

Councilmember Powell questioned if the motion could include the date of June 28th as the date the lot must be paved. City Administrator Wolff stated he did not know whether Council would want to include the stipulation that the business cannot open until the lot is paved. He told Councilmembers that if McDuff's opened and they failed to pave the lot, then Council could go through the revocation process. He noted Council would not have to set the June 28th date. Councilmember Powell stated he felt the business should not be opened until the parking lot was paved.

Councilmember Kemp stated he felt due to problems in the past, he was not in favor of approving the request until the lot is paved. He added he felt the lot should be paved.

Councilmember Sayles questioned the length of time for the revocation process. Harvey Allbee, Jr., City Attorney, stated it could take approximately 1 1/2 months.

Councilmember Harder questioned who would have final authority if Council chose not to issue the license. City Attorney Allbee stated the Liquor Control Commission would have that authority. He noted the commission would normally support the Council's decision. He informed Councilmembers the commission probably would not issue the license subject to any conditions.

City Administrator Wolff stated that according to the lease, if Council sets the date of June 28th as the final date for paving the lot, then Ruan would have to adhere to that condition.

Councilmember Powell stated he would like the motion to indicate the business cannot be opened until the lot is paved.

Councilmember Sayles questioned if Mr. Powell meant the license should not be issued. City Attorney Allbee stated if Council chose to defer approval of the license, it could not be approved until the next Council meeting. He informed Councilmembers they could approve the license with the condition the business not be opened until the lot is paved.

Mayor Waltman stated it was his understanding the owners would like the business opened by June 26th due to a booking commitment. He noted at the June 12th In-Depth meeting, the owners did not indicate whether or not they received a commitment on paving the lot.

Councilmember Powell withdrew his original motion. Councilmember Kemp withdrew his second.

Councilmember Kemp stated he would like to see the business open, but not before the lot is paved. City Attorney Allbee stated the lease indicated the landlord would pave the lot in accordance with the Council's decision. Mr. Allbee stated he thought it would be interesting to see what would occur if the license was approved with Council's required conditions.

Councilmember Powell stated he was willing to give McDuff's until July 10th to pave the lot.

#9727. Councilmember Powell moved to restate his original motion to read the liquor license be approved for McDuff's with the condition the lot be paved no later than July 10, 1986. Seconded by Councilmember Sayles. All ayes; motion carried.

City Administrator Wolff stated a request had been received for renewal of a Class B Beer Permit for Hubbles, 214 E. 2nd St. He recommended its approval.

#9728. Councilmember Kemp moved the request be approved. Seconded by Councilmember Phillips. All ayes; motion carried.

#9729. Councilmember Sayles moved the resolution be adopted approving cigarette permits for the following businesses:

Steve's Dugout, 1212 Hershey Ave.; Wally's DX, 1504 Isett Ave.; Walgreen Co., Muscatine Mall; Dick's Kerr McGee, 1508 Park Ave.; Loyal Order of Moose Lodge #388, 207 Lake Park Blvd.; Pamida Discount Center, 103 Ford Ave.; Dick's Kerr McGee #2, 201 Green St.; Mulberry Mobil Service, 506 Mulberry Ave.; Clinton Street Market, 200 Clinton St.; Jupiter Discount Store, 109 E. 2nd St.; Diamond Dave's Taco Co., Muscatine Mall; Mulberry Recreation Center, 519 Mulberry Ave.; Casey's General Store, 913 Mississippi Drive; Wal Mart Store, Muscatine Mall; Stiles Drug & Hardware, 226 E. 2nd St.; Hiway 61 & 92 Truckstop, Highway 61 South; Wareco Service Station, 8th & Cypress; Midtown 66, 321 Mulberry Ave.; Meerdink's Amoco Service Center, 2111 Park Ave.; and Howard Music Co. doing business at the Airliner Diner, Highway 61 South; D.C. Arnolds, 214 Iowa Ave.; Boonie's Sport Shop, 201 W. 2nd St.; Chet's Tavern, 1209 Hershey Ave.; Country Kitchen, 2406 Park Ave.; Downtown Cafe, 220 Walnut St.; Dussie's Good Times, 2417 Grandview Ave.; Edward's Tavern, 207 Mulberry Ave.; Golden Corral, 2300 Park Ave.; Happy Times, 525 Mulberry Ave.; House of Lords, 2402 Park Ave.; Ina Mae's, 403 W. Mississippi Drive; Jody's, 226 Walnut St.; LaRosa, 417 Mulberry Ave.; McDuff's, 3712 Park Ave.; Loading Dock, 228 W. 2nd St.; Pit Stop, 1201 Grandview Ave.; Smiley's, 418 Mulberry Ave.; Sports Page, 1903 Park Ave.; and Terri's Hid-A-Way, 131 W. 2nd St. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and resolution duly adopted.

#9730. Councilmember York moved the request from the American Diabetes Association to use the public right-of-way for a bicycle ride be approved with the condition traffic control be coordinated with the Police Department. Seconded by Councilmember Harder. All ayes; motion carried.

X #9731. Councilmember York moved the request from the HON Company to conduct a 5K Walk and Run on September 6, 1986, be approved with the condition traffic control be coordinated with the Police Department. Seconded by Councilmember Phillips.

Councilmember Harder stated he would like to see a map of the proposed route. He noted he was not opposed to the request. City Administrator Wolff stated he could have the company submit a map for the next Council meeting.

#9732. Councilmember Harder moved the request be tabled until the July 3rd Council meeting.

Councilmember York stated he would also like to see a map of the proposed route; however, he felt the request should be approved.

The motion died for lack of a second.

City Attorney Allbee stated the letter received from the HON Company indicated the proposed route.

Vote - All ayes; initial motion carried.

#9733. Councilmember Powell moved the request from Great River Days Ltd. to use public right-of-way for horse and buggy rides during Great River Days be approved with the provision the company, Top Hat Stables of Iowa City, provides the proper insurance requirements. Seconded by Councilmember Kemp.

Councilmember York questioned if the Police Department anticipated any traffic problems. Ron King, Assistant Police Chief, stated he felt there would not be any.

Councilmember Harder questioned if this would be a money making event or an attraction for Great River Days. City Administrator Wolff stated that in the past, Great River Days Ltd. has overseen these types of activities. He noted there would probably be some profit to the stables.

Vote - All ayes; motion carried.

Nate Stanley, Scoutmaster for Boy Scout Troop #127, requested his troop be allowed to sell soft drinks and popcorn during the July 4th parade and fireworks display. He noted the profits would be utilized to fund the troop's summer activities.

Councilmember Kemp questioned if the troop would be located at 3rd and Cedar Streets, and where it would set up at the Riverfront. Mr. Stanley stated their location on the Riverfront would depend on whether electricity would be needed. He noted the troop would probably utilize an ice cooling system. He added that during the parade the troop would be located on the corner of 3rd Street and Iowa Avenue.

#9734. Councilmember Kemp moved the request be approved. Seconded by Councilmember Sayles. All ayes; motion carried.

Jeff Myers, secretary/treasurer for the Muscatine Jaycees, stated the July 4th parade will be held on July 5th in order to avoid conflict with the parade held annually in Grandview. He told Councilmembers the parade will begin at 10 a.m. and will last approximately a half hour. He noted he had some problems acquiring the necessary insurance; however, he requested Council approve the July 4th activities.

Mr. Myers informed Councilmembers the carnival would arrive in Muscatine on July 1st, and would be in operation from July 2-5. He stated the Jaycees would like to have a dance on the Riverfront on July 3rd and 5th. Music would be provided by Steve Hammer. Mr. Myers stated the Jaycees will also be sponsoring the July 4th fireworks. He told Councilmembers the insurance for the parade and fireworks had been acquired. The Jaycees will have a \$1 million insurance policy for the fireworks. Mr. Myers noted the carnival will provide its own insurance.

Mayor Waltman questioned if all the necessary permits had been returned to the Finance Office. Mr. Myers stated the carnival permit required signatures by the health inspector and fire chief. The other permits had been returned.

City Administrator Wolff stated Councilmembers were not aware of one item. Mr. Myers stated the Jaycees plan to charge \$1 admission to the dances. He told Councilmembers the profits from the dances will be utilized for community projects.

Councilmember York questioned if the events would require separate motions. He was told they would not.

#9735. Councilmember York moved the July 4th activities be approved with the provision they be coordinated through the Parks Advisory Commission, and that insurance be obtained which is adequate for the City's protection. Seconded by Councilmember Kemp.

Vote - All ayes; motion carried.

Mayor Waltman recommended the appointments of Shirley Johnson and Jim Kemper to the Muscatine Art Center Board of Trustees.

#9736. Councilmember Powell moved the appointments be approved. Seconded by Councilmember Kemp. All ayes; motion carried.

Mayor Waltman read the letter from John Watson regarding his resignation from the Parks and Recreation Advisory Commission. He then read the accomplishments of the commission during his tenure.

Mayor Waltman presented Mr. Watson with a certificate of merit for his six years of service on the Parks and Recreation Advisory Commission.

#9737. Councilmember York moved the resolution be adopted setting a public hearing for July 3, 1986, on the proposed amendments to the Site Plan Review Ordinance. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and resolution duly adopted.

#9738. Councilmember Powell moved the ordinance to adopt Electrical Licensing Procedures be tabled until the problem encountered by Muscatine Power and Water concerning the disconnect and reconnect policy can be resolved. Seconded by Councilmember Kemp.

Ron Hein, Route 4, Box 373, stated the City has the ability to protect the safety of the citizens through the Building Department.

Ernest Gray, 1215 1st Ave., stated the ordinance was not designed to bar electrical contractors from Muscatine. He stated he was aware of the fact that the larger industries will continue to hire contractors on a low bid basis. He noted the ordinance will insure the work is done properly in Muscatine. Mr. Gray stated he was upset with Muscatine Power & Water. He told Councilmembers he had taken a copy of the proposed ordinance to them, and questioned why they had waited until the final reading before encountering any problems. City Administrator Wolff stated the incident apparently occurred last week and, as a result they would like to review their rules.

Mr. Hein again voiced his opposition to the proposed ordinance.

Vote - All ayes; motion carried.

#9739. Councilmember Sayles moved the ordinance amendment to regulate liquor on City property be approved on final reading and that it be published in the Muscatine Journal as required. Seconded by Councilmember Powell.

John Fifer, 1005 Iowa Ave., read his letter opposing the sale of beer on City property. He requested Council vote against the proposed ordinance amendment, and also deny the request from RAGBRAI for a beer tent. He stated he felt there are better ways to benefit the community.

Gary Howse, pastor of the Foursquare Church, stated that as a father he was opposed to the ordinance amendment and approval of the request for a beer tent for RAGBRAI. He questioned how future Councilmembers will interpret the ordinance amendment. Pastor Howse stated that as a taxpayer he was also opposed to the ordinance amendment and beer tent. He told Councilmembers that a small portion of the taxpayer's money is used for the rehabilitation of alcoholics. He noted that in the State of Iowa, the City of Muscatine is among those with the highest alcoholic problems.

Edward Meyer, 1409 Logan St., pastor of the Mount Zion Church, stated he felt the City should not have any part in helping people drink. He stated that someone could leave the RAGBRAI festivities after drinking too much, and an accident could occur. He requested Council reconsider this matter.

Bill Keller, 1546 West Acre Drive, pastor of the First Christian Church, stated the ordinance indicates that due to the potential liability, liquor license requests should be limited and only considered when the entire community will benefit. He stated he felt the community would not benefit from the beer tent.

Charles Harper, 904 Sycamore St., stated that anyone under the age of eighteen will need parental approval before participating in RAGBRAI. He noted a majority of the participants will be leaving Muscatine by bus.

Vote - Four ayes: Councilmembers Sayles, Powell, Phillips, and Harder. Two nays: Councilmembers Kemp and York. Motion carried and ordinance adopted on final reading.

#9740. Councilmember Sayles moved the ordinance to rezone approximately 4.8 acres from R-1 Residential to S-1 Special Development District be approved on second reading. Seconded by Councilmember Powell.

Councilmember Powell questioned when it would be appropriate to discuss the possibility of amending the ordinance on the floor. City Attorney Allbee stated it should be done prior to the final vote.

#9741. Councilmember Powell moved the ordinance be amended to read that a fifty foot buffer run approximately northerly and southerly parallel to the easterly boundary of the Bethesda Site Plan. Seconded by Councilmember Kemp.

Councilmember Kemp stated he agreed with Councilmember Powell's amendment. He noted he was in favor of the project.

Councilmember Sayles stated she felt if Councilmembers approved this amendment, they would be making a decision which should be made by future Councils. She added she was not in favor of the amendment.

Councilmember Harder questioned the intent of the fifty-foot buffer, noting development could take place up to that point.

Councilmember Powell stated he felt the S-1 zoning should specify the boundaries where development would end.

Mayor Waltman questioned if a "buffer zone" is added to the ordinance if future Councils could have it deleted. City Attorney Allbee stated any ordinance can be amended. Mr. Allbee told Councilmembers the site plan does have a "buffer" of more than fifty feet, noting it indicates where the buildings are located; there cannot be any additional buildings constructed without going through the approval process. Mr. Allbee noted that according to the ordinance and the S-1 district, before any future development can take place, an amended site plan would need to be reviewed by the Planning and Zoning Commission and approved by City Council.

Councilmember Kemp stated he felt the S-1 zoning was good. City Attorney Allbee stated the zoning allows for more flexibility.

There was further discussion on the S-1 zoning.

Vote - Three ayes: Councilmembers Kemp, Powell, and Phillips. Three nays: Councilmembers Harder, Sayles, and York. The amendment to the ordinance failed.

Robert DeKock, the attorney representing the Quast family, stated his clients would be willing to compromise with the fifty foot buffer. He requested that the third reading be deferred for two weeks since he will be out of town.

Cliff Ballard, 3323 Mulberry Ave., stated he was opposed to any commercial expansion on this street. He stated he felt the traffic study was not complete.

Vote - All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and ordinance approved on second reading.

Mr. DeKock questioned if the final reading would be deferred for two weeks.

Councilmember Kemp stated he had no objections to the extension as long as both parties were in agreement.

Joan Axel, the attorney for the Bethesda Care Center, stated she did not see any problem with the extension as long as it did not fall during the week of July 14th. City Administrator Wolff stated the second regular Council meeting in July would fall during the week of July 14th.

City Attorney Allbee stated that as a compromise the final reading could be held at the July 10th In-Depth meeting. City Administrator Wolff stated that if an item is placed on the agenda, Council could take action on it. Both parties agreed to the July 10th date.

#9742. Councilmember York moved the final reading on the ordinance be delayed until the July 10th In-Depth Council meeting. Seconded by Councilmember Kemp. All ayes; motion carried.

#9743. Councilmember York moved the ordinance be approved on first reading to amend the City election procedures. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and ordinance approved on first reading.

#9744. Councilmember Powell moved the ordinance to increase business licenses, building permits, and rental housing inspection fees be approved on first reading. Seconded by Councilmember Phillips.

Ron Hein, Route 4, Box 373, voiced his feelings on the fee increases.

Vote - Five ayes: Councilmembers York, Harder, Sayles, Phillips, and Powell. One nay: Councilmember Kemp. Motion carried and ordinance approved on first reading.

Councilmember Powell requested a five-minute recess be taken at 9:10 p.m.

City Administrator Wolff, speaking in reference to the McIntire - 63rd & 65th Street Improvement Project, stated the figures in the agenda are strictly construction costs. He told Councilmembers they had an update of those amounts on their desks. Mr. Wolff stated the engineer's estimate had originally been \$181,954

for construction costs and \$9,858.90 for deficiencies for vacant lots where assessments amount to 25% of the value of the property. He noted the City's deficiencies have now been reduced to \$2,660.

Councilmember Harder questioned how the deficiencies could be reduced to \$2,660. City Administrator Wolff told Councilmembers that if the assessment for a vacant lot was \$3,000, and the lot was valued at \$10,000, then the assessment maximum would be \$2,500. This would mean the City would be responsible for the \$500 difference in the assessment amounts. He stated that since the bids have been received, the \$3,000 amount has been reduced to \$2,500 which means there are not any deficiencies. He noted that the total City cost for the project will be \$241,882. Mr. Wolff added that all developed property should experience a 25% decrease in the amount originally assessed.

#9745. Councilmember York moved the resolution awarding the contract to River City Paving, Inc., in the amount of \$397,659.20 for the McIntire - 63rd & 65th Street Improvement Project be approved. Seconded by Councilmember Sayles.

City Administrator Wolff stated Council would first need to adopt the resolution approving the plans and specifications for the McIntire - 63rd & 65th Street Improvement Project.

Councilmember York withdrew his original motion. Councilmember Sayles withdrew her second.

#9746. Councilmember Kemp moved the resolution approving the plans, specifications and form of contract for the McIntire - 63rd & 65th Street Improvement Project be approved. Seconded by Councilmember Powell. Five ayes: Councilmembers York, Sayles, Phillips, Powell, and Kemp. One nay: Councilmember Harder. Motion carried and resolution duly adopted.

#9747. Councilmember York moved the resolution be approved awarding the contract to River City Paving, Inc., in the amount of \$397,659.20 for the McIntire - 63rd & 65th Street Improvement Project. Seconded by Councilmember Sayles.

Mike Gaeta, 5520 Reynolds Ave., told Councilmembers he was still opposed to the street improvements, even with the 25% reduction. He stated a majority of the residents do not feel there is a problem. He added the residents in the McIntire Addition have been paying taxes and have received very little in return. He stated he also felt there was not any guarantee that the 25% reduction would actually occur.

Wayne Shearer, 6912 McIntire Road, stated he currently has the highest assessment in the addition. He questioned if any of the Councilmembers had driven through the division after a heavy rain. A number of them stated they had. Mr. Shearer stated the major problem is at the corner of Cheryl Street. He noted the residents have requested the road be built up. He added that many of them cannot afford the assessments.

Michelle Bisbey, 6810 McIntire Road, stated that within the last week graders have deepened the street about six inches. She added there is not any water problem on McIntire Road. Mrs. Bisbey voiced her concerns about having the improvements done.

Tim Stevens, 5711 65th Ave., West, stated the petition he had presented to Council was signed by 100% of the residents on his street. He told Councilmembers he was still opposed to the installation of a drainage system.

Kathy Miller, 6709 McIntire Road, questioned why letters were not sent to the residents informing them of the 25% decrease. She stated she felt in the future property owners would end up paying the initial assessment. City Administrator Wolff stated the figures are based on what the contractors have submitted. He told Mrs. Miller that if problems do occur, they will probably involve the drainage system. He noted these costs would be funded by the City. She questioned if letters were sent regarding the new assessment amounts. Mr. Wolff stated the final assessment letters would not be sent until after the project is completed. He noted Council could request that a revised assessment schedule be sent to the property owners. These schedules would reflect the 25% reduction.

Mrs. Miller questioned if the assessment amount would be increased or decreased. She was told the amount could not be increased.

Mike Gaeta stated the residents feel the ceiling was set high to allow for a cushion. He stated he agrees that something must be done, but a majority of the residents cannot support this project due to the high cost.

Councilmember Harder stated that all citizens of Muscatine would eventually be paying for the improvements through higher taxes. He added he felt the money should not be spent for the project until the residents request the improvements.

Mayor Waltman stated this is the third time this issue has been before Council.

Ed Hicks, 5402 Reynolds Ave., stated he is in favor of the project. He added he felt the City is obligated to repair the streets.

There was discussion on patching the streets.

Vote - Five ayes: Councilmembers York, Sayles, Phillips, Powell, and Kemp. One nay: Councilmember Harder. Motion carried and resolution duly adopted.

#9748. Councilmember York moved the resolution be adopted approving the fiscal year 1986 budget amendments and Federal Revenue Sharing Appropriations. Seconded by Councilmember Powell. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and resolution duly adopted.

City Administrator Wolff, speaking in reference to the RISE funding, stated there had initially been questions regarding the eligibility of the City to receive \$75,000 for the cost of relocating utility lines. He told Councilmembers the amount was included in the agreement from the Iowa Department of Transportation; however, the City is not eligible for that amount, and the \$912,240 indicated in the agenda will be reduced to \$837,240.

#9749. Councilmember Powell moved the agreement with the IDOT for the RISE funding for the Industrial Connector Project be approved. Seconded by Councilmember Sayles. All ayes; motion carried.

#9750. Councilmember Harder moved \$50,000 of Road Use Tax Funds for street repairs be appropriated for the sealcoat patching program. Seconded by Councilmember Powell.

Councilmember Kemp stated he felt the City should conduct neighborhood meetings in order to receive input on streets which need to be sealcoated.

Councilmember York stated he felt the \$450 allotted for repairs to Isett Avenue was a waste of money. He added he felt repairs should be permanent.

Councilmember Kemp questioned how long the sealcoating on Isett Avenue would last. Don LeMar, Streets and Grounds Director, stated the repairs should last through the summer.

Councilmember Sayles questioned if the streets listed in the agenda are in need of sealcoating or if they are to be reviewed first. City Administrator Wolff stated the list was prepared in April. He told Councilmember Sayles the streets in the worst condition would be sealcoated first. He noted it may reach a point where Council decision will be needed on which streets to sealcoat.

Vote - Five ayes: Councilmembers York, Harder, Sayles, Phillips, and Powell. One nay: Councilmember Kemp. Motion carried.

#9751. Councilmember Sayles moved the agreement with the Iowa Department of Transportation for annual maintenance of State Highways be approved. Seconded by Councilmember Phillips. All ayes; motion carried.

#9752. Councilmember York moved the Housing Rehabilitation Guidelines be amended as outlined in the agenda. Seconded by Councilmember Kemp.

Councilmember Harder stated the guidelines already indicated the \$12,000 allowed for each home and \$1,500 for the outbuildings. City Administrator Wolff stated the new figures were inserted in the guidelines, but the old figures could be inserted if Council did not approve the amendments. Mr. Harder stated the project was originally estimated on the old amounts. He questioned how this increase would effect the funding for the Madison School Target Area. City Administrator Wolff told Mr. Harder that not all of the homes being rehabilitated would require the full \$12,000. He stated the problem in the past was staying within the \$10,000 amount when rehabilitating homes in poor condition.

Roger Caudron, Community Development Planning Coordinator, told Councilmembers that during 1981 the average cost for rehabilitating a home was approximately \$7,500. He stated the average during 1982 was \$8,200, and eventually costs increased to \$9,800. He told Councilmembers the cost increases have limited the repairs of items that would be beneficial to the neighborhood.

Councilmember Kemp stated he does not understand why outbuildings are repaired. Mr. Caudron stated they are repaired on the basis of community benefit. City Administrator Wolff stated that a majority of the outbuildings have been demolished. He noted that demolition of outbuildings which are substandard is more obvious to a neighborhood than the remodeling.

Mr. Caudron stated the City is expecting to spend an average of \$10,000 on each home. He told Councilmembers the City should be able to do at least twelve homes and twelve outbuildings. He noted one advantage to the Madison School area is the fact the homes are smaller. City Administrator Wolff stated that not every home would require the full \$12,000. The cost would be based on what would be required for a home.

Vote - All ayes; motion carried.

#9753. Councilmember Sayles moved the bid from Carriage House in the amount of \$12,192.70 to recarpet approximately one-half of the Musser Public Library be approved. Seconded by Councilmember Kemp.

Councilmember York questioned why only one company had the color the library wanted. Marsha Tate, Library Director, stated that a wide variety of colors were presented by the low bidders; however, they were light and would require additional cleaning. Mr. York questioned if each of the companies were given an opportunity to present color samples. Ms. Tate stated they were.

Councilmember Kemp questioned if Ms. Tate was pleased with the tweed carpet. She stated she was. He questioned if she would stay with the tweed carpeting if she could carpet the entire library. Ms. Tate stated she would.

Councilmember Powell questioned how Ms. Tate could be assured there would be not be any problems matching colors when carpeting the other half of the library. Ms. Tate told Councilmembers one reason for choosing the tweed was because it would be easier to match.

There was further discussion on the color of the carpet.

Councilmember Harder stated he felt spending the additional \$1,900 for carpet that would be hard to match in two years was not justified. Ms. Tate stated she was concerned with the additional cleaning a lighter carpet would require.

Vote - Four ayes: Councilmembers Kemp, Powell, Sayles, and York. Two nays: Councilmembers Phillips and Harder. Motion carried.

#9754. Councilmember Powell moved that the traffic changes outlined in the agenda be tabled until the July 3rd Council meeting in order to give citizens an opportunity to comment. Seconded by Councilmember Harder.

Councilmember York questioned where the sixty minute parking was located in the 500 block of Cedar Street. He was told it was in front of Doctor Blackwood's office.

Vote - All ayes; motion carried.

#9755. Councilmember Kemp moved the resolution to award the contract on the street striping program to Peterson Parking Lot Striping, Inc., in the amount of \$11,071.97 be approved. Seconded by Councilmember Harder.

Councilmember York questioned if it was more efficient to have the company perform the work than the City. City Administrator Wolff stated the City does not have the necessary equipment. He noted the City does the parking lots and crosswalks, but does not do the long runs.

Councilmember Harder stated that striping is not an easy job. He added he felt Peterson's is a good company.

Vote - All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and resolution duly adopted.

City Administrator Wolff, speaking in reference to the resolution to vacate easements in the Par Four Addition, stated the telephone company has signed off on the utility documents.

#9756. Councilmember Powell moved the resolution be adopted approving the vacating and locating of a new utility easement in the Par Four Addition. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and resolution duly adopted.

#9757. Councilmember York moved that items A-K be received and filed. Seconded by Councilmember Harder.

Councilmember Harder stated he was missing Page 21 of the May 13th Planning and Zoning Commission minutes. He noted it was missing in all the agenda packets. City Administrator Wolff stated he would provide Councilmembers with the missing page.

Vote - All ayes; motion carried.

#9758. Councilmember Kemp moved the bills totaling \$753,084.12 be approved and the Mayor and City Clerk be authorized to issue warrants for the same. Seconded by Councilmember Powell. All ayes; motion carried.

Councilmember York questioned why the new street sweeper seemed to leap forward while cleaning the streets. Don LeMar stated the sweeper backs up to clean up the dirt and then moves forward.

Councilmember Sayles questioned if all the Councilmembers had received a copy of the letter from Doug Randleman and whether the problem had been resolved. City Administrator Wolff stated the other Councilmembers had not yet received a copy of the letter, but that he would get the information to them.

Councilmember Powell noted the house at the corner of Orange and 5th Streets had been demolished.

Councilmember Kemp stated he felt that a future In-Depth meeting should include a follow-up on the notices sent to property owners to repair their sidewalks.

Councilmember Kemp also stated pet owners should be aware of the animal control ordinance which stipulates they clean up any excrement left by their animals.

City Administrator Wolff requested Council authorize a \$1,000 fee be charged for residents desiring to hook up to the City's sanitary sewer system. He stated this fee would be charged until a formal policy can be adopted.

#9759. Councilmember Powell moved the \$1,000 hook-up fee be approved. Seconded by Councilmember Sayles. All ayes; motion carried.

Mayor Waltman stated a "Sister City" meeting would be held on June 26th at the Musser Public Library. He encouraged residents to attend.

#9760. Councilmember Harder moved to go into Executive Session to continue the annual evaluation of the City Administrator and to review the proposed Labor contract settlement with the Firefighters Union. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried.

#9761. Councilmember Sayles moved to go out of Executive Session. Seconded by Councilmember Harder. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried.


#9762. Councilmember Kemp moved to approve the contract settlement with the Firefighters Association effective July 1, 1986 through June 30, 1987 and the amendment to the existing agreement effective April 15, 1986. Seconded by Councilmember Powell. All ayes; motion carried.

#9763. Councilmember Sayles moved to go back into Executive Session to continue the evaluation of the City Administrator. Seconded by Councilmember Harder. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried.


#9764. Councilmember Sayles moved to go out of Executive Session. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried.

#9765. Councilmember Kemp moved the resolution be adopted extending the City Administrator's agreement for an additional year effective July 1, 1986, with the salary to be set at \$49,100. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Powell, and Kemp. Motion carried and resolution duly adopted.

The meeting adjourned.


Richard Waltman, Mayor

ATTEST:


Soren Wolff, City Clerk