

CITY OF MUSCATINE
IN-DEPTH COUNCIL MEETING
MINUTES

May 13, 1982

7:00 p.m.

PRESENT: Mayor Platt, Councilmembers Brewer, Kite, Sayles, York, Hilton, Plett and Waltman.

ALSO PRESENT: Soren Wolff, City Administrator; Arlen Wiggs, Randy Hill, Kevin Whittaker from the Community Development Department; Harvey Allbee, Jr., City Attorney and Craig Olson, Water Pollution Control Director.

Mr. Marty Beckey appeared before the City Council on behalf of the Mayor's Task Force on Community Facility Needs and Recreation and Fine Arts. Mr. Beckey indicated the committee was formed to evaluate and make recommendations for Recreation and Fine Arts facilities and activities in the City of Muscatine. The Committee has just started to meet and were still formulating their goals and objectives. Mr. Beckey noted the committee would make every effort to prepare an objective report and the document would be submitted to the City Council at a future date.

Mr. Joe Cline appeared before City Council objecting to the City requirements that an auctioneer's license is required for each auctioneer and a second license is required for the facilities in which the auctions are conducted. Mr. Cline felt this was creating a financial burden on his business and requested City Council to consider changing the requirements.

The Mayor then indicated Council would discuss the City's Sludge Disposal Program as a result of the concerns which had been expressed by several citizens at the May 6, 1982 Council meeting. The City Administrator and Water Pollution Control Director reviewed a report submitted to City Council concerning the City's Water Pollution Control Sludge Land Application Program. The report covered environmental problems, composition of the Muscatine sludge, permit requirements, reporting requirements, sludge treatment, hauling operation, and an outline of various problems the City has encountered with the program.

The following citizens commented on the problems of odors associated with the spreading operation and the stock piling of sludge:

- Mr. Del Mittman, 2915 Sampson Street, Muscatine, Iowa
- Mary Ann Schmidt, associated with Mary Ann's Market on Highway 61, Muscatine, Iowa.
- Charlotte Reichert, R.R. #6 Box 351, Muscatine, Iowa
- Nevin Stender, 208 Roscoe, Muscatine, Iowa
- Don Anderson, 2420 Houser, Muscatine, Iowa
- Ken McKinney, 3015 Sampson Street, Muscatine, Iowa
- Paul Reichert, R.R.#6 Box 351, Muscatine, Iowa

Also, Mr. Jeff Stark, 2711 Bidwell Road, Muscatine, Iowa, addressed the Council indicating the sludge operation appeared to be a community problem and the community should work together in an attempt to solve the problem.

The City Administrator recommended ten (10) acres of the thirty (30) acres owned by Mr. Lohse off of Houser Street be utilized for sludge spreading. This plot would be carefully monitored in terms of the spreading operations, associated odors, well points would be installed, the IDEQ would be requested to inspect the area, crop productions would be monitored and soil samples would be taken. Also, the City staff indicated the eleven (11) acres to be used for a future housing site off of Houser Street could also be utilized for sludge spreading, provided a permit could be obtained from the IDEQ, if high yield application was to be utilized.

#5704 On motion by Councilmember Kite, seconded by Councilmember Plett, it was moved the North ten (10) acres of the Lohse property and the eleven (11) acres owned by the City on Houser Street be utilized for sludge spreading under the conditions outlined by the staff. The motion was approved unanimously.

The City Administrator then reviewed a request from the Industrial Development Corporation for the City to consider an Industrial Tax Abatement Program. The City Administrator reviewed a report prepared on the potential financial impact of the program. Council was informed the State Code permitted Cities to adopt Ordinances permitting partial industrial tax abatement for a five (5) year period under the following schedule:

1st year	75%
2nd year	60%
3rd year	45%
4th year	30%
5th year	15%

Mr. Del White, Executive Director of Chamber of Commerce, requested Council to consider the Ordinance as soon as possible. Mr. White noted the Ordinance would assist in recruitment of industries to Muscatine and assisting existing industries with expansion.

The City Administrator indicated there is a substantial potential financial impact on the various governmental units and recommended Council request input from the Muscatine Public School Board and also the Muscatine County Board of Supervisors. Council asked the City Administrator to notify the two governmental boards for their input.

The Council was further informed that tax abatement was no longer eligible for machinery and equipment due to the Governor's new tax program for industries, and the tax abatement would only apply to new buildings and structures. The Council requested an Ordinance be drafted and a public hearing be set.

The Council then reviewed a proposed new three (3) year Community Development Block Grant Program to be considered for the Mad Creek target area. Arlen Wiggs, Community Development Director, reviewed the changes which has been implemented by the State of Iowa since the program had been delegated to the State from the Federal Department of Housing and Urban Development.

Mr. Wiggs indicated the target area selected was bounded by Spring, Second, Park Avenue, Mad Creek, Dale, Cypress, 10th and 9th Street. The target area consists of approximately three hundred eighty-seven (387) residential households. Mr. Wiggs noted this area had extensive needs and generally meets the criteria established under the Community Development guidelines.

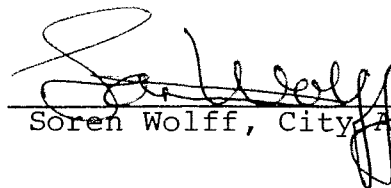
Council was informed that the application would be requesting the maximum \$1.5 million in Federal funding. The total three (3) year program would be \$2,437,170 with the remaining funds to be allocated by the City of Muscatine in the amount of \$897,170 and \$40,000 from the fund balance of the Federal Section 8 Housing Funds. The City Administrator indicated the local funding would be required from a combination of sources including General Obligation Bonds, Water Pollution Control Funds, and the Road Use Tax Fund. The local share would amount to \$250,000 to \$300,000 annually.

The proposed projects in the target area included street improvements, sanitary and storm sewer improvements, park improvement, housing rehabilitation, voluntary substandard housing acquisition, and a substandard outbuilding demolition and rehabilitation program.

The City staff recommended Council take a tour of the entire target area prior to the public hearing on May 20, 1982. Council requested that the tour be held at 5:00 p.m. on May 20th.

The City Council requested the two (2) remaining items on the agenda including the review of the City's changes to the City's parking system, and a review of the policies for the installation of new sidewalks be tabled until the next In-Depth meeting in June.

The meeting adjourned at approximately 10:45 p.m.


Soren Wolff, City Administrator