

CITY OF MUSCATINE  
IN-DEPTH COUNCIL MEETING  
MINUTES

February 12, 1987

7:00 p.m.

PRESENT: Mayor Waltman, Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp.

ALSO PRESENT: Soren Wolff, City Administrator; Randy Hill, Acting Public Works Director; Craig Olson, Water Pollution Control Director; Kevin Whittaker, Director of Planning and Community Development; Jack Patez, Housing Administrator; and Larry Wolf, Parks and Recreation Director.

The City Administrator indicated a public hearing had been set for February 19, 1987 on the 1987/88 Transit Development Plan for the City of Muscatine. Norma Todd, Transportation Supervisor, reviewed the purpose of the plan which is to provide a guidance to the operation and development of the City's Transit program, develop a five year strategy, and the plan is required as a condition of receiving both State and Federal operating and capital assistance. The major components of the plan were then reviewed including the demographic and economic characteristic of Muscatine, highlighting those individuals who are dependent upon public transportation, the current level of services being provided, and the major efforts which have been made over the past several years to improve the quality and quantity of ridership.

The Transit Supervisor indicated monies from the Exxon Over Charge Fund at the State level had been made available to improve public transportation. Two areas were considered for expansion to the new shopping mall on U.S. 61 and Highway 38 and to the Muscatine Community College. Emphasis was placed on the financial problems involved in maintaining the current level of service in the future do to the loss of federal revenue sharing and the lack of growth in the State Federal Operating subsidies.

Council was informed that under federal regulations the private sector must be given the opportunity to submit proposals for providing public transportation. It was stated the required notices had been sent to the private sector but no responses had been received for proposals. It was noted this process had been completed by Bi-State Regional Planning Commission who had assisted in preparing the planning document.

Councilmember Harder raised questions concerning the ridership and the break down for fare box revenues. Norma Todd indicated transfers were not charged an additional fare but were counted as riders. It was noted ridership was down for calendar year 1986 which was anticipated as a result of the fare increase on July 1, 1986, the extremely mild weather during the Fall and winter and the overall economic conditions of the area. It was noted ridership had decreased from 123,092 in calendar year 1985 to 109,993 in calendar year 1986. However, approximately 6,000 of the decrease was a result of the change in the transfer point which resulted in a net ridership decrease of 7 percent.

Councilmember Kemp questioned if the planning monies could be used to support services. Norma Todd responded the funds which are provided to Bi-State Regional Planning Commission are necessary in order to qualify for federal and state funding.

Council then reviewed the proposed guidelines for the operation and use of the Red Brick Building on the Riverfront. Larry Wolf, Parks and Recreation Director, indicated the intent of the use of the building was multipurpose as a facility for community activities and to promote tourism. He pointed out due to the uncertainty of the demand that regulations should be flexible in order to maximize the use of the facility. Mr. Wolf indicated the Parks and Recreation Advisory Commission, the City Staff and the Tourism and Convention Committee of the Chamber had discussed and developed proposed guidelines for the use of the facility and those guidelines were highlighted to the Council.

Roger Davis, Chairman of the Tourism and Convention Committee, emphasized the use of the facility and also noted the guidelines should be flexible to meet the demand and would probably require the guidelines be revised in the process.

Councilmember Powell questioned whether a new name was being considered for the facility, other than the "Red Brick Building". Mr. Davis indicated his committee had advocated a school contest for developing a name. It was stated if this project proceeds a recommendation would be forwarded in the near future for Council consideration.

Council was informed that landscaping plans for the building still needed to be completed, however, such work would have to depend on the anticipated flood levels in the Spring. It was noted that as soon as the landscaping is completed an open house and dedication could be held.

Jack Patez, Housing Administrator then reviewed a proposal to submit a pre-application with the Federal Department of Housing and Urban Development for improvements to the Clark House. It was noted the comprehensive improvement assistance program has been implemented by HUD to promote the long term fiscal and social viability of public housing by improving the physical conditions of existing public housing projects. It was pointed out the Clark House is now over ten years old a number of improvements are needed including such things as roof repairs, replacement of appliances including refrigerators and stoves, carpeting, and draperies. It was further noted the pre application would also include a proposal to investigate the feasibility of converting the current electrical heating system to a gas fired boiler system in order to reduce operation costs.

Councilmember Harder questioned the cost of converting the heating system. Mr. Patez indicated the estimate was approximately \$300,000. Mr. Harder questioned whether this was sufficient funds. Mr. Patez noted this was the preliminary figure provided by an engineering consultant, but specific plans had not been prepared. It was emphasized the pre application included a request for a feasibility study to determine whether or not the conversion is economical. It was noted the request would be on the February 19, 1987 Council meeting for authorization to submit the pre application.


Craig Olson, Water Pollution Control Director then reviewed the status of the Water Pollution Control Renovation Project. Council was informed that in September of 1986 City Staff had estimated the total project for all three phases at \$8,800,792 which included a contingency of \$136,900. Council was informed that at this stage with the closing of Phase I, and the near completion of Phase II and III the total project amount remained the same but the contingency account had been increased to \$201,911. It was anticipated the project would be completed under the total project estimate. Council was also provided with a detail of the cost estimates for Phase III and a proposed schedule for completing this phase of the project. It was anticipated the project would be completed in April of 1987.

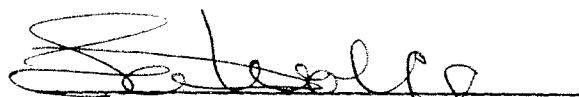
Council was informed CH2M-Hill, engineering firm on the Water Pollution Control Project, had requested additional fees of \$34,300. It was noted this amount included \$5,800 for additional design work requested by the staff, \$4,500 for the additional work involved with the problems of closing out Phase I and \$24,000 for extending engineering services during construction due to the four month increase in the completion date. It was stated that the original contract for engineering services were based on a time and material basis and on estimated hours. Due to the extended completion date the additional \$24,000 was required in order to properly complete the project. It was noted the contract amendment would be on the February 19th meeting for consideration.

The City Administrator presented the proposed budget for Fiscal Year 1987/88 for the City. Council was informed the recommended operating budget for all City activities was \$12,173,432 which was .95% above the 1986/87 budget. It was noted the budget included a proposed tax increase from \$10.15 to \$10.21040, or decreased from the current level of 220 to 215, this is a total reduction of 30 positions since fiscal year 1980. It was indicated that additional cuts for fiscal year 1988 would result in several service reductions in the community and they would be reviewed in detail during the budget review process. It was noted the General Fund Budget expenditures would increase by 3.03% which was primarily the result of increased personnel cost and fringe benefits involving medical insurance and Workers Compensation. It was noted the City Budget included a 2% wage increase for all full-time employees.

The City Administrator indicated the budget included a schedule for Council to review the proposed budget over the next two weeks, which would include budget discussion with City Staff, the various Advisory Agency and outside Agency which are funded by the City.

#10129 - On motion by Powell, seconded by Amerine it was moved to adjourn the meeting. The motion was approved unanimously.

  
Richard Waltman, Mayor

  
Soren Wolff, City Administrator