

CITY OF MUSCATINE
IN-DEPTH COUNCIL
MINUTES

May 14, 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, Administrative Assistant/Acting Public Works Director; Craig Olson, Water Pollution Control Director

The Mayor indicated a request had been received on behalf of the National League of Cities, International City Manager's Association and the U.S. Conference of Mayors for a financial contribution to fund the State and Local Legal Center. Council was informed this program had been set up approximately five (5) years ago with a grant from the PEW Memorial Trust. The center provides legal assistance and presents cases before the U.S. Supreme Court on behalf of states and local governments across the country. It was noted in order to continue to maintain the legal center, the three national organizations had developed a fund raising project to raise \$5,000,000. The request for a one time contribution from the City of Muscatine was \$250.

There was general consensus from the Council the City should contribute to this center, however, Councilmember Harder requested some type of financial data or budget for the legal center be obtained before a final commitment was made. The City Administrator indicated he would attempt to obtain this information.

The Council then reviewed the future use of the Red Brick Building as it relates to the request involving the serving of liquor, wine and beer. It was noted one request had already been received from the Muscatine County Arts Council to serve champagne in conjunction with a fund raiser to be held in the fall of 1987. The City Administrator provided the Council with a summary of the State laws relating to the sale and serving of alcoholic beverages. It was noted any sale of liquor where a fee would be charged would require a liquor license and proper insurance with approval from the City Council. However, beer or wine could be served without a license with the provision there is no charge involved for the alcoholic beverages.

Council was informed that based on City ordinance change in 1986 the Council could permit the serving of alcohol in the Red Brick Building. The City Administrator forwarded information received from the insurance agent and City Attorney concerning this issue. It was noted the City's insurance policy would cover the serving of beer and wine on premise when there is no charge involved. However, any sale of liquor would require such organization to obtain a license and proper insurance requirements. Further, the City Attorney had recommended that if a policy was to be established permitting alcoholic consumption, a specific policy should be established by the Council and adopted by resolution.

Councilmembers Sayles, Kemp, York, Powell and Amerine each indicated they did not feel the serving of alcoholic beverages should be allowed. Councilmember Harder, Phillips and Amerine indicated with the proper regulations they would not object to permitting the serving of alcohol during certain events.

The Council then reviewed the status of the City's Industrial Pre Treatment Program. Craig Olson, Water Pollution Control Director, indicated the City implemented its Industrial Pre Treatment Program almost five (5) years ago in accordance with State and Federal regulations. The program requires regular sampling of the waste discharged from the City's major industries. Mr. Olson noted in July of 1986 a laboratory and sampling fee structure was implemented and it was estimated this source of revenue would generate approximately \$30,000 in fiscal year 1987. Mr. Olson indicated that all of the industries have been very cooperative in working with the City to install the proper sampling equipment and monitoring the discharge.

Mr. Olson stated that only one industry, Lithcote, had experienced significant violations of the pre treatment requirements in 1986. It was noted this was primarily a problem with high pH violations. It was noted in accordance with State and Federal requirements, a public notice must be published in the local newspaper indicating these violations occurred and that steps are being taken to correct them. Mr. Olson indicated Lithcote has made significant progress in resolving this problem.

The City Council then reviewed the status of the financial requirements for various major capital improvement projects including:

<u>PROJECT</u>	<u>ESTIMATED COST</u>
1. Papoose Sewer Separation Project -	\$1,100,000
2. Industrial Connector Phase I -	\$1,650,000
3. USTEP Traffic Signal Project on Park Avenue -	\$ 479,700
4. EXXON Traffic Signal Project for Downtown Area -	\$ 337,500
5. Riverfront Improvements - Phase IV	\$ 237,500
6. Street Improvements involving Isett Avenue, Willow Street, Pine Street between 8th and 11th, and Gobble and Van Buren,	\$ 687,000

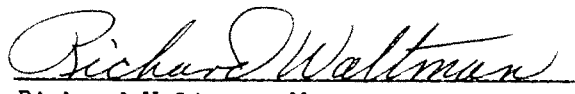
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| 7. New Sidewalk Installation | \$ 75,000 |
| 8. Public Building Roof Replacement | \$ 75,000 |

The City Administrator indicated if all of these projects proceed and are implemented within the next 12 to 18 months, the total bonding requirements would be \$1,884,000 as the City's share of the projects with the majority of the remainder being derived from Federal and State grants and special assessments. Of the bonding amount, \$1,100,000 would be funded by Water Pollution Control User Fees and the remaining \$784,000 would require funding by property taxes which would be equivalent to a debt service tax rate of \$.2043. This could result in a total debt service tax rate for fiscal year 1988-89 of \$1.76 compared to the current rate of \$1.4841. However, it was noted the anticipated rate could be reduced by utilizing a portion of the fund balance in the debt service account. Council was also provided with a ten year history of the City's debt service and a ten year projection based on existing outstanding debt and new bond issues.

The City Administrator indicated a problem had developed with the Industrial Connector Phase I and the access drive for Hahn Ready Mix. The City Administrator indicated with the construction of the Industrial Connector the railroad side spur, which previously provided rail access to Hahn Ready Mix, had been eliminated and as a result the City had agreed to construct an access drive. It was noted the first 288' of the access drive was included in the construction contract. It was noted the remaining 862' had still not been agreed to nor had Hahn Ready Mix provided the easement from the railroad for the construction of the first 288'. It was stated the railroad had requested a \$4,000 payment to provide the easement to Hahn Ready Mix. They are requesting this amount be split on a 50/50 basis between the City and Hahn. The estimated cost of the additional 862' was \$31,769 based on an 18' wide drive, 8" thick. This estimate was also based on Hahn providing the grading materials and providing the concrete at \$35.00 per cubic yard. Council indicated they were in general agreement with splitting the cost of the easement from the railroad. The City Administrator was directed to resolve the remaining issues before the next Council Meeting at which time a formal agreement should be acted upon.

#10306 On motion by Councilmember Amerine, seconded by Councilmember Kemp, it was moved to approve the proclamation declaring International Museum Week from May 17 to May 23, 1987. The motion was approved unanimously.

#10307 On motion by Councilmember Amerine, seconded by Councilmember it was moved to adjourn the meeting. The motion was approved.


Richard Waltman, Mayor


Soren Wolff, City Administrator