

CITY OF MUSCATINE

IN-DEPTH COUNCIL MEETING (ADDITIONAL)

May 27, 1981

6:30 p.m.

PRESENT: Mayor Schauland, Aldermen Platt, Koehrsen, Rada, Hilton, Kemp, Duncan and Waltman.

ALSO PRESENT: City Administrator Wolff, Community Development Director Wiggs, Water Pollution Director Olson, City Engineer Childs, Building and Zoning Administrator Boka.

The Community Development Director provided an overview of the Mad Creek Stage II Levee Improvement Project. Council was informed the extension of the levee would be from approximately Sixth Street to about 600' North of Washington Street and would involve raising the railroad bed to serve as the levee. It was noted the Corp of Engineers would be paying 100% of the construction cost and the City had previously committed to obtaining the necessary easements. Mr. Wiggs indicated a total of eight (8) easements were required, however, due to the benefit of the levee to the adjacent property owners, it was proposed that no payment be made for the easements except the City would pay for the necessary legal and filing fees. Council was also informed that efforts would be made to perform preventive maintenance on the Washington bridge with funding from the Federal Aid Urban System in conjunction with the levee project.

The Council then reviewed the proposed Street Resurfacing Program for 1981. It was noted the City, for the first time, would be utilizing a recycled asphalt for its resurfacing program. The City Administrator indicated that no major overlay programs had been performed for the past two (2) years, but noted an estimated \$95,000 would be available in the 1980-81 budget. An additional \$100,000 had been budgeted for the 1981-82 budget, however, as a result of the State legislature not acting on the gasoline tax increase, it appeared as much as \$60,000 in expected revenues would not be received unless the legislature took action during it's special session. It was further noted that the City's decision to improve all curbs and storm sewer inlets prior to any overlay could potentially delay completing all of the streets scheduled for 1981. The following streets are scheduled for resurfacing:

Iowa from Third to 8th Street

Sycamore from 4th to 6th Street

Mulberry from 2nd to 6th Street

2nd Street Mulberry to Walnut Street
Chestnut Mississippi Drive to 3rd Street
Hershey from Green to Clinton Street
9th Street from Cypress to Walters Street
Washington Bridge to Park
11th Street from Isett to Mulberry

Council indicated that the City should consider contracting out some of the curb repair work to make sure the overlay program would be performed. The City Administrator indicated he would look into this and would keep Council informed on the progress being made with the program.

City Council then reviewed the City's Sidewalk Program. The City Administrator provided City Council with a draft of a sidewalk policy recommended to serve as a guide to City Council in improving the City's existing sidewalks and developing a systematic program for the installation of new sidewalks. The policy outlined the procedures which are currently being utilized in improving the existing sidewalks throughout the community. This program has been in effect for the past three (3) years and would be continued with the additional \$60,000 of bond monies.

The proposed policy on new sidewalks outlined priority areas and factors which should be taken into consideration in determining the priorities. The policy also outlined a financing mechanism where property owners would pay for the cost of the concrete and labor and would be allowed to make the payments over a five (5) year period at an interest rate to be established by the City Council. The City would pay for all grading and fill which would be required to meet established grades. The City Administrator requested Council to review the policy and then meet with the members of the Muscatine School Board and Transportation Committee to discuss the Sidewalk Program.

The City Administrator indicated Council had previously reviewed the proposal to install new sidewalks in the area of West Junior High, McKinley, Madison, Colorado, and Garfield Schools and the City should pursue the installation of these sidewalks as soon as the sidewalk policy is adopted by the City Council.

The City Council then reviewed a proposal submitted by the City Administrator to sell an old landfill owned by the City which is no longer utilized. The property consists of approximately forty (40) acres and is located outside the City limits West of Stewart Road and South of Brents Road. Council was informed the Iowa Department of Environmental Quality indicated the only requirements or stipulations in selling the property would be that the recorded deed must indicate the land had been used as a dump and the future owner must notify the Iowa Department of Environmental Quality prior to any excavation or

disruption of the land. The City Administrator indicated the property did not serve any public purpose, and therefore, should be disposed of by the City. Council indicated individuals who would bid on the property should be required to state what their intended use would be. The City Administrator indicated this matter would be submitted for Council consideration at an upcoming Council meeting.

The City Council then reviewed the proposed development plans of the previous Weed Park Zoo Site. The City Administrator indicated approximately \$70,000 to \$90,000 is available from several trust funds and bequests which had been received by the City for the specific purpose of developing Weed Park. One bequest had still not been settled, and therefore, the exact amount could not be determined. Mr. Joe Stevens, Parks and Recreation Director, then reviewed the proposed redevelopment plans which had been reviewed and recommended by the Parks and Recreation Board. The plan included demolition of all of the existing structures except for maintaining the log cabin and bathroom facilities. The proposal included the possibility of constructing a greenhouse and providing various plant and flower displays in the area. The proposed plan also included an overlook deck with a view over the Mississippi River. Mr. Stevens indicated the majority of the renovation could be performed by staff in the Parks Department and volunteer groups such as the Youth Conservation Corps and City service clubs who have previously had an interest in developing the City's parks system. Council was informed development plans would depend on the amount of funding available, therefore, no additional City funds would be required outside of those which had been received by the City through trusts and bequests.

The City Administrator indicated various Zoo equipment and smaller buildings would be sold at an auction on May 30, 1981 and after this equipment had been removed, the City should proceed with a demolition contract and then implementation the development plans. Council was in general agreement with this schedule and asked to be kept informed of the progress.

The Council then discussed long range plans for the use and development of the levee and water front along the Mississippi River. The City Administrator indicated that five (5) leases were currently in effect where private enterprises were leasing part of the levee, and one (1) agreement had recently been terminated with Central Soya in October of 1980. It was noted four (4) of the remaining five (5) leases would be expiring in late 1981 and early 1982. The City Administrator indicated most of the leases had been long term and the financial arrangements had been locked in. City Council indicated that the Levee Commission should review all of the leases in relation to the long term plans for the use of the water front. Council indicated any future leases to be extended should be for a short term duration and the annual compensation clauses should be open for adjustments.

Council also discussed the problems involved with the existing grain elevators and structures previously occupied by Central Soya. The City Administrator indicated it would be desirable to have an Engineering Firm look at the structures to determine any future use before the City proceeded with demolition. The demolition cost had been estimated at approximately \$150,000. Council indicated the Levee Commission should also look at the future use of extending the levee

area for public purposes and authorized the City staff to proceed with utilizing up to \$3,000 for a preliminary Engineering Study on the existing structures. These funds were to be appropriated from the \$35,500 which had been obtained by the City at the time the lease was terminated with Central Soya.

Council then reviewed the status of the proposed Housing Code. The City Administrator indicated that at the public hearing held on May 21st, City Council had asked City staff to meet with the representative of the landowners, tenants, and the Special Study Committee to review the proposal submitted by the landowners. Steve Boka, Building and Zoning Administrator, then reviewed a memorandum highlighting the changes as proposed by the landowners. After the review the City Administrator indicated the proposed changes basically eliminated the Housing Code requirements and stated it would not be fair to submit this proposal to the Special Studies Committee who had previously spent six (6) months in preparing the Housing Code. The City Administrator indicated several staff recommendations would be presented to City Council concerning possible amendments to the Code.

The City Council then reviewed the request from Dr. Arbisser for the issuance of up to \$500,000 in Industrial Revenue Bonds for the construction of a new health clinic on Cedar Street near Parham Avenue. Members of the Council indicated this proposal should be evaluated carefully as it was the first non-industrial project considered for Industrial Revenue Bonds. The City Administrator informed Council the application form which had been developed by the staff was intended to provide Council with information to assist in the decision as to whether or not Industrial Revenue Bonds should be issued. Council discussed the amount of the bond issue which would be placed on the tax rolls. It was indicated that not all personal property, under the State law of Iowa, is taxable, however, is eligible for Industrial Revenue Bond financing. The City Administrator indicated the request to enter into the Memorandum of Agreement to issue the Revenue Bonds would be on the June 4, 1981 Council Agenda.

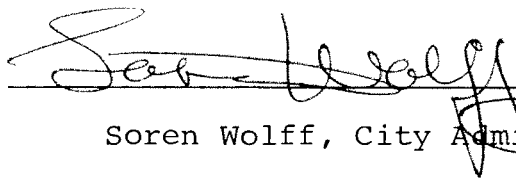
City Council then reviewed various budget amendments required for the Water Pollution Control Plant. The City Administrator indicated the budget amendments would be included in the public hearing to be held by City Council at the June 4, 1981 Council meeting. Mr. Craig Olson also indicated the Engineering Study on the Water Pollution Control Plant being performed by CH₂M Hill was progressing on schedule and is anticipating the study would be completed sometime in July.

The City Administrator then requested the City Council to hold a closed session to discuss a matter concerning potential litigation against the City.

#5502 On motion by Alderman Waltman, seconded by Alderman Rada, it was moved to go into closed session to discuss a matter concerning potential litigation against the City. The motion was approved unanimously.

#5503 On motion by Alderman Platt, seconded by Alderman Rada, the Council moved out of Executive Session. There was no action taken by the City Council during the Executive Session.

#5504 On motion by Alderman Platt, seconded by Alderman Kemp, the meeting adjourned at approximately 9:35 p.m.



Soren Wolff, City Administrator