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CITY OF MUSCATINE
REGULAR MONTHLY SESSION OF CITY COUNCIL
Council Chambers - 7:30 p.m. - January 7, 1993

Mayor John Keig called the meeting to order.

Roll Call: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray present.

Father Rick Simpson of the Trinity Episcopal Church gave the opening prayer.

The Pledge of Allegiance was given.

Robert Sandburg, 210 West 6th Street, asked Councilmembers to reconsider their position on the proposed golf course clubhouse. He told Councilmembers that he felt a majority of the golfers in Muscatine were not adequately represented in this matter. He stated that he had a petition signed by approximately 120 golfers who are opposed to the proposed clubhouse. He pointed out that there are some golfers who do favor the proposed clubhouse.

Glen Bloom, 301 Ash Street, stated that he and a group of golfers have created a plan that would enlarge the current clubhouse and meet the needs of the golfers in Muscatine. He pointed out that he felt this could be accomplished for approximately \$120,000.

Don Yerington, 409 Adams Street, stated that he felt the City of Muscatine does need a new golf course clubhouse.

Councilmember Kemp asked Mr. Yerington if he was in favor of the proposed clubhouse, and Mr. Yerington answered yes.

Al Church, 1002 Sunrise Circle, stated that this issue has been a topic of discussion for approximately 10 years. He then stated that he felt the City is in need of a new clubhouse and has been for quite a while.

Doug Roelle, 408 East 6th Street, stated that he felt a new clubhouse was needed at the golf course. He stated that he also felt that a new clubhouse would enhance tourism in the community. He pointed out that since the construction of the new YMCA/YWCA facility, its membership has increased. He stated that he felt a new clubhouse would increase usage of the golf course, adding that he also felt a majority of the golfers favor the new clubhouse as proposed.

Bill Schafenacker, 20 Colony Drive, stated that he was not opposed to enlarging the current facility; however, he was opposed to such an elaborate facility.

Pat McFate, 2710 Surrey Court, chairman of the Recreation Advisory Commission, stated that the Commission had a meeting Wednesday evening. He told Councilmembers that there were people attending the meeting who are opposed to the proposed clubhouse. He stated that after discussion of this issue, there was a request for a motion to reconsider the issue and that no motion was made. He asked Councilmembers to move forward on this issue.

Ron Gear, 1600 Mulberry Avenue, stated that this project must be looked at from the standpoint that it will have to meet the needs of golfers not only today but also tomorrow. He stated that he felt the proposed clubhouse is in line with what the City needs now and in the future.

Mike Bean, 1027 Park Avenue, stated that he was in support of the proposed clubhouse.

Roger Todd, 524 Maple Avenue, stated that he agrees that a new clubhouse is needed; however, he stated that he felt it could be done for less than \$450,000.

Councilmember Kemp stated that he was not pleased with the makeup of the committee, noting that he felt more people should have been involved in this process. He stated that he would not be opposed to reconsidering this matter if it meant coming up with a less expensive clubhouse that would still meet the needs of golf course users.

#13500. Councilmember Kemp moved to reconsider the matter of the proposed clubhouse in order to allow time for the City to obtain a consensus on what people feel would be adequate for the golfers. Seconded by Councilmember Freese.

Councilmember Moench stated that he felt reconsidering this matter would create gridlock and that he felt the City should move on with this project.

Councilmember Gary Gray agreed with Councilmember Moench. He stated that the public has had ample time to express their views concerning the proposed clubhouse. He stated that he has talked with many golfers who are in favor of the proposed clubhouse, noting that he would not support the motion to reconsider.

Councilmember Dan Gray stated that he would not support Councilmember Kemp's motion, noting that he felt the proposed clubhouse would be an asset to the golf course.

Councilmember Fitzgerald stated that he felt the cost for the entire project will probably remain near the \$450,000 amount. He pointed out that the building itself will cost approximately \$325,000. He stated that he wanted to wait and see the plans and specifications and cost estimates that are received before making the decision to reconsider this issue.

Councilmember Gary Gray pointed out that people serving on the various boards and commissions do so on a voluntary basis and that if the City is not careful, we will be jeopardizing the services these people are willing to provide.

Vote - Five nays: Councilmembers Gary Gray, Phillips, Moench, Fitzgerald, and Dan Gray. Two ayes: Councilmembers Kemp and Freese. Motion to reconsider denied.

#13501. Councilmember Fitzgerald moved to approve the minutes of the December 17, 1992 Regular City Council meeting. Seconded by Councilmember Dan Gray. All ayes; motion carried.

#13502. Councilmember Kemp moved to approve the Consent Agenda as follows: Renewal of Class B liquor license and Sunday sales permit for Hotel Muscatine, 101 West Mississippi Drive (subject to inspections); renewal of Class C beer and Sunday sales permit for Muscatine Mustang Market, 706 Grandview Avenue; filing of Communications A-I; and bills totaling \$1,040,709.06. Seconded by Councilmember Phillips. All ayes; motion carried.

PUBLIC HEARING

Mayor Keig stated that a public hearing was being held concerning the 1993 ADA Paratransit Plan Update for the City's Transit System.

City Administrator A.J. Johnson stated that Kathy Meier, the City's Transit Supervisor, was present to answer any questions Councilmembers might have as well as give a brief update on the plan and its requirements.

Mrs. Meier stated that an annual update of the paratransit plan must be filed every five years in order to show compliance with the laws. She told Councilmembers that in June 1992, the City did start the paratransit eligibility process and that the results of this process indicate that 50% of the people using the paratransit system are eligible under ADA standards. The remaining 50% do not meet the ADA standards and consist mainly of elderly residents.

Mrs. Meier stated that other changes being made include the retrofitting of the transit vehicles to accommodate wheelchairs. She told Councilmembers that the City is in the process of having a text telephone for the deaf installed; however, it is in the initial stages.

Councilmember Fitzgerald asked if the City could receive any outside assistance from any type of national organization for the deaf.

Mrs. Meier stated that no contact has been made at this point; however, she informed Councilmembers that there is an organization in the Quad Cities that will be helping with projects such as this.

City Administrator Johnson told Councilmembers that the City will be installing text telephones at City Hall, the library and the Public Safety Building.

There were no oral or written petitions for or against the 1993 ADA Paratransit Plan Update for the City's Transit System.

#13503. Councilmember Dan Gray moved the public hearing be closed. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#13504. Councilmember Kemp moved to approve the partial tax exemption request from Carver Real Estate, Inc. for properties located at 203 East 2nd Street, 216 East 2nd Street, 212 East 2nd Street, 201 East 2nd Street, and 101 West Mississippi Drive. Seconded by Councilmember Gary Gray.

Councilmember Kemp stated that he felt Mr. Carver has had a positive impact on the downtown area.

Councilmember Moench, for the public's information, stated that the exemptions are 75% for the first year; 60%, second year; 45%, third year; 30%, fourth year; and 15%, fifth year.

Vote - All ayes; motion carried.

#13505. Councilmember Phillips moved to adopt the resolution approving the 1993 ADA Paratransit Plan Update for the City's Transit System. Seconded by Councilmember Freese. All ayes: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray. Motion carried and resolution duly adopted.

#13506. Councilmember Kemp moved to adopt the resolution accepting the work of the Ragan Mechanical Company for the installation of three new boilers at the Clark House and authorizing final payment in the amount of \$2,243. Seconded by Councilmember Dan Gray.

Councilmember Freese asked if the heating problems on the seventh and eighth floors had been corrected.

Councilmember Dan Gray stated that he felt the heating system was functioning better; however, the through-the-wall units are still being used.

Wayne Taylor, Housing Administrator, stated that heating is only part of the problem at the Clark House. He told Councilmembers that if funding is received from HUD, corrections will be made to the cooling system which in turn will allow corrections to be made to the heating system.

There was further discussion on the heating and cooling system at the Clark House.

Vote - All ayes: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray. Motion carried and resolution duly adopted.

#13507. Councilmember Freese moved the resolution be adopted approving the right-of-way assurance statement. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray. Motion carried and resolution duly adopted.

#13508. Councilmember Dan Gray moved to approve the request to establish a loading zone adjacent to the Muscatine Hotel in the 100 block of Iowa Avenue and for the placement of a twist stop sign at the intersection of Sunset and Centre Drive. Seconded by Councilmember Phillips.

Councilmember Freese stated that it was his understanding that there had always been a loading zone at that location on Iowa Avenue.

Randy Hill, Public Works Director, stated that the area in question is currently unmarked, noting that it is the City's policy to establish at least one loading zone per block in the business district.

Councilmember Gary Gray asked if there was a meter there, and Mr. Hill answered no.

Vote - All ayes; motion carried.

City Administrator Johnson stated that Councilmembers had received copies of the finalized contracts for the City's FY1993/94 Blue/White and Police Union contracts. He stated that negotiations were for wages only, with an expiration date of June 30, 1994, and an increase amounting to approximately 3%.

Councilmember Kemp asked what type of settlements were taking place throughout the state.

City Administrator Johnson stated that settlements have been varied, noting that the City of Waterloo had three unions settle for a 3% increase each year over the next three years. The average is between 2% and 3%.

Councilmember Kemp stated that it was his understanding that with this increase the City would not be filling openings that take place due to retirements.

City Administrator Johnson stated that department heads are being told that beginning with the next fiscal year, a review will be required before a vacancy can be filled.

Councilmember Kemp asked if the possibility of less manpower had been discussed during contract negotiations.

City Administrator Johnson stated that there are no positive guarantees that manpower levels will be maintained, noting that this fact had been discussed during contract negotiations.

#13509. Councilmember Moench moved to approve the City's FY1993/94 contracts for the Blue/White and Police Unions. Seconded by Councilmember Phillips.

There was further discussion on the wage increase.

Vote - All ayes: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray. Motion carried.

#13510. Councilmember Moench moved to approve the City's participation in the improvement of 55th Street between 41st Street and 49th Street in cooperation with Muscatine County and the Muscatine Development Corporation, pending the finalization of a development agreement between the City and the Muscatine Development Corporation for their portion of the share of improvements. Seconded by Councilmember Freese.

City Administrator Johnson stated that Ray Childs, City Engineer, was present to explain the proposed improvements.

Mr. Childs stated that making the improvements on the local level would keep costs lower. He told Councilmembers about an innovative new process involving the use of fly ash. Fly ash, taken from the silos at the Louisa Generating Station by a company called the American Fly Ash Company, would be mixed with an additive, delivered to the work site and placed on the grade, where it would set up in approximately one hour. Mr. Childs stated that it creates a concrete-type material, and the DNR has determined that it does not pass water. He told Councilmembers it would cost approximately \$15,000 to have the company deliver the mixture to the site and place it on the grade.

Mr. Childs told Councilmembers that grading on the street has already been completed. He stated that the grades at the north and south ends of the street would be touched up and approximately 12 inches of material laid at this time. He stated that in the spring the drainage system would be completed and an overlay placed on the street to finish the improvements.

Councilmember Fitzgerald, speaking in reference to the drainage system, asked if the system was short-term because of the sand in that area.

Mr. Childs stated that the same type of drainage system was installed in the McIntire addition and is still functioning.

There was discussion on the widening of Grandview Avenue to a four lane highway.

Councilmember Freese asked if there was only one house located on 55th Street, and Mr. Childs answered yes.

Councilmember Freese asked if they would be assessed any costs for the street improvements, and Mr. Childs answered now.

Councilmember Kemp, speaking in reference to the fly ash from the Louisa Generating Plant, asked why fly ash from the Muscatine Power & Water plant could not be used.

Mr. Childs stated that the Muscatine power plant uses a different type of coal and the fly ash is not suitable for projects of this type.

Councilmember Moench asked where funds will come from to pay for these improvements.

City Administrator Johnson stated that the City has money set aside in the Road Use Tax Fund to address projects such as this.

Councilmember Gary Gray asked if there was a time frame in which the Muscatine Development Corporation would be expected to pay for its share of the improvements.

City Administrator Johnson stated that a specific agreement has not been reached; however, the City will be proposing a 10 year window.

Vote - All ayes; motion carried.

City Administrator Johnson told Councilmembers that a neighborhood meeting will be held on January 19, 1993 at the Water Pollution Control Plant concerning the layout of the transfer station.

Councilmember Fitzgerald asked if Councilmembers would see the plans prior the neighborhood meeting, and City Administrator Johnson answered yes.

City Administrator Johnson stated that a neighborhood meeting will also be held at the Mulberry Elementary School on January 24, 1993 at 2:00 p.m. concerning the Mulberry Avenue Improvement Project, subject to review at the January In-Depth Council meeting.

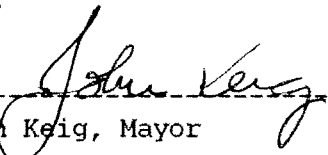
#13511. Councilmember Kemp moved to go into Executive Session to discuss pending litigation. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray. Motion carried.

#13512. Councilmember Kemp moved to go out of Executive Session. Seconded by Councilmember Moench. All ayes: Councilmembers Gary Gray, Freese, Phillips, Kemp, Moench, Fitzgerald, and Dan Gray. Motion carried.

There was no action taken as a result of the Executive Session.


#13513. Councilmember Kemp moved the meeting be adjourned. Seconded by Councilmember Moench. All ayes; motion carried.

The meeting adjourned at 9:45 p.m.



John Keig, Mayor

ATTEST:



A.J. Johnson, City Administrator