

CITY OF MUSCATINE  
IN-DEPTH COUNCIL MEETING  
MINUTES

May 10, 1984

7:00 p.m.

CITY COUNCIL CHAMBERS

PRESENT: Mayor Platt; Councilmembers Kemp, Kite, Sayles, York, Amerine, Powell and Waltman.

ALSO PRESENT: Soren Wolff, City Administrator; Randy Hill, Administrative Assistant; Steve Boka, Building and Zoning Administrator; Rob McDonald, Assistant City Engineer.

The Mayor indicated Mr. Marlyn Schepers, representing the World Federalists of Muscatine, was present to review the proposal for the City of Muscatine to participate in the Sister City's Program. Mr. Schepers noted the program was intended for cities throughout the world to communicate with each other in an effort to expand world communications and understanding. It was noted the annual cost involved a membership fee of \$150. If Muscatine participated, contact would be made with the Sister Cities Program headquarters to select a country and city to serve as Sister City.

Councilmember Kite questioned whether the City could be selective in what country and what city is chosen. Mr. Schepers indicated this could be done. The Council indicated an interest in participating in the program and directed Mr. Schepers to contact the City Administrator to work out the administrative procedures in getting the program initiated.

Liz Coulter, Executive Director of Great River Substance Abuse Center, outlined the current status of the Substance Abuse Program. Mrs. Coulter indicated the estimated deficit by June 30, 1984 would be \$18,918. It was noted this deficit was primarily the result of a problem with the allocation formula used by the State Department of Social Services. The Center was requesting an emergency allocation from Muscatine County Board of Supervisors, United Way and the City of Muscatine in the amount of \$5,300 each. The City Council indicated they were in general agreement with need for the funding and directed the City Administrator to proceed with issuing the additional funds. The City Administrator stated the amount would be included in the formal budget amendment process.

Steve Boka, Building and Zoning Administrator, reviewed a request from the Park Avenue DX Service Station to install a temporary sign. Mr. Boka stated the Park Avenue DX sign was non-conforming<sup>4-11</sup> it could not be reconstructed to the same size as the S-2 District does not permit signs exceeding 25 sq. ft. and must be face mounted on the building. The owners of the DX station had requested they be allowed to install a temporary sign which would be removed at the time the U.S. 61 By-Pass is completed. Mr. Boka further indicated there are only five businesses in the

S-2 District along Park Avenue who need the free standing sign. A question was raised as to how the former Clark Station was permitted to put up a new Shell sign when the company was changed. Mr. Boka indicated he did not know the answer to this but would research the question.

Mr. Boka further noted if Council did not object to the temporary sign, the request would be referred to the Zoning Board of Adjustment for their review and recommendation. Council stated they would have no objections to the proposal with the provision a formal agreement would be required by the DX station to remove the sign upon the completion of the By-pass.

The City Administrator reviewed the status of the City's Industrial Tax Exemption Ordinance. It was noted the ordinance was adopted in July of 1982 with the provision the ordinance would expire on July 1, 1984 unless extended by the City Council. The Tax Exemption Program is a partial property tax exemption on the actual value added, for a five year period with a 75% exemption the first year down to 15% in the fifth year.

Council was provided with a summary of th industries who have taken advantage of the program and the amount of tax dollars involved. It was noted exemptions had only been issued in 1983 and 84 to four different companies. The amount of City property taxes exempted were estimated at \$16,300. The exemption also apply to County and School Taxes. Members of Council indicated the program should be continued in an effort to promote a strong industrial base. The City Administrator was requested to place the ordinance to extend the program on the next Council Agenda.

Kevin Whittaker, Planning Administrator then reviewed the proposed Highway 61 By-pass Land Use Plan as recommended for approval by the Planning Commission. Mr. Whittaker reviewed the proposed land uses and zoning districts along the entire length of the By-pass. It was noted commercial uses were only recommended at the north and south end. The previous plan also proposed commercial development at the intersection of the By-pass and Highway 22. However, the Planning Commission had recommended this area be deleted as a result of the rezoning which had been granted at the intersection of Highway 22 and Houser Street just east of the intersection. It was noted the plan was intended to control development along the By-pass in order to assure that the new highway would serve its primary function to carry through traffic.

Mr. Whittaker further noted there should be limited access to the By-pass. Only the existing connector streets of Sampson, Hershey, Lucas, Cedar, Mulberry, Tipton, Bidwell and Isett were recommended. Further, the plan proposes that a truck route system be established upon completion of the By-pass.

The City Council indicated that they were in agreement with the plan and requested it be placed on the next Council Agenda for consideration.

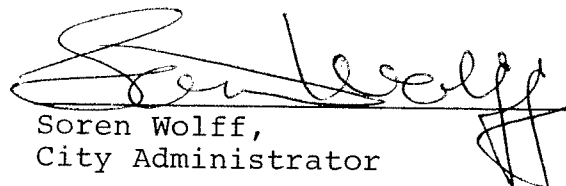
The City Council then continued it's review of the proposed 1984-85 New Sidewalk Program. The City Administrator indicated that after the Public Hearing at the May 3, 1984 Council Meeting, Council had requested to further review the sidewalk proposals on Logan and Clay Street. The City Administrator and Assistant City Engineer showed slides from the two areas in question. After considerable discussion and review there was general concensus among the Council to install the sidewalk on Logan Street on the east side from Fulliam Aenue north to approximately the point of the entrance to the Cedar Hills Apartments, then on the west side north to Cedar Street. On Clay Street it was to be installed on the north side from Isett Avenue to Park Avenue and on the south side from Isett Avenue to the Clay Street Bridge.

The City Administrator indicated the entire sidewalk program would be on the next Council Agenda for action.

The Mayor presented a resolution of appreciation for the service of Arlen Wiggs as Community Development Director from May 10, 1976 to May 4, 1984.

On motion by Councilmember Waltman, seconded by Councilmember Kemp it was moved to adopt the resolution of appreciation. The resolution was approved unanimously.

The meeting adjourned at approximately 10:00 p.m.

  
Soren Wolff,  
City Administrator