

MUSCATINE CITY COUNCIL IN-DEPTH MEETING MINUTES
THURSDAY, APRIL 8, 1993, 7:30 PM
COUNCIL CHAMBERS - CITY HALL

The Muscatine City Council In-depth Meeting was called to order on Thursday, April 8, 1993, at 7:30 PM by Mayor Pro Tem Jeanette Phillips. Present: Jeanette Phillips, Gary Gray, Ralph Freese, Glenn Moench, Philip Fitzgerald and Dan Gray. Absent: Larry Kemp and Mayor John Keig.

Staff present: Kevin Whittaker, Director of Planning and Community Development; Steve Boka, Building and Zoning Administrator; David Casstevens, Finance Director; Nancy Lueck, Asst. Finance Director; Randy Hill, Public Works Director; Wayne Taylor, Housing Administrator, and Larry Wolf, Parks and Recreation Director.

Item #2 on the agenda was the FY1991/92 Annual Financial Report Review. Finance Director David Casstevens introduced Dave Evans of the auditing firm of McGladrey and Pullen. Evans summarized the FY 19/92 financial report emphasizing the city's compliance with reports and regulations associated with the federal grants. Council Member Dan Gray indicated the council finance committee reviewed the financial report at their April 7 meeting. On a motion by Fitzgerald, seconded by D. Gray, the FY91/92 financial report was received and filed. All members present voted aye; motion carried.

Cameron Moore, Director of the Muscatine Development Corporation introduced Darrell Stalzer, newly elected president of the organization. Moore then reviewed the progress toward the Development Corporation's established goals of job creation, business recruitment, assistance to existing firms and related activities. He also summarized efforts in participating in local projects such as the extension of sanitary sewer to the south-end and the relocation of the railroad switch yard area. The update was an informational item only.

A resolution was presented to Council to authorize final payment of \$5,195 to Lovewell Fencing for the installation of the fence at Sunset Park Housing Project. Motion by Fitzgerald, seconded by Freese, the resolution authorizing final payment was approved. All members voted aye; motion carried.

A resolution was presented to council to accept the low bid from Frye Builders in the amount of \$131,754 for the installation of an apartment sprinkler system at the Clark House. Motion by Fitzgerald, second by Moench, the resolution accepting the low bid and awarding the contract to Frye Builders was approved. All members voted aye; motion carried.

A request was received from the Hershey Homes Board of Directors to have the city forgive their portion of approximately \$10,131 in real estate taxes on a parcel owned by the Board. Whittaker indicated staff's recommendation to continue support of council's previous decisions on such requests, which is not to approve tax abatements except for

projects within a designated Urban Revitalization District. He also indicated the city paid property taxes on parcels it owned that did not meet the Code of Iowa criteria for tax exempt status. Attorney Thomas Reidel for the Hershey Homes Board stated they needed this abatement to offset expenses until they received funding to construct a tax exempt housing project. Ralph Freese felt this reason justified action to deal with this issue and grant the abatement. Fitzgerald indicated that council should be consistent with previous actions and not deal with special interest requests for tax abatement on a case-by-case basis.. Motion by Freese, second by Moench, it was recommended that the tax abatement request from Hershey Homes be granted. The vote was 2 ayes (Freese and Moench) and 4 nays; request denied.

Under comments, Ralph Freese commented on the annual report of Heritage Cablevision, Inc., and expressed concern with the reported earnings. Whittaker stated that Muscatine has been one of sixty-three cities in Iowa designated as "Tree City, USA" and displayed a sign that would be erected indicating this status. Whittaker also handed out a summary of a police department grant application for a DARE program for the middle schools. The application is due next week and funds amounting to \$3,262 from federal sources and \$1,088 from local sources are being requested. ON a motion by Fitzgerald, seconded by D. Gray, authorization was given to submit the application.

On a motion by Glenn Moench, seconded by Ralph Freese, council went into closed session to discuss negotiations with the Power Boat Club on the future operation of the boat harbor All members present voted aye; motion carried.

On a motion by Moench, second by D. Gray, it was moved to go out of closed session and adjourn at 9:05 PM..

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kevin Whittaker", with a stylized, flowing script.

Kevin Whittaker
Acting City Administrator