

MUSCATINE CITY COUNCIL

Gary Gray At Large		Dick O'Brien Mayor	Jerry Lange At Large		
Anne Lesnet 2 nd Ward		2003 MEETING SCHEDULE (All meetings start at 7:00 PM unless voted upon by Council.)			Phil Fitzgerald 1st Ward
Bill Trent 5th Ward					Jerry Root 4th Ward
Scott Day 3 rd Ward					Lorrie Fry City Clerk Aide
Harvey Allbee, Jr. City Attorney					A.J. Johnson City Administrator
Regular Meetings January 2 & 16 February 6 & 20 March 6 & 20 April 3 & 17 May 1 & 15 June 5 & 19		In-depth Meetings July 3 & 17 August 7 & 21 September 4 & 18 October 2 & 16 November 6 & 20 December 4 & 18	January 9 February 13 March 13 April 10 May 8 June 12	July 10 (None in August) September 11 October 9 November 13 December 11	

AGENDA

**THURSDAY, OCTOBER 2, 2003, 7:00 P.M.
COUNCIL CHAMBERS - CITY HALL**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **OPENING PRAYER**
4. **PLEDGE OF ALLEGIANCE**
5. **COMMUNICATIONS - CITIZENS**
6. **MINUTES - APPROVAL**
 - A. Regular City Council Meeting – September 18, 2003
7. **CONSENT AGENDA**

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council Member or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence from the Agenda.

- * 9 –
- * 13 – A-I
- * Bills*

*Approval of attached Bills for Approval totaling \$1,020,580.14 is subject to the approval of any related agenda item(s).

8. **PUBLIC HEARING**

A. Proposed Issuance of TIF Debt in an Amount Not to Exceed \$450,000

Previously the City Council took action to establish a public hearing on the proposed issuance of TIF debt in an amount not to exceed \$450,000. The debt would be issued to secure property to promote riverfront redevelopment activities. The current urban renewal district and TIF proceeds supported the public/private parking lot on 3rd and Cedar streets. Staff analysis at this time indicates sufficient increment to support the reissuance of debt to cover all outstanding and anticipated financial requirements for both projects.

Now is the time for the public to comment on the proposed issuance of TIF debt in an amount not to exceed \$450,000.

B. Proposed Issuance of TIF Debt in an Amount Not to Exceed \$2,000,000

Previously the City Council took action to establish a public hearing for the proposed issuance of TIF debt in an amount not to exceed \$2,000,000 to address the expansion of water services in a geographic area south of the Muscatine bypass along the Highway 61 corridor and for the construction of a new airport terminal building. Following staff analysis, it was determined there would be sufficient revenues generated by the existing and expanding TIF to satisfy the financial requirements of both projects. Prior to any formal action by Council on these projects, a public hearing is required.

Now is the time for the public to comment on the proposed issuance of TIF debt in an amount to exceed \$2,000,000.

C. Proposed Muscatine Art Center Restoration Project

Previously the City Council took action to establish a public hearing for the proposed Muscatine Art Center Restoration Project. This project has been approved by the City Council and \$84,000 authorized for the work. The work involves the exterior renovation of the Musser building including cleaning, repairing, repointing masonry and sealing stonework, painting trim and reglazing windows, replacing rotted wood and replacing 76 storm windows.

Now is the time for the public to comment on the proposed Muscatine Art Center Restoration Project.

9. PETITIONS AND COMMUNICATIONS

10. FROM THE MAYOR

- A. Proclamation Declaring October 11, 2003 at 1:00 p.m. (CDT) as “Moment of Peace”

The above proclamation has been submitted for City Council’s consideration and approval.

- B. Appointment of Judd Anderson to the Recreation Advisory Commission

The above appointment has been submitted for City Council’s consideration and approval.

11. FROM THE PLANNING AND ZONING COMMISSION

12. FROM THE CITY ADMINISTRATOR

- A. Resolution Making Determination to Issue Urban Renewal Tax Increment Revenue Bonds in a Principal Amount Not to Exceed \$450,000

Presented for City Council’s consideration is a resolution making the determination to issue urban renewal tax increment revenue bonds in a principal amount not to exceed \$450,000. Previously the City Council conducted a public hearing to receive public input on the proposed issuance of tax increment revenue bonds to assist in the acquisition of property for riverfront redevelopment activities.

At this time City Council could take action by resolution making the determination to issue urban renewal tax increment revenue bonds in a principal amount not to exceed \$450,000.

- B. Resolution Making Determination to Issue Urban Renewal Tax Increment Revenue Bonds in a Principal Amount Not to Exceed \$2,000,000

Presented for City Council’s consideration is a resolution making the determination to issue urban renewal tax increment bonds in a principal amount not to exceed \$2,000,000. Previously the City Council conducted a public hearing on the proposed use of the urban renewal tax increment revenue bonds for the south end sewer and airport terminal project.

At this time City Council could take action by resolution making the determination to issue urban renewal tax increment bonds in a principal amount not to exceed \$2,000,000.

C. Resolution Approving Plans and Specifications and Setting Bid Opening Date for the Muscatine Art Center Restoration Project

Presented for City Council's consideration is a resolution approving the plans and specifications and setting the bid opening date for the Muscatine Art Center Restoration Project. Previously the City Council conducted a public hearing for the proposed art center restoration project. The estimated cost of the project is \$84,000. The work involves exterior renovation of the Musser building, including cleaning, repairing, repointing masonry and sealing stonework, painting trim, reglazing windows and replacing rotted wood as well as 76 storm windows. If approved by Council, the bid opening date for the project will be October 22, 2003 at 10:00 a.m.

At this time City Council could take action by resolution approving the plans and specifications and setting the bid opening date for the Muscatine Art Center Restoration Project.

D. Resolution Accepting Low Bid for the Airport Terminal Building Project

Presented for City Council's consideration is a resolution accepting the low bid for the Airport Terminal Building Project. Previously bids were accepted for the project. A total of 12 bidders submitted packages for consideration for this project. After reviewing the matter with the city's architect for the project as well as members of the Airport Advisory Commission, it was the unanimous recommendation from the Advisory Commission to submit to Council the bid from Bi-State Contracting Inc. of Burlington, Iowa, for consideration and approval. The total amount of the bid is \$760,743.

At this time City Council could take action by resolution accepting the lowest responsible bid for the Airport Terminal Building Project and awarding the contract to Bi-State Contracting Inc. of Burlington, Iowa, in the amount of \$760,743.

E. Request to Approve 28E Agreement with the State of Iowa Allowing Payment to the City for Tobacco Compliance Checks

Presented for City Council's consideration is a request to approve a 28E Agreement with the State of Iowa allowing payments to the city for tobacco compliance checks. This agreement would allow the city to be paid for doing tobacco compliance checks as directed by the State of Iowa. If approved, this would be our fourth year for the agreement. Aside from compliance checks, educational seminars are held for local retailers to help them comply with state regulations concerning the sale of tobacco products.

At this time City Council could take action to approve a 28E Agreement with the State of Iowa allowing payment to be made to the city for tobacco compliance checks.

F. Request Authorization to Purchase a One-Ton Truck and Dump Body

Presented for City Council's consideration is a request from the refuse collection operation for authorization to purchase a one-ton truck and dump body for its recycling program. Bids were solicited with three bids being received. After a review of the bids, it is the recommendation from staff that the vehicle from Reynolds Ford in the amount of \$20,281 be purchased as well as the dump body from Truck Equipment in the amount of \$6,563. The total cost of the truck will be \$26,844. There was \$30,000 set aside in the budget for the purchase of this truck.

At this time City Council could take action to approve the purchase of a one-ton truck from Reynolds Ford in the amount of \$20,281 and the dump body from Truck Equipment Co. in the amount of \$6,563 for a total cost of \$26,844.

G. Request to Review Proposed Parking Lot Construction Schedule as Presented by Robison Investments, LLC.

Presented for City Council's consideration is a request to review a proposed parking lot construction schedule as presented by Robison Investments, LLC. The city has received a request from Tony Robison of Robison Investments, LLC, for approval of a phased in construction of hard surfacing around his facility located at 1425 S. Houser Street. The request is that the paving be phased in over a three-year time period beginning in the 2004 construction season and ending during the 2006 construction season. Mapping for this construction has been included in Council's packet for consideration.

At this time City Council could take action to respond to the request from Robison Investments, LLC, for the phased in parking lot project for 1425 S. Houser Street.

13. COMMUNICATIONS - RECEIVE AND FILE

- A. Muscatine County Board of Supervisors – August 18, 2003 & September 8, 12, & 15, 2003
- B. Muscatine School Board – September 15, 2003
- C. Library Board of Trustees – August 20, 2003
- D. City of Muscatine Financial Reports – July & August 2003
- E. Bi-State Regional Commission – August 27, 2003
- F. Senior Resources – August 19, 2003
- G. MP&W Operating Statements – Electric Utility - August 2003

- H. MP&W Operating Statements – Communications Utility – August 2003
- I. MP&W Operating Statements – Water Utility – August 2003

14. APPROVAL OF BILLS

It is recommended bills totaling \$1,020,580.14, as well as receipt summaries for August 2003, be approved and that the City Council authorize the Mayor and City Clerk to issue warrants for the same. It should be noted that this listing is subject to the approval of any related agenda item(s).

15. COMMUNICATIONS - COUNCIL MEMBERS

16. OTHER BUSINESS

17. ADJOURNMENT