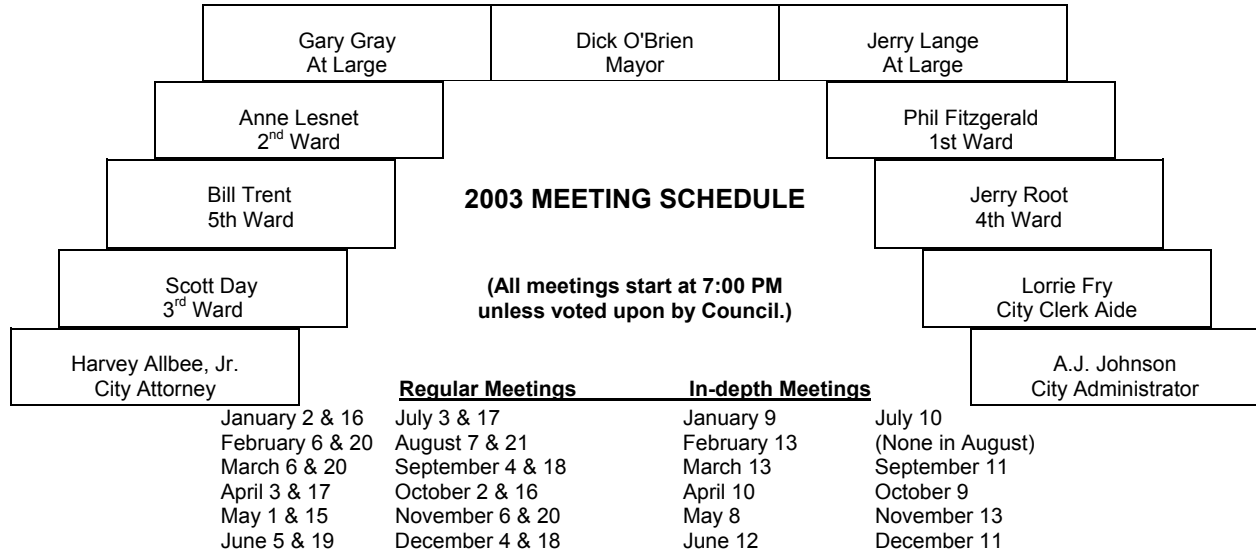


MUSCATINE CITY COUNCIL



AGENDA

**THURSDAY, AUGUST 21, 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 – August 7, 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 – A-F
- * 13 – A-D
- * Bills*

*Approval of attached Bills for Approval totaling \$979,020.32 is subject to the approval of any related agenda item(s).

8. **PUBLIC HEARING**

A. Proposed Airport Terminal Building Project

Previously the City Council took action to establish a public hearing on the proposed Airport Terminal Building Project. City staff, members of the Airport Advisory Commission, and an outside architect have been working on developing plans and specifications for the construction of the new airport terminal at the city's municipal airport. The project includes the removal of the existing building and the construction of a 4,682 square foot building to replace it. The total construction cost for the project is estimated at \$633,251.78. Other improvements at the airport will include the installation of a parking lot and landscaping estimated at \$100,000 as well as expenses associated with construction totaling \$118,000. The total project cost at this time is estimated at approximately \$860,000. The project will be paid for through the use of tax increment funding that will be generated by the expansion of the existing south end tax increment finance district. Prior to any additional action by the City Council on this project, a public hearing is required.

Now is the time for the public to comment on the proposed Airport Terminal Building Project.

B. Proposed Use of Local Law Enforcement Block Grant Funds

Previously the City Council took action to establish a public hearing for the proposed use of Local Law Enforcement Block Grant Funds. Since fiscal year 1996, the city has been receiving funds under the Local Law Enforcement Block Grant Program to assist in the purchase of equipment that will be used for law enforcement activities that are not funded through the normal budget process as directed by the city. The current grant program will expire in June 2004. The application considered for Council's consideration at this time will be for fiscal year 2003 through the end of fiscal year 2005. The total program would be \$37,602 with \$33,842 being provided through the federal government and the remaining \$3,760 being provided by the city. As part of the federal requirements for this grant application, a public hearing is required.

Now is the time for the public to comment on the proposed use of Local Law Enforcement Block Grant Funds.

C. Proposed Amendment of the South End Urban Renewal District

Previously the City Council took action to establish a public hearing for the proposed amendment of the South End Urban Renewal District. In anticipation of the expansion of the current south end tax increment finance district, it is necessary for the City Council to amend the current South End Urban Renewal District to account for this expansion. The proposed expansion will provide the necessary revenue stream to cover the cost for the Airport Terminal Building Project as well as the proposed expansion of water service to the south end. The current South End Urban Renewal District boundaries are concurrent with the current south end tax increment finance boundaries. Prior to any changes in that district, a public hearing is required.

Now is the time for the public to comment on the proposed amendment of the South End Urban Renewal District.

D. Proposed Amendment to the Downtown Urban Renewal District

Previously the City Council took action to establish a public hearing for the proposed amendment to the Downtown Urban Renewal District. The downtown district is being amended to include additional properties and activities to be funded from the existing Downtown Tax Increment Finance District. In order to utilize that revenue source, the urban renewal district must be expanded to account for those anticipated projects and expenses. Prior to any formal action on the amendment to the Downtown Urban Renewal District, a public hearing is required.

Now is the time for the public to comment on the proposed amendment to the Downtown Urban Renewal District.

9. PETITIONS AND COMMUNICATIONS

- A. Request on first reading for a new Class C Beer and Sunday Sales Permit for Island Convenience, 4701 Grandview Avenue – Melon Shed Inc.
- B. Request to change owners for a new Class C Beer and Sunday Sales Permit for Mac's Convenience Store, 8th & Cypress streets – Mac's Convenience Stores LLC, formerly Clark Service (pending inspections)
- C. Request for renewal of a Class C Liquor License and Sunday Sales Permit for Bootleggers, 214 Iowa Avenue – 213 Iowa Avenue Inc.
- D. Request for renewal of a Class BW Beer/Wine and Sunday Sales Permit for Imperial Restaurant, 1519 Park Avenue – Imperial Restaurant Inc.

- E. Request for renewal of a Class BW Beer/Wine and Sunday Sales Permit for Zhang's China Garden, 2016 Cedar Plaza – Zhang's China Garden LLC
- F. Request approval of cigarette permits for Mac's Convenience Store, 8th & Cypress streets and Island Grocery, 4701 Grandview Avenue, expiring June 30, 2004.
- G. Request Approval to Use City Property for MHS Electric Car Race

The city has received a request for the use of Weed Park for the third annual MHS Electric Car Race for Saturday, September 20, 2003. More specifically, representatives of the car race are asking to use the upper loop of Weed Park beginning at 6:00 a.m.

At this time City Council could take action to approve the request for the use of the upper loop of Weed Park for the MHS Electric Car Race for Saturday, September 20, 2003, beginning at 6:00 a.m.

10. FROM THE MAYOR

- A. Review Appointment for Animal Control Review Committee

11. FROM THE PLANNING AND ZONING COMMISSION

- A. Request Approval to Amend the 1994 Urban Renewal Plans for Downtown and South End

Presented for City Council's consideration is a request to amend the 1994 Urban Renewal Plans for the downtown and south end. Previously a public hearing was held to receive public comment on the proposed amendments to the south end and downtown urban renewal districts. The Planning & Zoning Commission met on August 12, 2003 to review the two amendments of the city's urban renewal plans. The proposed amendments will allow for the city to expand the existing tax increment finance district and revenue stream within the downtown plan to allow for property acquisition for public purposes and within the south end to allow for the expansion of the south end tax increment finance district to allow for the revenues to be utilized for the expansion of water services and for the construction of a new airport terminal building.

At this time City Council could take action to approve the amendments to the 1994 Urban Renewal Plans for the downtown and south end areas within the City of Muscatine.

- B. Resolution Amending the South End Urban Renewal District

This information will be distributed at Thursday's meeting.

C. Resolution Amending the Downtown Urban Renewal District

This information will be distributed at Thursday's meeting.

12. FROM THE CITY ADMINISTRATOR

A. Second Reading of an Ordinance Rezoning Property Within the City of Muscatine

Presented for City Council's consideration is the second reading of an ordinance rezoning property within the City of Muscatine. In March of this year the City Council received a request from a private developer for the consideration of voluntary annexation of 105.227 acres of real estate within the City of Muscatine. As part of that request, the private developer also requested that the Council take action to rezone the property from its current residential zoning to a mixed use (S-3) district. The request was reviewed by the city's Planning & Zoning Commission to ensure that the request and proposed action was consistent with the city's Comprehensive Plan for growth and development for the City of Muscatine. The city's Planning & Zoning Commission has approved this request and is recommending that City Council take similar action.

At this time City Council could take action on the second reading of an ordinance amending the zoning ordinance for the City of Muscatine.

B. First Reading of an Ordinance Amending the South End TIF District

This information will be distributed at Thursday's meeting.

C. Resolution Accepting the Lowest Responsible Bid and Authorizing the Mayor and City Clerk to Enter Into a Contract for the Construction of the Pavement Marking of Runway 6/24 at the Municipal Airport

Presented for City Council's consideration is a resolution accepting the lowest responsible bid and authorizing the Mayor and City Clerk to enter into a contract for the construction of the pavement marking of runway 6/24 at the municipal airport. The city received three bids for this project with the low bid being from Bergman Companies Inc. of Eau Claire, Wisconsin, in the amount of \$49,940.19. The project will consist of pavement marking removal and runway painting for runway 6/24 in advance of the final installation of the instrument lighting system. The Federal Aviation Administration will fund 90% of the total project cost with the remaining 10% paid by the city.

At this time City Council could take action by resolution accepting the bid from Bergman Companies Inc. for the pavement marking of runway 6/24 at the municipal airport.

D. Resolution Accepting the Lowest Responsible Bid and Authorizing the Mayor and City Clerk to Enter Into a Contract for the Construction of the Runway Safety Area Improvements at the Municipal Airport

Presented for City Council's consideration is a resolution accepting the lowest responsible bid for the construction of the runway safety area improvements at the municipal airport. The city received a total of five bids for the project, which consists of clearing, excavation, seeding, and fencing of areas associated with the airport with the anticipated instrument landing system project. The low bidder for the project is Sulzberger Excavating in the amount of \$84,995.70. The project will receive 90% funding from the Federal Aviation Administration with the remaining 10% being the responsibility of the City of Muscatine.

At this time City Council could take action by resolution accepting the low bid from Sulzberger Excavating in the amount of \$84,995.70 for the construction of the runway safety area improvement project at the municipal airport.

E. Resolution Accepting Completed Work and Authorizing Final Payment for the Muscatine Skate Park P.C. Concrete Surfacing Project

Presented for City Council's consideration is a resolution accepting the completed work and authorizing the final payment for the Muscatine Skate Park P.C. Concrete Surfacing Project. Previously the City Council awarded the contract for this project to Sulzberger Excavating in an amount not to exceed \$63,472. The resolution is for a total of \$59,992 with an additional \$3,152.68 being held for 30 days as part of the retainage. In total, \$418.40 will be paid less than anticipated due to less materials being used for the project.

At this time City Council could take action by resolution accepting the completed work performed for the Muscatine Skate Park P.C. Concrete Surfacing Project and authorizing final payment to Sulzberger Excavating Inc.

F. Resolution Approving the Contract and Bond for the Weed Park Aquatic Center Construction Project

Presented for City Council's consideration is a resolution approving the contract and bond for the Weed Park Aquatic Center Construction Project. Previously the City Council took action to award the contract for the project to Carl A. Nelson Company of Burlington, Iowa, in the amount of \$3,489,500. The company has submitted the appropriate bond and contract information as required for the project and it has been reviewed and accepted by city staff.

At this time City Council could take action by resolution approving the contract and bond from the Carl A. Nelson Company for the Weed Park Aquatic Center Construction Project.

G. Resolution Authorizing the Use of Local Law Enforcement Block Grant Funds

Presented for City Council's consideration is a resolution authorizing the use of Local Law Enforcement Block Grant Funds. Previously the City Council conducted a public hearing for the review of the use of Local Law Enforcement Block Grant Funds. As required by provisions of the grant, a committee familiar with the equipment needs of local law enforcement was formed to make recommendations as to the items to be purchased under this grant arrangement. The total block grant available for this project and funding time period will be \$33,842 with a local match of \$3,760 for a total project cost of \$37,602.

At this time City Council could take action by resolution authorizing the use of Local Law Enforcement Block Grant Funds.

H. Resolution Approving the Grant Application for Historic Preservation in the City of Muscatine

Presented for City Council's consideration is a resolution approving the grant application for historic preservation in the City of Muscatine. The city's Historic Preservation Commission is requesting the authorization to submit a grant proposal to the Iowa Department of Cultural Affairs in the amount of \$11,245 for a grant to conduct an intensive survey and evaluation of the architecture in the downtown area. The city is required to provide a 40% match that will be provided through in-kind services and will require no cash match. The value of the city's match will be \$7,497 bringing the total project cost to \$18,742.

At this time City Council could take action by resolution to approve a grant application for historic preservation in the City of Muscatine.

I. Request Authorization to Purchase Portable Radios for the Police Department

Presented for City Council's consideration is a request to authorize the purchase of portable radios for the Police Department. Included in the fiscal year budget for 2003/2004 are monies for the purchase of portable radios for the Police Department. A total of seven radios will be replaced with the total cost being \$16,800.88. Of that amount, \$12,800 was provided in the budget with the balance of \$4,000.88 being provided through the Local Law Enforcement Block Grant Program that was previously approved by Council in fiscal year 2001/2002.

At this time City Council could take action to authorize the purchase of portable radios for the Police Department.

J. Request Approval of 28E Agreement Between the City of Muscatine and the City of Fruitland for Police Services

Presented for City Council's consideration is a request to approve a 28E agreement between the City of Muscatine and the City of Fruitland for police

services. On July 1, 2002, the city entered into a one-year contract for police services with the City of Fruitland. During that time, the Police Department and Animal Control Officer responded to a total of 341 calls for service. The first year was successful for both entities and a new contract is being recommended at this time. The contract will be effective July 1, 2003 through June 30, 2004. The contract has been adjusted to reflect the increased cost of services. Overall, the city will receive \$30,340 to be paid in quarterly payments.

At this time City Council could take action to approve the 28E agreement between the City of Muscatine and the City of Fruitland for law local enforcement emergency services provided by the Police Department.

K. Request to Approve a Grant Agreement Between the City of Muscatine and the Federal Aviation Administration for Airport Improvements

Presented for City Council's consideration is a request to approve a grant agreement between the City of Muscatine and the FAA for airport improvements. The City Council previously approved the submission of a grant application to the FAA for the funding of 90% of several projects at the municipal airport. The application was approved and the FAA now requests the city enter into a grant agreement for funding land acquisition, runway safety area improvements and pavement markings for runway 6/24. In total the grant agreement will be for \$318,221 for funding from the Federal Aviation Administration for these projects.

At this time City Council could take action to approve a grant agreement between the City of Muscatine and FAA for airport improvements.

L. Request Approval to Purchase a Semi-Tractor for the Water Pollution Control Plant

Presented for City Council's consideration is a request to approve the purchase of a semi-tractor for the Water Pollution Control Plant. As part of the city's program for biosolid waste disposal, the city will be land applying the material at a variety of locations in the surrounding area. In order to accommodate the transportation of the material, city staff has explored and is now recommending the purchase of a used semi-tractor. After a review of the used market, it is recommended that the city purchase a 2000 Mack CH613 from Twin Bridges Truck City of Davenport, Iowa, in the amount of \$40,000.

At this time City Council could take action to approve the purchase of a semi-tractor for the Water Pollution Control Plant.

M. Request Approval to Purchase Road Rock Salt

Presented for City Council's consideration is a request to approve the purchase rock salt for the city. Each year the city partners with other Quad City area communities to solicit bids for rock salt for winter snow control operations. Three

bids were received with the lowest responsible bid being provided by Morton Salt for \$22.75 per ton. The city and the county will split 1,500 tons (one barge load) for this upcoming winter season. In addition, the unloading site will be the Farmland Industry Terminal that will have a nominal fee for unloading.

At this time City Council could take action to approve the bid from Morton Salt for the 2003/2004 winter season at \$22.75 per ton.

N. Request Approval to Proceed with Art Center Improvements

O. Resolution Approving the Plans, Specifications, Form of Contract and Setting the Bid Opening Date for the Airport Terminal Project

13. COMMUNICATIONS - RECEIVE AND FILE

- A. Muscatine County Board of Supervisors – July 21 & 28, 2003 & August 4 & 5, 2003
- B. Planning & Zoning Commission – July 8, 2003
- C. Muscatine Community School District – August 11, 2003
- D. Police Department Monthly Report – July 2003

14. APPROVAL OF BILLS

It is recommended bills totaling \$979,020.32 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