

89000

CITY CLERK'S OFFICE
MUSCATINE, IOWA**PROOF OF PUBLICATION**

I, Beth Lester, being duly sworn, on my oath, say that I am an advertising clerk at the *Muscatine Journal*, a newspaper of general circulation, published in the City of Muscatine, Muscatine County, Iowa; and that the following notice:

Muscatine City Clerk
In-Depth Minutes
January 15, 2004

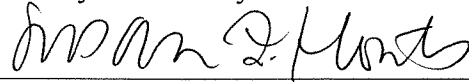
Of which the annexed printed slip is a true, correct and complete copy, was published in said *Muscatine Journal* one time having been made there in on:

February 7, 2004


Beth Lester

**STATE OF IOWA
MUSCATINE COUNTY**

Subscribed and sworn to before me this
10th day of February 2004


Susan F. Honts, Notary Public



Iowa Notarial Seal
Susan F. Honts
Commission Number 153623
My Commission Expires 10/19/2004

**CITY OF MUSCATINE
IN-DEPTH
CITY COUNCIL MINUTES
Council Chambers
7:00 p.m.**

January 15, 2004

Mayor Dick O'Brien called the In-Depth City Council meeting for Thursday, January 15, 2004, to order at 7:00 p.m. The following Councilmembers were present: Fitzgerald, Lange, Shihadeh, Lesnet, and Day. Also present were City Administrator A.J. Johnson, Director of Parks & Recreation Larry Wolf, and Building Administrator Steve Boka.

In advance of the formal review of the agenda presented for Council's consideration, the Mayor asked for comments from the audience. Tom Thomas of Muscatine, representing the Muscatine boaters, asked whether or not the boat harbor would be dredged out and ready for use by boaters this next boating season. Mr. Wolf was called upon to answer the question and deferred answering until such time that the agenda item "Update on Pearl

Projects" was given. He indicated that at that time an answer would be given with better explanation than he could provide at this time. Mr. Thomas thanked him and returned to his seat to wait for further review on the agenda.

Moving on to the agenda, the City Administrator presented for Council's consideration the third reading of a TIF ordinance. The City Administrator explained that the previous two readings have put City Council one step closer to approving the Northeast Urban Renewal Tax Increment Finance District. This will allow for the city to proceed with the development agreement between the City of Muscatine and Cedar Development, LLC.

The TIF ordinance was approved on the third and final reading.

During discussion, there were questions concerning the pending development agreement that will be presented at the January 22, 2004 City Council meeting. There were also questions concerning the amount of the increment that would be available to the developer during this time period. The City Administrator explained that for public hearing purposes, a figure of approximately \$4.7 million was used and qualified that answer by reminding Council that the important aspect of this project is that the developer will get 50% of whatever increment is generated during a 10-year period.

The next item on the agenda was an update from the Bi-State Regional Commission. Denise Bulat, Executive Director of Bi-State, was present to provide City Council with an update on services that are provided by Bi-State.

Ms. Bulat reviewed services that are currently being provided as well as the potential for new services into the future. Ms. Bulat also distributed literature concerning Bi-State's services and answered questions from them.

Moving on to the next item on the agenda, Tracy Johannsen, Executive Director of the Convention & Visitors Bureau, was present to provide Council with an update concerning recent and future activities associated with the CVB. Ms. Johannsen provided literature highlighting the visitors guide as well as events guide for Muscatine and its surrounding areas. Ms. Johannsen also spoke of the upcoming Grand Excursion activities and the importance they have in the community. Other activities that are currently being planned for or are underway include the men's bowling tournament as well as a promotional visit to Des Moines to promote the extension of the girls and boys high school soccer

state tournament in Muscatine. Councilmembers thanked Ms. Johannsen for her time and efforts to date.

The next item on the agenda was an update from Gary Wieskamp, a member of the Pearl of the Mississippi Project Implementation Team. Mr. Wieskamp began his presentation by thanking the community and the Council for their support of this very important project. He also thanked city staff members who worked very diligently for the success that we have experienced to date. Mr. Wieskamp then went through the review of the current projects under the Pearl of the Mississippi Project umbrella and their current status. There was also discussion concerning the current financing of those projects. There was then discussion concerning the dredging opportunities for the harbor. The purpose of discussing the harbor dredging was to answer questions by citizens concerning the availability of the harbor for the next boating season. Mr. Wieskamp, Mr. Wolf and Mr. Boka explained that their intentions are to have the harbor dredged for the Memorial Day boating season. There were also questions concerning the trail extension and the dollars associated with the project in general. Again, the City Council thanked Mr. Wieskamp for his presentation as well as his work on this project.

The next item on the agenda was a 1% sales tax project update. City Administrator Johnson provided a power point overview concerning the 1% sales tax vote that is coming up on January 27, 2004 and the associated projects for storm and sanitary sewer improvement.

The final item on the agenda was a brief overview of the 2004 City Council Goals & Objectives. The City Administrator stated that Councilmembers should review this document and contact him with any suggestions or changes prior to noon on Tuesday, January 20, 2004, in order for it to be placed on the January 22, 2004 City Council agenda. Councilmember Lesnet commented that she appreciated the hard work that the Council and staff put in to developing the goals and objectives and that from her perspective, a more

concise and manageable set of goals is to everyone's benefit. Councilmembers agreed.

Under comments, it was suggested by Councilmember Lange to look at the city's smoking prohibition policy. There was some discussion concerning this matter and it will be determined at a later date whether or not this will be placed on an in-depth agenda for future review.

The meeting adjourned at 8:20 p.m.

Respectfully submitted,
A.J. Johnson
City Administrator