

CITY OF MUSCATINE
IN-DEPTH COUNCIL MEETING
MINUTES

April 12, 1984

7:00 p.m.

CITY HALL COUNCIL CHAMBERS

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

ABSENT: Councilmember Kite

ALSO PRESENT: Soren Wolff, City Administrator; Randy Hill, Administrative Assistant; Kevin Whittaker, Planning Administrator; Arlen Wiggs, Community Development Director; Larry Wolf, Parks & Recreation Director; and Craig Olson, Water Pollution Control Director

Mr. Greg Johnston representing Great River Days Ltd. reviewed with Council the proposal to conduct the Annual Great River Days Festival from August 15 through the 17th. The organization again requested the use of Riverside, Weed and Fuller Parks. Mr. Johnston indicated this year plans were to move the beer tent to the northeast end of the park eliminate some of the crowding when the facility has been adjacent to the carnival.

Councilmember Kemp stated the public should be given an opportunity to purchase a family pass at a reasonable cost which would not hinder attendance by families with several kids. Mr. Johnston indicated he would be open to suggestions. Council was informed approval to utilize the facilities and charge admission would be presented at the next regular Council Meeting.

Arlen Wiggs, Community Development Director, then reviewed a proposal to establish a second Urban Revitalization Area. Mr. Wiggs stated the first area had been established at the north end of Highway 61 from the intersection of U.S. 61 and Highway 38 south to Jackson Street. The second phase would include the area from Hershey Avenue south to the new By-Pass and on both sides of Grandview Avenue. The area along Highway 61 between Hershey Avenue north to Jackson Street would be considered for a future Urban Revitalization Area to complete long range plans for the U.S. 61 Corridor.

Mr. Wiggs then outlined the benefits involved in establishing the districts such as availability of Industrial Revenue Bonds, Property Tax Exemptions, and a Comprehensive Program for Public Improvements. Kevin Whittaker, Planning Administrator, then reviewed seven (7) specific programs to be considered for the revitalization

area including: resurfacing Highway 61; converting nonconforming residential uses to commercial activities; availability of tax increment areas; develop commercial rehabilitation loan programs; extend sanitary sewers south to the Industrial Connector Road; storm sewer improvements; and general traffic signalization improvements, sidewalk and curb installation, landscaping, weed control and removal of nonconformance signs.

Mr. Wiggs then reviewed the proposed schedule for implementing the programs. If no major problems are encountered, the revitalization area could be established by July 1984.

Kevin Whittaker, Planning Administrator, reported the recommendation from the Planning & Zoning Commission concerning their analysis of the request by the Milwaukee Railroad to close the Sampson, Schley, Musser and Day Street railroad crossings. Council was informed the Commission has recommended Day and Schley Street be closed. Musser/Baker Street was to be retained with a provision the crossing profile be improved and crossing signals be installed. The Sampson Street Crossing was also to be retained. Further, the Commission recommended the crossing should be reevaluated after the By-Pass and Industrial Connector has been completed.

The Council then discussed the procedure to be utilized in making a decision on the Planning Commission recommendation. It was decided several neighborhood meetings should be held with the residents of the area. Councilmember Amerine suggested the Garfield and Franklin schools could be used for such meetings. Council directed the staff to work with Councilmember Amerine to set up the neighborhood meetings. After the neighborhood meetings were completed, Council would then set a public hearing to receive additional input.

The City Engineer then reviewed the proposed speed zone changes along Cedar Street. Council was provided with the recommendation by the Iowa Department of Transportation. City staff recommended the speed limits be established at 45 mph from the west City limits to Logan Street, 30 mph from Logan to Fulliam, and 25 mph to Mississippi Drive. Also, the speed limit was recommended to be increased from 25 to 35 mph from Park Avenue to the east City limits on Highway 22. A slide presentation prepared by the Iowa Department of Transportation on establishing speed limits was presented to the Council. Council was informed the IDOT establishes the speed limits on state highways, however, they do ask for local input prior to implementing the changes. Formal action on the recommendation should be taken at the next Council Meeting.

The City Administrator and Personnel Technician then reviewed with Council the Revised Equal Employment Policy and Affirmative Action Program for the City. The City Administrator outlined the goals established in the Affirmative Action Program for hiring minorities, females, and handicapped in the various job classifications. The Mayor expressed a concern over the goals which had been set, indicating they were probably too high. The City Administrator stated this was a fair assessment, especially in lieu of the fact

it was anticipated the City would be reducing the work force. Council was informed an explanation was provided in the Affirmative Action Plan stating the goals would be directly related to the amount of employee turnover.

The City Administrator then reviewed the proposed rate increase for the Water Pollution Control Plant as recommended at the April 5, 1984 regular Council Meeting. Council was also informed the Iowa Department of Water, Air and Waste Management has approved the City's proposal to design the new plant renovation project as a roughing filter-activated sludge system instead of a biofilter-activated sludge system. It was noted this change would eliminate the potential need for paying a patent fee for the biofilter system.

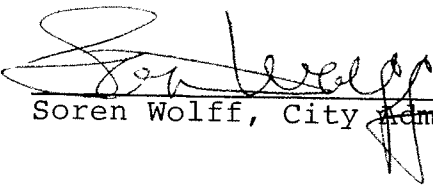
The City Administrator then reviewed the proposed engineering services during the construction of the renovation at the Water Pollution Control Plant. Council was informed the City had entered into a design agreement with CH₂M-Hill in the amount of \$593,100 on August 18, 1983. CH₂M-Hill had submitted a proposal for services during the construction phase in the amount of \$554,000. However, City staff had investigated at othe alternatives and proposed the on-site inspection be preformed with City personnel. As a result, it appeared the agreement for construction services would be approximately \$368,000. Council was informed a specific proposal would be forwarded at the April 19, 1984 regular Council meeting.

#7073 On motion by Councilmember Waltman, seconded by Councilmember York, it was moved to approve the payment to DeVries Electric in the amount of \$62,589.74 as a progress payment on the new Public Works Facility. The motion was approved unanimously.

#7074 On motion by Councilmember Powell, seconded by Councilmember Amerine, it was moved to approve the bid in the amount of \$2,500 from Beachy Movers to move the red storage building at the Public Works Facility to the storage yard across the street. The motion was approved unanimously.

#7075 On motion by Councilmember Sayles, seconded by Councilmember York, it was moved to declare the metal building at the Public Works Facility site as surplus property and authorized staff to advertise the facility for sale. The motion was approved unanimously.

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


Soren Wolff, City Administrator