

6B

CITY OF MUSCATINE
REGULAR MONTHLY SESSION OF CITY COUNCIL
Council Chambers - June 18, 1987 - 7:30 p.m.

The meeting was called to order by Mayor Richard Waltman.

Roll Call: Councilmembers York, Harder, Sayles, Phillips, Amerine, Kemp and Powell.

The opening prayer was given by Mayor Waltman.

The Pledge of Allegiance was given.

PUBLIC HEARING

Mayor Waltman announced the public hearing was being held to hear comments on the 1986-87 amendments to the City's budget.

There were no public comments for or against the 1986-87 Budget Amendments.

There were no written petitions for or against.

#10373. Councilmember Amerine moved to close the public hearing. Seconded by Councilmember Sayles. All ayes; motion carried.

#10374. Councilmember Kemp moved to approve the Minutes of June 4, 1987 Regular Council Meeting. Seconded by Councilmember York. All ayes; motion carried.

#10375. Councilmember Phillips moved to approve the Minutes of the June 11, 1987 In-Depth Meeting. Seconded by Councilmember Harder. All ayes; motion carried.

#10376. Councilmember Powell moved to approve the requests for: (1) a new Class "C" Liquor and Sunday Sales permit for Beaver's Brewery East, Muscatine Mall - Beaver's Brewery, Ltd. and (2) a new Class "C" Beer and Sunday Sales permit for Super Service 66, 202 Grandview - Rod McCullough. Seconded by Councilmember Sayles. All ayes; motion carried.

#10377. Councilmember Amerine moved to approve the request for a new Class "C" Liquor License and Sunday Sales permit for El Charro, 821 Oregon Street - El Charro Mexican Foods Ltd. Seconded by Councilmember York. All ayes; motion carried.

#10378. Councilmember Powell moved to approve the requests for renewal of (1) Class "A" Liquor License for B.P.O. Elks Lodge #304, 413 E. Mississippi Drive - B.P.O. Elks Lodge #304; (2) Class "C" Liquor License for Manjoine's Corner Tavern, 226 Walnut - John Paul Manjoine subject to correcting fire violations; (3) Class "B" Beer Permit for Hubble's, 214 East 2nd Street - Clyde William Hubble; (4) Class "A" Liquor License and Sunday Sales Permit for Moose Lodge #388, 207 Lake Park Boulevard - Loyal Order of Moose Lodge #388; and (5) Class "A" Liquor License and Sunday Sales Permit for Geneva Golf & Country Club, 2507 Mulberry Avenue - Geneva Golf & Country Club. Seconded by Councilmember Sayles. All ayes; motion carried.

#10379. Councilmember York moved to table the request for a Class "C" Beer and Sunday Sales Permit for Meerdink's Amoco Truck Plaza, Inc., 2305 Grandview Avenue - Meerdink's Amoco Truck Plaza until the next Regular Council Meeting. Seconded by Councilmember Phillips. All ayes; motion carried.

#10380. Councilmember Amerine moved to adopt the resolution for a Cigarette Permit for Spratt Oil Sales, Inc., d/b/a Super Service 66, 202 Grandview Avenue through June 30, 1987. Seconded by Councilmember Kemp. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10381. Councilmember Sayles moved to adopt the resolution for Cigarette Permits for: (1) Shirley Hubble d/b/a, Hubbles, 214 East 2nd Street; (2) Coastal Branded Marketing d/b/a, Pester Derby #65, Clay & Gobble; (3) Pamida Discount Center, Ford Avenue; (4) Helen E. Nichols d/b/a, Nichols Grocery, 1509 Stewart Road; (5) Spratt Oil Sales Inc. d/b/a, Super Service 66, 202 Grandview Avenue; (6) Scott & Betty Sauer d/b/a, Scotts Bait & Tackle Shop, 2017 Stewart Road; (7) VFW Post 1565, 421 Mulberry Avenue; (8) Royce R. Hyink d/b/a, Hyink Standard, 1206 East 2nd Street; (9) Ernest James d/b/a, Clinton Street Market, 200 Clinton Street; (10) Muscatine Labor Activities Inc., 222 West 2nd Street; (11) Loos Inc. d/b/a, Loos Service Station, 711 Park Avenue; and (12) John Meerdink d/b/a, Meerdink's Amoco Service Center, 2111 Park Avenue for the year ending June 30, 1988. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

Soren Wolff, City Administrator, stated the City has received all insurance documents except for worker's compensation and the auto insurance for the Carnival which is being held on July 4, 1987 and sponsored by the Muscatine Jaycees.

#10382. Councilmember Kemp moved to approve the request by the Jaycees for approval of their 4th of July activities subject to receiving the insurance policies. Seconded by Councilmember Sayles.

Soren Wolff, City Administrator, also noted the parade route had been altered.

Bill Rueckert, 705 Woodlawn, stated a letter would be sent to their insurance company with the City's requirements and asking that the remaining policies be sent to the City before June 30th.

Vote: All ayes; motion carried.

Craig Hunter, 55 Cyril Avenue, Central Business District Coordinator, announced a Central Business District Program was going to be held on August 3-5, 1987 in Des Moines and invited anyone who would like to attend. He described the Main Street/Central Business area in Muscatine.

Jim Nepple, 2704 Mulberry, presented a certificate of recognition for the Main Street Project to the Mayor and City Council.

Mayor Waltman stated the City was very happy to receive the certificate.

Craig Hunter noted that if anyone had any questions or comments regarding the program to contact him at his office located at 206 E. 2nd Street.

#10383. Councilmember Amerine moved that the notice of appeal on the Hansen Subdivision be referred to Harvey Allbee, City Attorney, for follow-up action. Seconded by Councilmember Kemp. All ayes; motion carried.

#10384. Councilmember Powell moved to approve the application for Stan's Ice Cream, 2950 Arlington, Davenport, Iowa to sell ice cream on the right-of-ways and streets of Muscatine, Iowa. Seconded by Councilmember Sayles.

Councilmember Kemp questioned if Weed Park and Kent Stein Park had concession restrictions.

Soren Wolff, City Administrator, stated that the City had contracts for the two parks which included concession restrictions.

Vote - All ayes; motion carried.

Mayor Waltman presented the following Public Transit drivers awards in the State Roadeo: (1) Don Watson, Bus Driver, 3rd Place, 1987 Iowa Public Transit Roadeo, Small Bus Division; (2) Everette Adams, 1st Place, 1987 Iowa Public Transit Roadeo, Small Bus Division - Individual Champion; and (3) Norma Todd, 1st Place, 1987 Iowa Public Transit Roadeo, Small Bus Division System Champion.

Mayor Waltman presented a certificate of recognition to Earl Sample for his 42 years of City service.

Soren Wolff, City Administrator, stated he was very proud of Mr. Sample and his accomplishments while working with the City.

#10385. Councilmember Powell moved to approve the proclamation declaring June 28, 1987 as Knights of Columbus Medicine Show Day. Seconded by Councilmember Sayles. All ayes; motion carried.

Kevin Whittaker, Director of Planning and Community Development, reviewed the area proposed to be rezoned from R-2 and R-3 to Agricultural on Lucas Street. He stated the proposal by the Planning Commission was to recommend rezoning of this land to agricultural and to amend the Agricultural District in order to permit farm implement dealerships and farm related businesses to be constructed on this land.

Councilmember Harder stated feed lots could also be constructed on this property within the twenty acre requirement. He questioned what type of recreational uses could be on this land.

Kevin Whittaker stated a golf driving range or an outdoor miniature golf course would be considered recreational uses.

Councilmember Harder questioned if kennels would be allowed.

Mr. Whittaker stated there was no opposition to kennels.

Councilmember Phillips noted a citizen was concerned about the noise from tractors.

Kevin Whittaker stated there were only two properties within 200 feet of this parcel of land, but noise could still be a problem.

#10386. Councilmember Amerine moved to adopt the resolution setting a public hearing for July 2, 1987 at 7:30 p.m. to amend the agricultural district to permit farm implement dealerships as a conditional use. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10387. Councilmember Kemp moved to adopt the resolution setting a public hearing for July 2, 1987 at 7:30 p.m. to consider rezoning of the three parcels of property on Lucas Street from R-2 and R-3 Residential to AG - Agricultural. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

Kevin Whittaker, Director of Planning and Community Development, reviewed the location of the property in the Park Place Addition for proposed replatting. He stated it was proposed to make Lot 25 a buildable lot. He stated the lot did not meet the 7,000 square foot minimum lot size requirement, but the variance was taken to the Board of Adjustments and they waived the minimum size requirement. He also stated the two garages on this property would be removed.

#10388. Councilmember Powell moved to adopt the resolution approving the replatting of Lots 24 and 25 of the Park Place Addition. Seconded by Councilmember York.

Councilmember Powell questioned if the City was abusing a rule since the lot did not meet requirements.

Kevin Whittaker stated the Board of Adjustments waived this requirement and approved the variance.

Vote - All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

Kevin Whittaker reviewed the location of Lincolnshire Estate A. He noted in the early 1980's a new Outline Development Plan was adopted for approximately eleven acres on the west side of Second Avenue. He stated the request was to facilitate the sale of this property by the First National Bank to Ring King Visibles without Ring King Visibles being required to conform to the Outline Development Plan. He stated this resolution would be to rescind this Outline Development Plan. He also noted that replatting the three lots on the northeast corner with an expansion of a buffer area to the west and south was needed. He noted the three lots were in the possession of First National Bank and would be sold at a later date. Additionally, Mr. Whittaker stated there were undeveloped lots to the south, Lots 4-11, and the request included the vacation of this subdivision. He noted the property being transferred would still remain in the RL District, and any development that would occur in this RL District, the site plan would have to be approved by the Planning Commission and City Council.

Councilmember Harder questioned if the rental units in the subdivision were owned privately or by First National Bank.

Kevin Whittaker stated the units were owned by First National Bank and Lincolnshire Homeowner's Association.

#10389. Councilmember Powell moved to adopt the resolution approving an amended Outline Development Plan and final development plan for Part 2 of Lincolnshire Village and consenting to vacation of Lots 4-11 of Lincolnshire Estate A. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10390. Councilmember York moved to adopt the resolution approving Lincolnshire Estate A as revised. Seconded by Councilmember Kemp. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10391. Councilmember Amerine moved to adopt by motion Item 4 (outline of buffer) of the resolution to amend development plan for Part 2 of Lincolnshire Village. Seconded by Councilmember York. All ayes; motion carried.

#10392. Councilmember Amerine moved the Ordinance be approved on the second reading to rezone approximately 22.22 acres of City owned real estate adjacent to Industrial Connector to M-2. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and Ordinance approved on second reading.

#10393. Councilmember Sayles moved to adopt the resolution to amend regulations for Heritage Cablevision concerning staffing of the Access Center Studio. Seconded by Councilmember Amerine.

Councilmember Harder stated in dealing with Cablevision in the past and the loss of control of the company, he thought it was decided to continue with the original rules and not change. He stated he understood that any changes after the deregulation would void any agreement the City had with the cable company.

Harvey Allbee, City Attorney, stated as long as the franchisee is in agreement with the proposed changes, there should not be any problems.

Councilmember Amerine noted that the Cable Committee reviewed the material thoroughly.

Marsha Tate, Library Director, stated the franchise required Heritage to have the studio to provide equipment and to assist anyone who had questions. She noted with this change, the studio would be available to the public at more convenient times than before. She also stated that the situation of studio was not currently obtaining the City objective.

Vote - All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

Soren Wolff, City Administrator, reported on the bid received for the Riverfront Improvement projects. He stated only one bid was received and that bid was over estimate. He reported that Ray Childs, City Engineer, had inquired as to why only one bid was received and why it was so high. Mr. Wolff noted the bid on the Boat Ramp was 142% over estimate, the Auxiliary Boat Dock was 68% over estimate, and the Parking Lot Renovation/Expansion was 27.5% over estimate.

Councilmember Harder noted that the estimates on the boat dock and parking renovation were different from the estimates in their packets.

Ray Childs, City Engineer, stated the request for estimates prior to the project being bid usually differed from the final estimates.

Councilmember Powell questioned if City felt they had good sound specifications.

Ray Childs stated he felt the specifications were sound. He reported there were several reasons why contractors did not bid this job ranging from: (1) contractors that looked at the job were either concrete or asphalt specialists and they would not cross over each other; (2) many contractors were concerned with the Mississippi River; (3) many contractors were getting bids ready for the Papoose Creek project; (4) this project was being bid in the middle of the construction season and (5) June 30th is the close of fiscal year and there have been many lettings throughout the area. He stated there were also siltation problems where the ramp was to be built.

Soren Wolff, City Administrator, stated he recommended rejecting the bid and rebidding the projects. He stated if the bids come in too high again, the City may have to do this project in-house, but the Council had to realize that the City is busy with street projects.

#10394. Councilmember Powell moved to adopt the resolution rejecting the bid for the Riverfront Improvements project. Seconded by Councilmember Amerine. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10395. Councilmember Amerine moved to adopt the resolution approving the plans, specifications, form of contract, cost estimate, and setting July 15, 1987 at 10:00 a.m. for receipt of bids for Phase I, Boat Launch Ramp. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10396. Councilmember Sayles moved to adopt the resolution approving the plans, specifications, form of contract, cost estimate, and setting July 15, 1987 at 10:00 a.m. for receipt of bids for Phase II, Courtesy/Auxiliary Boat Dock. Seconded by Councilmember Harder. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10397. Councilmember Powell moved to adopt the resolution approving the plans, specifications, form of contract, cost estimate, and setting July 15, 1987 at 10:00 a.m. for receipt of bids for Phase III, Parking Area Renovation and Expansion. Seconded by Councilmember Kemp. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

Councilmember Powell questioned whether the bidders list could be expanded. He stated having the project as three small jobs could be part of the problem.

Ray Childs, concurred that these were three small jobs. He stated that perhaps after June 30th, more contractors would be available for bidding.

Councilmember Kemp stated that by making the contractors aware the City has a sandbagging machine available for their use would also help.

Ray Childs, City Engineer, concurred. He also stated the difference between the preliminary estimates and the current estimates is due to the situation that the original grant for the auxiliary boat dock was for materials only and on the parking lot expansion a piece of pipe was purchased as a City cost item.

Soren Wolff, City Administrator, reviewed Pay Plans 1-7 for City employees and the classification changes for fiscal year 1987-88.

#10398. Councilmember Amerine moved to adopt the resolution approving Pay Plans 1-7 for City employees and the classification changes for fiscal year 1987-88. Seconded by Councilmember Powell. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10399. Councilmember Amerine moved to adopt the resolution approving the amendments for the 1986-87 City Budget. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10400. Councilmember Powell moved to adopt the resolution authorizing the submittal of a preapplication for \$50,000 under the Small Cities Rental Rehabilitation Program administered by HUD. Seconded by Councilmember Kemp.

Councilmember Kemp questioned if forgiveable loan could be excluded and the monies used for a matching basis.

Kevin Whittaker, Director of Planning and Community Development, stated that it was a locally designed program and could be established according to the directions of the City.

Soren Wolff, City Administrator, stated HUD is not asking for specifics at this point and if granted the funds, the City would have to decide on the mechanics of that program. He stated that the preapplication does not include details of this kind.

Councilmember York questioned if the City allocated \$5,000 into a dwelling if the landlord would be required to match the \$5,000.

Soren Wolff, City Administrator, stated Federal guidelines stated the maximum of \$5,000 per dwelling unit was allowed and the landlord would have to meet or exceed that amount.

Councilmember Harder questioned the "no obligation" statement and asked if the City had ever received a grant and then declined to participate.

Mayor Waltman stated on a residential rental program, the City was offered a grant and it was rejected.

Councilmember Sayles stated the application on the residential rental was not approved.

Soren Wolff, City Administrator, stated this program is highly competitive and very successful in some cities. He stated the City has the right to reject the final application.

Councilmember Harder commented that now might be the time to reject the program before the application work is completed.

Soren Wolff, City Administrator, stated the City's creditability could be hurt if the money was granted and the City declined. He concurred that this may be the appropriate time to approve or reject the preapplication.

Councilmember Kemp noted he liked this program because it was focusing on a residential downtown area which needed attention badly.

Councilmember Sayles concurred.

Councilmember York questioned if the renter was benefiting along with the landlord.

Councilmember Harder stated he felt it was subsidizing the landlords.

Soren Wolff, City Administrator, stated he felt all parties benefited from this grant. He also stated he felt this might be an incentive for property owners for further improvements.

Councilmember Harder questioned why the City feels more comfortable with this program than with the last one.

Councilmember Sayles stated the last program did not have the guarantees of rent subsidies.

Councilmember Kemp stated this program included the downtown area.

Kevin Whittaker, Director of Planning and Community Development, stated the last grant was not City-wide, but was targeted for the Mad Creek area.

Soren Wolff, City Administrator, stated that notification of the submittal time is short and the City may not have had all the answers needed last time.

Councilmember York stated the landlords felt renters were being accommodated and felt they were being left out. He stated maybe this time, the City will be able to get the landlords more involved.

Soren Wolff stated rental vacancies are higher now, and that there are approximately 290 families on the waiting list for housing assistance. He stated this is a multifaceted program and everyone benefits.

Vote - All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10401. Councilmember Amerine moved to approve the request to proceed with implementation of Employee Wellness Program. Seconded by Councilmember Kemp. Vote - All ayes; motion carried.

#10402. Councilmember York moved to adopt the resolution to accept 25 additional Section 8 Housing Assistance Units. Seconded by Councilmember Sayles. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10403. Councilmember Kemp moved to adopt the resolution approving the assessments for sidewalk repairs and to place them on the tax assessment roll. Seconded by Councilmember York. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10404. Councilmember Kemp moved to adopt the resolution approving the assessments for weed mowing and to place them on the tax assessment roll. Seconded by Councilmember Powell.

Councilmember Kemp questioned the process of getting sidewalks repaired, weeds mowed, and snow removed. He stated the City needs to try and streamline this process or possibly raise the charges. He noted with the absentee landowner, the weed situation is a problem and that the absentee landowner feels it cheaper to have the City mow the property than to have someone else mow the weeds. He stated it is sometimes late fall before the weeds finally get cut.

Mayor Waltman concurred and stated a general notice had been published in the Muscatine Journal.

Soren Wolff, City Administrator, stated that part of this process is dictated by state laws. He questioned if the new decriminalization law could be used in these cases.

Harvey Allbee, City Attorney, stated the City is just recovering costs and that is all the statute allows. He noted that as far as violation of the ordinance, this could possibly fall under the decriminalization law. He also stated that he felt the weed notices were prompt but sidewalk notices were slower. He further commented that sidewalk repairs were sometimes delayed until the end of the construction season. He stated the absentee property owner usually waits and pays the assessment with next year's taxes.

Councilmember Kemp questioned if the City was recovering full costs.

Soren Wolff, City Administrator, stated costs recovered included primarily labor and machinery and not staff time or the billing process. He stated the fees probably could be increased to include the additional overhead. He reported the City Attorney has been asked to review the decriminalization law.

Vote - All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10405. Councilmember Amerine moved to receive and file Communication Items A through M. Seconded by Councilmember Sayles.

Councilmember Harder commented that the Board and Commission minutes Councilmembers received were improving. He stated these minutes were very informative and helpful.

Vote - All ayes; motion carried.

#10406. Councilmember Kemp moved to approve bills totaling \$605,693.08 and authorize the Mayor and City Clerk to issue warrants for the same. Seconded by Councilmember Sayles. All ayes; motion carried.

Councilmember Powell reported that the antique store on Park Avenue was becoming more decrepit every week. He stated a resident complained of rats on the sidewalks in this area. He recommended a notice be sent to the owner asking him to either board up the building or improve it. He also stated he recommended the traffic committee to take a look at the curve located on Parkington Drive at Orchard Avenue and the possibility of posting "no parking" signs along that curve.

Councilmember Harder questioned the length of time the detour which routes traffic to Mulberry Avenue and the By-Pass would be in effect. He stated he felt the speed limit should be reduced on the By-Pass as long as the detour was in effect.

Soren Wolff, City Administrator, stated the detour will be in effect for quite some time. He stated the City presented their concerns to the DOT on this matter, and DOT's response was that they would review the situation after the detour was implemented.

Ray Childs, City Engineer, stated this project was very lengthy and could possibly take over a year to complete. He also stated one accident has already occurred in this area. He noted that mowing the weeds in the median may help.

Councilmember Harder questioned if the DOT reduced speed limits voluntarily.

Soren Wolff, City Administrator, stated Mr. Percival from the IDOT would be in Muscatine in early July, and he would ask him to review this situation again.

Councilmember York noted there is a light at the intersection of Cedar Street and the By-Pass where Highway 22 use to be before the detour, and questioned why a temporary light could not be added at Mulberry Avenue and the By-Pass.

Soren Wolff, City Administrator, stated the DOT was concerned with this intersection and would be asked to review the situation again.

Councilmember Kemp questioned when the synchronization of traffic signals would be accomplished.

Soren Wolff, City Administrator, reported that the Exxon Agreement would address the synchronization of Mississippi Drive and the downtown area. He stated the contract with the IDOT was received yesterday and noted this was a pilot project to improve energy conservation and to move traffic more efficiently. He stated the contract was in the amount of \$270,000 which included \$25,000 of local monies to perform the engineering work. Mr. Wolff also stated an outside consultant would be hired. He noted this project would be split on a 50/50 basis between the City and Muscatine Power and Water. Mr. Wolff stated the City is the lead agency and the City is responsible to make sure all requirements are met. He further stated March 31, 1988 was the goal to complete this project.

Councilmember Harder questioned if the traffic study would look at the one-ways.

Soren Wolff, City Administrator, stated the one-ways were included in the study. He noted the traffic flow has changed during the past five years and there is a possibility that the system may have to be modified. He also indicated that with synchronization of the lights, higher speeds may occur.

#10407. Councilmember Kemp moved to approve the Agreement with IDOT for Petroleum Overcharge Funds. Seconded by Councilmember Powell. All ayes; motion carried.

Soren Wolff, City Administrator, informed the Council that a construction trailer which was purchased for \$5,000 from Knutson Construction Company and used for inspecting the Wastewater Treatment Renovation Project was no longer needed and should be sold. He noted C. Iber & Sons originally offered \$2,500 for the trailer which the City rejected. Mr. Wolff stated C. Iber & Sons have now offered \$3,250, and he feels this amount is acceptable.

#10408. Councilmember York moved to approve the request to sell the construction trailer to C. Iber & Sons in the amount of \$3,250.00. Seconded by Councilmember Amerine.

Councilmember Harder questioned why this trailer was not sold at the City auction.

Soren Wolff, City Administrator, stated the auction had all items on-site and this trailer would have been hard and expensive to move. He also stated the monies from the sale of the trailer would be credited back to the Wastewater Treatment Construction Account.

Councilmember Kemp questioned who would buy a trailer like this.

Soren Wolff stated mainly contractors would be interested in this trailer because it was basically a shell with countertops and a heating system.

Vote - All ayes; motion carried.

Soren Wolff, City Administrator, summarized the Timarina Committee Meetings. He reported the first meeting was held to give the Committee overall direction, and the second meeting was held to review the three proposals received on the usage of the building. He stated two of the proposals did not meet the intent of the "Request for Proposals", and the other proposal was submitted by Mr. Gilson. He stated other individuals who did not submit proposals gave various reasons why they were not interested. Mr. Wolff recommended the Committee begin the negotiation process with Mr. Gilson to determine whether or not there is a potential use for the building. He stated proposals were only concepts and were not to be considered final offers.

Councilmember Amerine stated he would like to look at the proposal first and then contact the Committee for explanations.

Councilmember Sayles stated Larry Wolf contacted each person who picked up the proposed materials, but no one else was interested which left only one proposal worthwhile for the Council to look at.

Councilmember Kemp stated Mr. Gilson would probably want to get started as soon as possible.

Councilmember Harder concurred.

Councilmember Kemp stated he felt the building needs to be attractive and hopefully the business would stay for a while.

Soren Wolff, City Administrator, reported there is a tour scheduled for June 25th of various City facilities, including the riverfront, and at that time preliminary plans could be reviewed in the TImarina Building.

#10409. Councilmember Amerine moved to approve the request to authorize staff to proceed with negotiations on an agreement with Mr. Gilson on the use of the TImarina Building. Seconded by Councilmember Kemp. All ayes; motion carried.

#10410. Councilmember Powell moved to go into Executive Session to continue the annual review of the City Administrator. Seconded by Councilmember Kemp. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried.

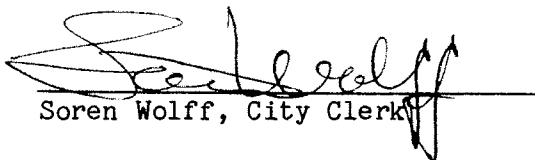
#10411. Councilmember Kemp moved to out of Executive Session. Seconded by Councilmember Amerine. All ayes: Councilmembers York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried.

#10412. Councilmember Kemp moved to adopt the resolution amending the employment agreement with the City Administrator, Soren Wolff. Seconded by Councilmember Amerine. All ayes: Councilmember York, Harder, Sayles, Phillips, Amerine, Powell and Kemp. Motion carried and resolution duly adopted.

#10413. Councilmember Powell moved to adjourn the meeting. Seconded by Councilmember Amerine. All ayes; motion carried.

Richard Waltman, Mayor

ATTEST:


Soren Wolff, City Clerk