6-B

CITY OF MUSCATINE

IN-DEPTH CITY COUNCIL MEETING

MINUTES

CITY HALL COUNCIL CHAMBERS

March 10, 1988 7:00 p.m.

PRESENT: Mayor LeMar, Councilmembers Amerine, Phillips, York, Harder and Sayles

ABSENT: Councilmember Kemp

ALSO PRESENT: Soren Wolff, City Administrator; Deb Neels, Director of Finance and Records; Larry Wolf, Parks and Recreation Director; Steve Boka, Building and Zoning Administrator; Darlene Linville, Administrative Aide; Craig Olson, Water Pollution Control Director and Dan Whitlow, Engineer in Training

#10846 On motion by Councilmember Amerine, seconded by Councilmember York, it was moved to approve the City Council minutes for the Fiscal Year 1989 City Budget Review Meetings for February 17, 20, 22, 23, 24, 25 and 29 and March 1, 1988. The motion was approved unanimously.

The Mayor indicated this was the time set for the public hearing on the Fiscal Year 1989 City Budget.

The City Administrator provided a summary of the budget which had been recommended at total revenues of $13,979,526 with expenditures of $13,283,958. It was noted the tax rate was currently $10.2570 and the City Administrator had recommended a tax rate of $10.5695. It was noted that after City Council review the tax rate had been adjusted to $10.4807 which resulted in a 2.18% increase. It was noted this increase would result in an equal increase in property taxes paid by Commercial and Industrial property owners in FY 1989. However, it was noted that residential property owners would pay approximately .8% less in taxes as a result of the 7% reduction in the equalization factor for residential properties and the change in the rollback factor by the State from 77.3604% to 80.5966%.

The Mayor asked if anyone in the audience wished to comment on the proposed budget. There were no comments. Both Councilmember Harder and Councilmember Amerine indicated their disappointment that no citizens were present to comment on the budget. Councilmember Harder indicated Council had spent over 54 hours in reviewing the budget document as presented by the City Administrator, staff and the various advisory commissions.

#10847 On motion by Councilmember Harder, seconded by Councilmember Sayles, it was moved to close the hearing. The motion was approved unanimously.

#10848 On motion by Councilmember Amerine, seconded by Councilmember Sayles, it was moved to approve the resolution adopting the FY 1989 Budget with the adjustments as made by the City Council and a final tax rate of $10.4807. The resolution was approved unanimously.

The Council then reviewed a request and recommendation by the Golf Course Advisory Commission that new tee signs be installed which would permit private advertising. The Building and Zoning Administrator reviewed the current ordinance restrictions and requirements for signage on public property. It was noted the ordinance does not permit any type of signs on public property except for public purposes. The exceptions are the advertising signs at Kent-Stein Park supporting the Little League Program and for special events during the Great River Days Festival and the Annual Melon City Criterium. It was also noted the Golf Course is located outside the City Limits and would not be subject to the City sign ordinance. However, the City Administrator indicated the Golf Course is City owned property and would have an effect on how other City property is treated in regard to advertising signage.

The Council was then shown the signs which were proposed for the Golf Course. There was general consensus by Council that the signs would be an addition to the Golf Course. The City would receive $1,800 for the three (3) years of the program which could be utilized for improvements to the facility.

Councilmember Harder indicated the only other property owned by the City located outside the City Limits is the Cemetery property on Mulberry Avenue. He further stated that advertising should only be allowed on the Golf Course property. Councilmember York indicated he had no objections to the signs but also felt it should be restricted to the Golf Course facility.

The Council requested the staff to prepare a policy which would permit the signs at the Golf Course and continue the no advertising regulations as they currently exist on other City property. The City Administrator indicated the policy would be prepared for Council's consideration at the next Council meeting.

The Council then reviewed a draft of a proposed smoking policy for all City facilities. The City Administrator indicated the policy was prepared in accordance with the requirements of the State law which became effective July 1, 1987. It was noted the City had utilized other policies which had been implemented by local industries. It was stated the policy for the City was difficult to develop as a result of the many different types of facilities which exist. Further, it was indicated the policy had been developed in conjunction with the City's Employee Wellness Program which will encourage and promote all employees to stop smoking by July 1, 1990. Financial assistance would be provided through the Wellness Program to assist employees with various smoke stoppers activities.

Darlene Linville, Administrative Aide, then reviewed the policy with the Council indicating smoking would be prohibited in all buildings except in designated areas. Further, individuals would be permitted to smoke in individual offices provided adequate air filters are maintained and provided by the employee. It was noted that multiple occupied offices would be prohibited for smoking. The policy was also reviewed as to requirements for each of the various City facilities.

Councilmember Harder questioned if the policy could be amended after it's approval. The City Administrator indicated he anticipated that problems would be encountered once the policy is implemented and in all likelihood amendments would be recommended in the future. The City Administrator indicated that unless there were additional changes proposed, the policy would be presented to City Council at the next Council Meeting for consideration.

Council then reviewed the plans and specifications for Phase IV of the Water Pollution Control Renovation Project. Craig Olson, Water Pollution Control Director outlined the proposed uses of the former areas used for the heat treatment, vacuum filters and chemical facilities. It was noted these areas have been cleared of the various equipment in preparation for the renovation work. The area will include facilities for plant maintenance; new laboratory; new locker room; new operation center; relocated lunch room and training facilities; and additional storage.

Mr. Jim Kemper, Stanley Consultants, highlighted the types of construction to be utilized for the project and noted the cost is estimated at $330,000. This estimate is based on the assumption a general contractor would be utilized. Council was informed the City staff has recommended the City serve as its own general contractor. This approach would necessitate three major contracts with a mason, mechanical and electrical contractor. It was noted the City would perform some of the work in order to reduce the cost between $200,000 and $250,000. It was noted that additional work required outside of the three contracts would be done in accordance with the City's purchasing procedures. It was stated this phase of the project would complete the renovation program with a final estimated cost of $8.7 million dollars. It was indicated the Phase IV project was scheduled for public hearing at the next Council Meeting.

The Council was provided with a summary of the public improvements to Isett Avenue from Lake Park Blvd. to the U.S. 61 By-Pass. The estimated cost of the project is $481,162 plus $34,800 for engineering and administrative expenses for a total project cost of $515,962. It was noted this estimate also included $31,000 for the installation of sidewalks. It was indicated that based on the City's special assessment policy a total of $111,246.80 is eligible for assessments plus and additional $7,011.36 for driveway approaches. However, due to allowances for corner lots and low property valuations, a total of $57,403.19 would have to be added to the City cost for deficiencies. This would result in an assessible amount of $60,854.97 or 13.5% of the total construction cost. It was noted, at this time, the sidewalk costs were not included in the assessment figures.

Council had a general discussion concerning the irregularities involved in the project which included 63 parcels and 23 property owners. There was also general discussion concerning the problems in funding this project and the potential impact it can have on setting a precedence for the remaining seven connector streets to the By-Pass. Councilmember York indicated the major benefit to the City is the removal of a substantial amount of truck traffic from both Clay and Park Avenue.

The City Administrator indicated that due to the unusual circumstances involved with this project, other funding sources should be explored including the State Rise Program and the Federal FAUS funding. Council was informed that as soon as additional information and specific issues could be resolved, the project would be brought back for Council consideration.

#10849 On motion by Councilmember Amerine, seconded by Councilmember Sayles, it was moved to adjourn the meeting. The motion was approved unanimously.

The meeting adjourned at approximately 9:45 p.m.

Don LeMar

Don LeMar, Mayor

Soren Wolff

Soren Wolff, City Administrator