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CITY OF MUSCATINE

IN-DEPTH COUNCIL MEETING

MINUTES

JUNE 9, 1988 7:00 P.M.

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

ALSO PRESENT: Soren Wolff, City Administrator; Ray Childs, City Engineer; Darlene Linville, Administrative Aide; Jack Paetz, Housing Administrator; Kevin Whittaker, Director of Planning and Community Development; Steve Boka, Building & Zoning Administrator; Randy Hill, Administrative Assistant/Acting Public Works Director

Mr. Perry Beaton, representing Beaton Inc. a franchisee of Burger King, outlined plans for constructing a new Burger King facility at the southwest corner of Park and Ford Avenue. Mr. Beaton noted plans were to complete the project in the Fall of 1988 subject to receiving approval from the Zoning Board of Adjustment for a drive through restaurant and a commitment from the City to install a left turn lane on north bound Park Avenue onto Ford Avenue.

The City Administrator indicated the cost of installing the left turn lane and a temporary left turn traffic signal was $27,000. It was further noted this project was part of a comprehensive City program to improve the traffic flow and intersections on Park Avenue from Colorado Street to the Highway U.S. 61/38 intersection. It was noted this project had initially been planned for 1988 but had been delayed until the summer of 1989 as a result of the Downtown Traffic Signal System. It was noted the project was anticipated to be funded 55% by the State through the USTEP program.

It was indicated Mr. Beaton had made an offer to pay the 55% of the project in an effort to have the turn lane installed by the Fall of 1988 in conjunction with the opening of the facility. The City Administrator indicated the local share, 45% would be charged to the Capital Account and would eventually be funded either from an appropriation or issuing general obligation bonds, when the rest of the project is implemented.

Steve Boka, Building and Zoning Administrator reviewed the site plan. He noted there are still some concerns as to the location of the entrances and exits to the drive through restaurant due to the current traffic congestion at the intersection of Ford Avenue and the frontage road. Councilmember Brewer questioned if there were plans to bring the frontage through to Lake Park Blvd. It was noted there is no public right-of-way to extend the frontage road. Further, it was noted that due to the closeness of the frontage road to Park Avenue, it would not be desirable to extend it. It was noted an agreement with Mr. Beaton for the project would be considered at the next Council meeting.

Council then continued their review of the changes to the Downtown Parking System. Darlene Linville, Administrative Aide, reviewed a detailed summary of the types of parking spaces to be allocated at each of the six (6) off street municipal parking lots in regard to free, leased and metered spaces. It was noted the distribution was basically the same as initially proposed to Council with the exception that the leased spaces in Lot #6 had been eliminated due to the existing nine (9) leased spaces for the Clark House.

Councilmember Harder questioned whether it would be feasible to utilize more ten (10) hour meters to reduce the variety of meters in each lot. The City Administrator indicated this alternative would be looked at further . Also, it was noted the ordinance currently provides $.05 an hour for parking at ten hour meters and $.10 an hour for all other meters. It was proposed the rate for ten hours meters be increased to $.10 per hour for uniformity and to make them more economical to operate. The City Administrator indicated this change would have to be done by ordinance amendment at the next Council meeting. Councilmember York suggested consideration should be given to amending the ordinance which would allow the Council to set the off street meter rates by resolution instead of by ordinance.

Council was then provided with a summary of the alternative for continuing Lot #4 as an attendant lot instead of three hour free parking. It was noted Councilmember York had proposed the attendant lot be maintained with a 2 hour free parking provision. A financial summary of this proposal was provided including the hours of operation, the manpower cost, and a proposal to establish the hourly rate of $.20 per hour instead of the current rate which is $.10 per hour for the first two hours and $.20 thereafter.

Mayor LeMar asked what steps would be taken to inform the public about the changes. It was noted the Downtown Merchants would have to make an effort to promote the parking program in their advertising and the City was planning to develop improved signage with information on hours and rates and also directional signs to the lots. It was proposed the effective date of the changes be September 1 in order to permit adequate time to properly implement the program and provide adequate time for informing the public. It was noted that final action on the changes would be on the next regular Council Meeting agenda.

Council then reviewed a proposal by the Benjamin Hershey Board to convert the Laurel Building at the corner of Second and Iowa Avenue to a senior citizen public housing project. Mike Johannsen, Chairman of the Board, indicated that plans were to convert the second through the sixth floor with approximately 39 to 43 apartments. It was indicated the basement and main floor would continue as commercial use. Mr. Johannsen outlined the various projects which the

Hershey Board has been involved with in assisting the elderly. He indicated the current arrangement between the City and Board for the operation of the Hershey Manor Project was working out well. Mr. Johannsen stated a similar type of arrangement could be considered for the Laurel Building. It was noted a key element in the project would be the submittal of an application to HUD for financial assistance for the conversion of the facility. In order to submit the application adequate parking would also have to be provided. It was noted that HUD requires one parking space for each two apartments which would necessitate approximately 20 spaces within a reasonable distance of the facility.

Mr. Johannsen indicated that Dick Maeglin indicated he could offer up to six spaces which would require approximately 14 spaces from the City. Councilmember Harder indicated that based on the current parking situation the City should be able to make a commitment for this number of spaces. Councilmember Kemp questioned whether a contractual agreement could be entered into for the parking spaces. Mr. Johannsen indicated that would not be a problem. It was noted that the spaces could be leased in accordance with the City's existing policies or special agreement could be established.

It was noted there are other individuals looking at the facility for a different type of use which would be primarily commercial. Councilmember Kemp questioned whether a support by the Council for this project would prohibit other type of development. The City Administrator indicated the City was not limiting the options by indicating support for the project as the support is primarily a willingness to cooperate with the Hershey Board in providing the required parking.

#11019 On motion by Councilmember Harder, seconded by Councilmember Sayles, it was moved to support the project concept proposed by the Benjamin Hershey Board for the Laurel Building and that the City would cooperate in providing the necessary parking and the Mayor be authorized to submit a letter indicating the same. The motion was approved unanimously.

Council then reviewed the demolition procedures for the property at 1012 Lombard Street. It was noted this matter had been tabled at the June 2, 1988 Council Meeting as a result of the owner, Mr. Edward R. Johnson, questioning the cost of the demolition. Council was provided with a summary of the steps which had been taken by the City staff dating back to 1981. It was noted the City had also assisted Mr. Johnson with Section 8 housing assistance in order to find suitable housing. Mr. Boka also indicated that additional discussions had taken place with Mr. Johnson and he now felt Mr. Johnson understood the procedures and the method of placing the demolition cost of $2,475 on the tax roll. Councilmember Harder questioned Mr. Johnson whether he understood the process involved and whether he had any problems with the Council placing the demolition costs on the tax roll. Mr. Johnson indicated he did not object to the proposal. The City Administrator indicated that in reviewing the process the City staff would make some modifications to the forms and procedures involved with voluntary demolition similar to Mr. Johnson's property to assure the owner is fully informed of each step of the process.

#11020 On motion by Councilmember York, seconded by Councilmember Harder, it was moved to approve the resolution authorizing the assessment of the demolition costs for the property at 1012 Lombard Street in the amount of $2,475. The resolution was approved unanimously.

The City Administrator reported bids were opened on Phase I of the Public Housing Improvement Project. It was noted the architect's estimated cost was $55,000, however, only one bid was received from Hy-Brand Contractors in the amount of $90,969. It was noted that due to the large discrepancy between the estimate and the bid and the fact that only one bid was received it was proposed that no action be taken until the next regular Council Meeting. The City Administrator indicated that at this time it appeared the first option would be to reject the bids and rebid the project at a later date. It was noted this portion of the project should be rebid and under contract prior to October 1, 1988 in order to meet HUD guidelines.

Council then reviewed the proposal to set a bid opening date for the sale of the $1.065 million dollar bond issue to finance various public improvement projects. It was noted the recommended bid opening date was Thursday, June 23, 1988 at 1:00 p.m. It was noted a special council meeting would be required at 5:00 p.m. to review the bids and consider authorizing the sale of the bonds. The City Administrator then reviewed the public notice for the bidding indicating the major portion of the bond issue, the $825,000 for the Papoose Sewer Separation Project, was proposed to be a ten (10) year issue instead of the initial plan of fifteen (15) years. It was noted the ten year issue was anticipated to have a slightly lower interest rate and would save the City approximately $145,000 in total interest payments. Council was also provided with a summary of the outstanding debt in the Waste Water Treatment Plant Enterprise Fund and the impact the ten (10) year bond issue would have on the future debt obligation of the fund. Councilmembers indicated they were in agreement with the ten year proposal.

#11021 On motion by Councilmember Kemp, seconded by Councilmember Amerine, it was moved to adopt the resolution setting the bid opening date on the issuance of $1.065 million dollars of bonds for 1:00 p.m. on June 23, 1988.

The Council then reviewed a request from the Mayor to consider a new ordinance to require local labor preference, prevailing wages and local bid preference on all City Public Improvement Projects. The Mayor indicated this ordinance was being submitted for Council consideration and for further study and review. The Mayor indicated he was not in favor of the proposal the sample ordinance on preference of local bidders if they were within 5% of the low bid. Councilmember Kemp indicated he also had a problem with this provision of the ordinance. Councilmember Sayles questioned the method and procedures for establishing the prevailing wage rates. Councilmember Brewer indicated this would be similar to what is required on certain Federal programs which establishes the minimum wage which must be paid to specific trades. There was a general discussion as to the quality of work performed by local and non-local contractors. The City Administrator indicated he did not feel there was a substantial difference. Councilmember Brewer disagreed, and stated that local contractors have a tendency to perform better work as they reside within the community. Several Councilmembers indicated they would like to have additional time to review the ordinance and discuss it with other individuals. The City Administrator asked if the City Council wanted the City Staff to provide information on the ordinance and Council indicated not at this time.

The Council then reviewed the problem with the various gravel and sand roads which are still left within the City Street System. It was noted that due to the extremely dry spring and summer, the City was receiving numerous dust complaints. It was indicated only $3,000 was appropriated in the FY 1988 Budget for dust control which had been spent in the summer of 1987. An additional $3,000 is available after July 1 but this amount would only provide an application for approximately one half of the graveled streets. It was noted the application of calcium chloride is only a very short term solution. The Council was also provided with a report from the City Engineer concerning a request for utilizing tree sap as a dust control measure. The City Engineer reviewed the information which he had received from the County who utilizes the sap on certain county roads. The cost of applications were also reviewed and there was general consensus that neither tree sap or calcium chloride is a long term solution to the problem.

The Council was provided with a list of each of the remaining gravel streets and estimated cost for applying a double seal coat which should provide five to six years of dust control and improve the riding surface. The estimated costs of the application is approximately $78,000. The City Administrator then reviewed the funding situation of the Road Use Tax Fund which support the City street maintenance program. The estimated year end balance on June 30, 1988 was $35,590 and $78,987 by June 30, 1989 based on the estimated increase in the Road Use Tax appropriation. It was noted that approximately $68,000 would be received above the amount estimated in the FY 1989 budget due to the gasoline tax increase signed by the Governor after the budget was adopted in March. However, it was noted these are only estimates and the City is receiving approximately $15,000 less than initially budgeted for FY 1988. It was noted these funds would be available to perform various street improvements or emergency repairs which are not anticipated in the budget. This could include a seal coating program or allocating additional funds for dust control with calcium chloride. The City Council requested the staff to prioritize the list of streets submitted which currently have gravel surface in regard to traffic volumes and severity of the dust problem. The City Administrator indicated staff would have a proposed listing back to the Council at the first meeting in July.

Council was informed the American Legion was holding an open house and dedication on Saturday, June 18, 1988 at 2:00 p.m. and the Mayor and Councilmembers were invited to the event.

The City Engineer indicated the Industrial Connector would be closed on June 20, 21, and 22 in order to permit the railroad to make improvements to the railroad crossing.

#11022 On motion by Councilmember Amerine, seconded by Councilmember Kemp, it was moved to go into Executive Session to initiate the annual review and evaluation of the City Administrator. The motion was approved unanimously.

#11023 On motion by Councilmember Kemp, seconded by Councilmember York, it was moved to go out of Executive Session. The motion was approved unanimously.

#11024 On motion by Councilmember York, seconded by Councilmember Kemp, it was moved to adjourn the meeting. The motion was approved unanimously.

The meeting adjourned at approximately 11:50 p.m.

Don LeMar, Mayor

ATTEST:

Soren Wolff, City Administrator