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COMMUNITY DEVELOPMENT

Planning,  
Zoning,  
Building Safety,  
Construction Inspection Services,  
Public Health,  
Housing Inspections,  
Code Enforcement

MEMORANDUM

**To:** Mayor and City Council Members  
**Cc:** Gregg Mandsager, City Administrator  
**From:** Steven Boka, Director of Planning, Zoning & Building Safety  
**Date:** June 13, 2011  
**Re:** Mad Creek Flood Project – 2<sup>nd</sup> Street Apartment Parking Lot Improvements

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**INTRODUCTION:** The City of Muscatine has entered into a Cooperation Agreement with the United States Army Corps of Engineers (USACE) for the design and construction of improvements to the Mad Creek Levee. Phase I of the Project has been completed And Phase II plans are out for review in anticipation of a bid letting in the very near future.

**BACKGROUND:** The City is responsible for the acquisition of all temporary and permanent easements necessary for the construction of Phase II. On October 7, 2010, the City Council approved a resolution establishing temporary and permanent easements acquired from the owners of the apartment building located at 903 East 2<sup>nd</sup> Street. That agreement provides for the city to construct and pay for the parking lot improvements being lost as a part of the Project. Prior to the improvements being constructed, a public hearing is required.

**RECOMMENDATION/RATIONALE:** The plans & specifications have now been prepared by the City's engineer for the parking lot improvements. Therefore, it is recommended that City Council approve the attached resolution establishing a public hearing to consider the plans, specifications, form of contract, engineers cost estimate and establishing a bid opening date for the project known as the "Second Street Apartment Parking Lot Improvements".

**BACKGROUND INFORMATION:**

1. Resolution
2. Public Notice

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION SETTING THE TIME AND PLACE TO  
CONDUCT A PUBLIC HEARING ON THE PLANS,  
SPECIFICATIONS, FORM OF CONTRACT, COST ESTIMATE,  
AND ESTABLISHING A BID OPENING DATE RELATED TO  
THE 2<sup>nd</sup> STREET PARKING LOT IMPROVEMENTS.**

**WHEREAS**, The City Council has for the City of Muscatine, Iowa, has undertaken several improvement related to the Mad Creek Levee Improvements Project; and

**WHEREAS**, As a part of the Project, the City of Muscatine was required to obtain an easement from the owners of the apartment building located at 903 East 2<sup>nd</sup> Street; and

**WHEREAS**, The easement requires the City to construct and relocate a part of the parking lot serving the apartments that is needed for the Mad Creek Flood Control Project; and

**WHEREAS**, The City Council wishes to conduct a public hearing concerning the plans, specifications, cost estimate, form of contract, and establish a bid opening date related to the parking lot improvements for the property located 903 East 2<sup>nd</sup> Street;

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to review and approve the plans, specifications, cost estimate, form of contract, and establish a bid opening date for the parking lot improvements for the apartment building located at 903 E. 2<sup>nd</sup> Street. Said hearing to be conducted at 7:00 P.M. on Thursday, July 7, 2011, in the City Hall Council Chambers.

**PASSED, APPROVED, AND ADOPTED** by the City Council for the City of Muscatine, Iowa, on this, the 16th day of June 2011.

Richard O'Brien, Mayor

ATTEST:

Gregg Mandsager, City Clerk

**PUBLIC NOTICE**

**PUBLIC NOTICE CONCERNING THE PLANS,  
SPECIFICATIONS, FORM OF CONTRACT, ESTIMATED  
CONSTRUCTION COSTS, AND  
ESTABLISHING A BID OPENING DATE FOR  
2<sup>ND</sup> STREET APRTMENT PARKING LOT IMPROVEMENTS**

Public Notice is hereby given that the City Council for the City of Muscatine, Iowa, will conduct a Public Hearing to review and approve plans, specifications, form of contract, estimated construction costs, and establish a bid opening date for the construction of parking lot improvements for the apartment building located at 903 East 2<sup>nd</sup> Street. Said improvements are directly related to the relocation of a portion of the parking lot and lighting that is necessary for the completion of Phase II of the Mad Creek Levee Improvement Project. This Public Hearing will be conducted on Thursday, July 7, 2011, at 7:00 p.m. in the City Council Chambers at City Hall.

All interested persons are invited to attend and comment on the project at that time.

Gregg Mandsager  
City Administrator