

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – November 6, 2014

Mayor Hopkins called the City Council meeting for Thursday, November 6, 2014, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread.

The meeting began with the Pledge of Allegiance.

Mayor Hopkins welcomed Boy Scout Troop 194 to the meeting.

Jodi Hansen provided an update on Blue Zones activities.

#22985. Councilmember Phillips, seconded by Councilmember Bynum, moved the Consent Agenda be approved as follows:

- Regular City Council minutes of October 16, 2014
- Renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Bull Pen Sports Bar, 1201 Grandview Avenue – Bull Pen Sports Inc. (pending inspections and insurance) and renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Hubble’s, 214 East 2<sup>nd</sup> Street – Hubble Hyink LLC (pending inspections and insurance)
- Reappointments of John Sayles and David Colton to the Planning and Zoning Commission and Jim Edgmond to the Zoning Board of Adjustment
- Filing of Communications 12A-E
- Bills for Approval totaling \$9,623,060.10

Vote – All ayes; motion carried.

**PUBLIC HEARING**

Mayor Hopkins stated a public hearing was being held concerning the proposed Urban Renewal Plan Amendment to the Consolidated Muscatine Urban Renewal Area

There were no oral or written petitions for or against the proposed amendment.

#22986. Councilmember Shihadeh moved the public hearing be closed. Seconded by Councilmember Natvig. All ayes; motion carried.

#22987. Councilmember Spread moved the resolution be adopted declaring necessity and establishing an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approving an Urban Renewal Plan Amendment for the 2014 Addition of the Consolidated Muscatine Urban Renewal Area. Seconded by Councilmember Phillips.

City Administrator Gregg Mandsager stated that anytime there is a proposal to add something to the Urban Renewal Plan, City Council is required to take action to amend the Urban Renewal Plan.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22988. Councilmember Fitzgerald moved the resolution be adopted authorizing an internal advance to the Tax Increment Revenue Fund for administrative and professional support costs. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22989. Councilmember Bynum moved the resolution be adopted authorizing an internal advance to the Tax Increment Revenue Fund for the Chamber Economic Development Program. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22990. Councilmember Shihadeh moved the resolution be adopted authorizing an internal advance to the Tax Increment Revenue Fund for the Small Business Forgivable Loan Program. Seconded by Councilmember Phillips. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22991. Councilmember Fitzgerald moved the resolution be adopted obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations coming due in the next succeeding fiscal year (Wal-View Developments). Seconded by Councilmember Spread.

City Administrator Mandsager stated this is the first time City Council has been required to do this. He stated this action will be required for each contract that has an annual appropriation clause.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22992. Councilmember Rehwaldt moved to approve the industrial waste contracts for the Transfer Station. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22993. Councilmember Fitzgerald moved the resolution be adopted accepting a Quit Claim Deed from BLC Real Estate LLC to the City of Muscatine for property located at 704 Clay Street. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22994. Councilmember Spread moved the resolution be adopted declaring real estate at 704 Clay Street as surplus and authorizing its disposal. Seconded by Councilmember Phillips. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22995. Councilmember Natvig moved the resolution be adopted setting a public hearing on the sale and transfer of public property (704 Clay Street) within the City of Muscatine for Thursday, December 4, 2014, at 7:00 p.m. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22996. Councilmember Fitzgerald moved the resolution be adopted approving an Easement Agreement and Memorandum of Understanding with Muscatine Plaza LLC. Seconded by Councilmember Rehwaldt.

City Administrator Mandsager, speaking in reference to #6 of the Memorandum of Understanding, asked that he be allowed to make a change indicating the city will be responsible for the grading, paving and concrete work for the property that is already part of the project and that paving of the adjacent property will be up to the purchaser.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22997. Councilmember Bynum moved to approve the submission of the Fiscal Year 2013/2014 Annual Financial Report to the State of Iowa. Seconded by Councilmember Rehwaldt. All ayes; motion carried.

#22998. Councilmember Natvig moved to approve the agreement for engineering and/or land surveying services with Anderson-Bogert Engineers & Surveyors Inc. in the amount of \$23,000 for the T-Hangar Connector Road Project at the Municipal Airport. Seconded by Councilmember Spread. All ayes; motion carried.

#22999. Councilmember Fitzgerald moved to approve Change Order #1 for the Forest Parkway Reconstruction Project. Seconded by Councilmember Rehwaldt.

Councilmember Fitzgerald stated he was surprised to see the amount of water in the subsurface. He further stated there must be numerous springs in that area.

Vote – All ayes; motion carried.

#23000. Councilmember Shihadeh moved to approve an easement agreement with Brian and Jamie Wolfe in the amount of \$9,722.01 for the Musser Park to Wiggins Road Trail. Seconded by Councilmember Phillips. All ayes; motion carried.

#23001. Councilmember Spread moved to approve the request from the Water Pollution Control Plant to approve the bid from ICS Healy-Ruff in the amount of \$50,800 for PLC and telemetry control system upgrades for three of the city's lift stations. Seconded by Councilmember Bynum.

Councilmember Rehwaldt asked what PLC stood for, and Water Pollution Control Director Jon Koch stated it stands for Programmable Logistics Control.

Councilmember Natvig asked how many lift stations still need to be converted.

Mr. Koch stated there are eight remaining and they will probably be done next year.

Vote – All ayes; motion carried.

#23002. Councilmember Fitzgerald moved to approve the 2015 City Council and Management Agenda. Seconded by Councilmember Natvig. All ayes; motion carried.

Under comments, Councilmember Natvig stated it was good to see the scouts at tonight's meeting.

City Administrator Mandsager asked Public Works Director Randy Hill to provide an update on the Colorado and Cedar Street projects.

Mr. Hill stated the plans are to have Colorado and Cedar streets opened before winter. He stated striping is being done on Colorado Street now and that sidewalks will probably be installed next spring. He stated the contractor is pouring the concrete roundabout on Cedar Street but there will still be work that will have to be finished in the spring. He stated the city is currently working with Muscatine Power & Water to get lights up and is working on the signage for the roundabout.

City Planner Andrew Fangman stated the City of Muscatine had been contacted by Mason City who provided some tips on marking the pavement in order to avoid confusion.

Councilmember Fitzgerald asked if the proposed trail will be concrete or asphalt, and Mr. Hill answered asphalt.

Councilmember Rehwaldt asked how students are getting to school, and Mr. Hill stated he did not know for sure.

Mayor Hopkins stated he attended a follow-up meeting to the October 18<sup>th</sup> citywide event and those in attendance had requested he ask City Council to become more involved with this activity.

#23003. Councilmember Shihadeh moved the meeting be adjourned at 7:30 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

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DeWayne Hopkins, Mayor

ATTEST:

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Gregg Mandsager, City Administrator