

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – December 4, 2014

Mayor Pro Tem Phil Fitzgerald called the City Council meeting for Thursday, December 4, 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.

Janice Brockett, 318 Monroe Street, who attends the Walnut Park Baptist Church, presented a poster to the City of Muscatine signed by members of the church thanking the City of Muscatine for the improvements to Colorado Street.

#23021. Councilmember Natvig, seconded by Councilmember Bynum, moved the Consent Agenda be approved as follows:

- Regular City Council minutes of November 20, 2014
- Renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for West Side Store, 2201 Houser Street – DJMB LLC (pending inspections); renewal of a Class “B” Beer Permit and Sunday Sales for Hong Kong Buffet, 2406 Park Avenue – Hong Kong Buffet Inc. (pending inspections and insurance); renewal of a Class “A” Liquor License, Outdoor Sales and Sunday Sales for Geneva Golf & Country Club, 3100 Bidwell Road – Geneva Golf & Country Club (pending inspections and insurance); renewal of a Class “C” Liquor License and Sunday Sales for Flaming Embers, 131 West 2nd Street – Flaming Embers Inc. (pending inspections and insurance); renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Las Lomas, 1519 Park Avenue – Juan Inc. (pending inspections and insurance); renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for GM Food Mart, 1127 Ripley Court – Nanak Express LLC (pending inspections and insurance); and renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Fast Ave One Stop, 2111 Park Avenue – BGA LLC (pending inspections and insurance)
- Filing of Communications 12A-F
- Bills for Approval totaling \$1,939,918.49

Vote – All ayes; motion carried.

PUBLIC HEARING

Mayor Pro Tem Fitzgerald stated a public hearing was being held concerning the proposed sale of city property at 704 Clay Street.

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

#23022. Councilmember Spread moved the public hearing be closed. Seconded by Councilmember Phillips. All ayes; motion carried.

#23023. Councilmember Rehwaldt moved the resolution be adopted authorizing the sale of city property, authorizing the waiving of all past taxes and special assessment fees, and setting aside proceeds from the sale for the city’s Housing Initiative (704 Clay Street). Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23024. Councilmember Spread moved the resolution be adopted approving an executed deed between the City of Muscatine and Daufeldt Transport Inc. for 704 Clay Street. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23025. Councilmember Bynum moved the resolution be adopted setting a public hearing on a proposed development agreement with Wal-View Developments Ltd./GSTC Logistics Inc. and authorizing annual appropriation tax increment payments not to exceed \$2,000,000. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23026. Councilmember Phillips moved the resolution be adopted setting a public hearing on a proposed development agreement with Riverview Hotel Development and authorizing annual appropriation tax increment payments not to exceed \$6,000,000. Seconded by Councilmember Rehwaldt. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23027. Councilmember Shihadeh moved to approve the first reading of an ordinance providing for the division of taxes levied on certain taxable parcels in the Consolidated Muscatine Urban Renewal Area pursuant to Section 403.19 of the Code of Iowa. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23028. Councilmember Spread moved to declare city property as surplus property and authorize its disposal on Public Surplus. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23029. Councilmember Spread moved to approve the request from the Water Pollution Control Plant to purchase pipe support brackets and closures for the Dredge Pipe Mad Creek Crossing Project from Contech Engineered Solutions in the amount of \$16,912. Seconded by Councilmember Phillips.

Councilmember Shihadeh asked if this project was a budgeted item.

WPCP Director Jon Koch stated it was. He stated that tonight's request is only a part of the project.

Councilmember Shihadeh asked if it was coming in below budget.

Mr. Koch stated this portion of the project came in over budget but it is expected that by the end of the project costs will be below the budgeted amount.

Mr. Koch explained why the project is being done the way it is.

Councilmember Rehwaldt, speaking in reference to the lab project, asked if it was nearing completion and Mr. Koch stated it was.

Vote – All ayes; motion carried.

#23030. Councilmember Natvig moved to approve the Annual Urban Renewal Report for fiscal year 2013/2014. Seconded by Councilmember Spread. All ayes; motion carried.

#23031. Councilmember Spread moved to approve the City Council rules as amended. Seconded by Councilmember Rehwaldt. All ayes; motion carried.

Under comments, City Administrator Gregg Mandsager stated the city has now launched its two loan programs, and the information can be found on the city's website. He stated there has been some

interest shown from small business owners with one looking to expand in the targeted area which runs from Mulberry Avenue to Pine Street and Mississippi Drive to 3rd Street.

Councilmember Natvig stated it was his understanding there is already one loan application for sewer and roof work.

City Administrator Mandsager stated that he was correct. He stated that First National Bank, Central State Bank, and Community Bank and Trust have partnered with the City of Muscatine to offer affordable loans for building improvements in the targeted areas.

He stated staff would love to see the forgivable loan program, which is similar to the block grant program, grow and expand. He stated it is a revival of the façade program.

Councilmember Rehwaldt asked if there are business that can be excluded.

City Administrator Mandsager stated the forgivable loan program has a whole host of exclusions.

Councilmember Rehwaldt asked if those exclusions included tattoo parlors, and City Administrator Mandsager answered yes.

#23032. Councilmember Shihadeh moved to go into Closed Session per Iowa Code 21.5 for the City Administrator's Evaluation and the potential for action to follow. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

Mayor Pro Tem Fitzgerald called the Closed Session to order at 7:28 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present was City Administrator Gregg Mandsager.

Discussion continued on the City Administrator Mandsager's contract following his November 13, 2014 evaluation.

#23033. Councilmember Shihadeh moved to leave the Closed Session at 8:48 p.m. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23034. Councilmember Spread moved to approve a \$3,000 merit increase to City Administrator Mandsager's base pay effective January 1, 2015. Seconded by Councilmember Phillips. All ayes; motion carried.

#23035. Councilmember Bynum moved the meeting be adjourned at 7:51 p.m. Seconded by Councilmember Spread. All ayes; motion carried.

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator