

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – December 18, 2014

Mayor Hopkins called the City Council meeting for Thursday, December 18, 2014, to order at 7:00 p.m. Councilmembers present were Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread.

The meeting began with the Pledge of Allegiance.

#23037. Councilmember Natvig, seconded by Councilmember Bynum, moved the Consent Agenda be approved as follows:

- Regular City Council minutes of December 4, 2014 and In-Depth City Council minutes of December 11, 2014
- Renewal of Taxicab Permits for Royal Taxi Cab LLC, 810 Park Avenue, Suite 4 – Amanda Haney and Non-Emergency Medical Transport Inc., 45 Colony Drive – Dana LaRue
- Filing of Communications 12A-C
- Bills for Approval totaling \$1,776,306.54

Vote – All ayes; motion carried.

PUBLIC HEARING

Mayor Hopkins stated a public hearing was being held concerning a proposed development agreement with Wal-View Developments Ltd./GSTC Logistics Inc. and annual appropriation tax increment payments not to exceed \$2,000,000.

Greg Jenkins of the Greater Muscatine Chamber of Commerce & Industry stated this project is good for the community and thanked everyone for their efforts.

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

#23038. Councilmember Spread moved the public hearing be closed. Seconded by Councilmember Bynum. All ayes; motion carried.

PUBLIC HEARING

Mayor Hopkins stated a public hearing was being held concerning a proposed development agreement with Riverview Hotel Development and annual appropriation tax increment payments not to exceed \$6,000,000.

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

#23039. Councilmember Shihadeh moved the public hearing be closed. Seconded by Councilmember Natvig. All ayes; motion carried.

#23040. Councilmember Fitzgerald moved the resolution be adopted approving the final plat for the Kleppe One Addition. Seconded by Councilmember Spread. All ayes: Councilmembers Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23041. Councilmember Phillips moved to adopt on final reading 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 Bynum. All ayes: Councilmembers Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23042. Councilmember Natvig moved the resolution be adopted approving the development agreement with Wal-View Developments and authorizing annual appropriation tax increment payments not to exceed \$2,000,000. Seconded by Councilmember Spread.

Councilmember Natvig asked City Administrator Gregg Mandsager for his comments concerning this project.

City Administrator Mandsager asked Councilmember Natvig if he was referring to the TIF rebates and he answered yes.

City Administrator Mandsager stated the TIF rebates come from revenues generated by the project and no other source.

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

#23043. Councilmember Phillips moved the resolution be adopted approving development agreement with Riverview Hotel Development and authorizing annual appropriation tax increment payments not to exceed \$6,000,000. Seconded by Councilmember Spread. All ayes: Councilmembers Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23044. Councilmember Spread moved the resolution be adopted accepting completed work and authorizing final payment to Langman Construction for the West Hill Area Sanitary and Storm Sewer Separation Project – Phase 2. Seconded by Councilmember Fitzgerald.

Councilmember Shihadeh asked for an update on what would be happening next with this project.

Public Works Director Randy Hill stated the project is on schedule and staff is currently putting together the specifications for Phase III which will be done in three consecutive years (2015, 2016, and 2017) but bid as one project. He stated the project is driven by the ability to pay for it. He stated the city has every intention of meeting the CSO deadline of 2028.

City Administrator Mandsager pointed out the house acquired as part of the project will be sold.

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

#23045. Councilmember Natvig moved the resolution be adopted accepting completed work for the 2014 Asphalt Overlay Program and authorizing final payment to Illowa Investments Inc. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23046. Councilmember Phillips moved to accept the Wellmark Foundation Grant Agreement in the amount of \$50,000 for the Safe Routes to School Sidewalk Connections. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23047. Councilmember Fitzgerald moved to approve two Stalker radar units for the Police Department in the amount of \$5,225. Seconded by Councilmember Spread. All ayes; motion carried.

#23048. Councilmember Bynum moved to approve the City of Muscatine's audit for the fiscal year ending June 30, 2014. Seconded by Councilmember Shihadeh.

Councilmember Natvig stated the city is fortunate to have staff who help the city on its budgeting and financial control.

Vote – All ayes; motion carried.

#23049. Councilmember Fitzgerald moved to approve the purchase of a zero turn mower for Greenwood Cemetery from Sinclair Tractor in the amount of \$7,760.04. Seconded by Councilmember Phillips. All ayes; motion carried.

#23050. Councilmember Bynum moved to approve the installation of permanent 4-way stop signs at Harrison and Plaza Place. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23051. Councilmember Spread moved to approve the issuance of a purchase order to Crawford Company in the amount of \$5,529 for plumbing work at the Water Pollution Control Plant's Lab Annex Project. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Under comments, City Council, City Administrator Mandsager, Administrative Secretary Fran Donelson, and Mayor Hopkins wished everyone a Merry Christmas.

Under other business, City Administrator Mandsager stated the first meeting in January falls on New Year's Day. He stated that as an alternative, the regular meeting could be combined with the January 8, 2015 In-Depth meeting.

It was the consensus of City Council that the two meetings be combined.

#23052. Councilmember Shihadeh moved to go into Closed Session at 7:20 p.m. per Iowa Code 21.5 to discuss pending litigation. Seconded by Councilmember Bynum. All ayes: Councilmembers Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

Mayor Hopkins called the Closed Session to order at 7:29 p.m. Councilmembers present were Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager, Public Works Director Randy Hill, Solid Waste Manager Laura Liegois, Finance Director Nancy Lueck, and Community Development Director David Gobin.

#23053. Councilmember Shihadeh moved to leave the Closed Session at 8:48 p.m. Seconded by Councilmember Spread. All ayes: Councilmembers Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22871. Councilmember Shihadeh moved the meeting be adjourned at 8:49 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator