

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – August 6, 2015

Mayor Pro Tem Phil Fitzgerald called the City Council meeting for Thursday, August 6, 2015, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Shihadeh, Bynum, and Phillips.

The meeting began with the Pledge of Allegiance.

Mayor Hopkins welcomed the city's new Housing Administrator Jodi Royal-Goodwin to the meeting.

City Administrator Gregg Mandsager stated she comes from Carroll, Iowa, but grew up in Wapello, Iowa.

#23082. Councilmember Shihadeh, seconded by Councilmember Fitzgerald, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes for July 16, 2015
- Appointment of Diana Gradert to the Library Board of Trustees
- Appointments of Greg Jenkins, Peg Heither, Tina Boldt, Robert Bahn, Beth Johnson, Anthony Loconsole, and Mary Wildermuth to the Convention & Visitors Board
- Reappointment of Mark LeRette to the Historic Preservation Commission
- Filing of Communications A-E
- Bills for Approval totaling \$2,165,384.58

Vote – All ayes; motion carried.

#23083. Councilmember Bynum moved the resolution be adopted releasing the real estate mortgage under the 2009 Community Development Block Grant Owner-Occupied Residential Rehabilitation Program for 1407 Mill Street. Seconded by Councilmember Phillips. All ayes: Councilmembers Rehwaldt, Fitzgerald, Shihadeh, Bynum, and Phillips. Motion carried.

#23084. Councilmember Fitzgerald moved the resolution be adopted awarding the contract for the T-Hangar Connector Road Project at the Municipal Airport to Muscatine Bridge Company in the amount of \$139,767.80. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Shihadeh, Bynum, and Phillips. Motion carried.

#23085. Councilmember Phillips moved to adopt the resolution awarding the contract for the Diana Queen Drive Construction Project to Heuer Construction in the amount of \$269,361.08 with an alternate bid for the installation of sidewalks on Steamboat Way in the amount of \$8,318.70 for a total contract amount of \$277,679.78. Seconded by Councilmember Fitzgerald.

Councilmember Fitzgerald asked if this contract will include sidewalks on Steamboat Way.

City Administrator Mandsager answered yes stating the sidewalk was included with the project as requested by City Council.

Vote – All ayes; motion carried.

#23086. Councilmember Rehwaldt moved to approve the request to enter into a subscription agreement with GovQA/WebQA for collecting digital data records for Community Development inspections. Seconded by Councilmember Shihadeh.

Councilmember Shihadeh asked what staff would be collecting.

Community Development Director David Gobin stated this program is for the collection of data on-site which will make staff's job much easier and more efficient. He stated once an inspection is made, a report will be generated on site.

Councilmember Fitzgerald asked about the cost of this program.

City Administrator Mandsager stated the upfront cost is \$12,000, the annual fee approximately \$9,500 and the initial setup fee approximately \$8,000. He stated the setup fee is a one-time fee. He stated the annual fee will be covered through the savings realized.

Councilmember Fitzgerald asked if it was for all inspection services.

Mr. Gobin stated the program will cover a number of the inspection applications.

Councilmember Fitzgerald asked if staff was on board with this new program.

Mr. Gobin answered yes. He stated staff is very excited about it.

Councilmember Shihadeh asked if this was a budgeted item.

City Administrator Mandsager answered yes except for the one-time setup fee. He stated that GovQA is a well-known national firm.

Councilmember Fitzgerald stated this was tried a number of years ago but was never used.

Mr. Gobin stated that Councilmember Fitzgerald had a valid point. He stated implementation of the program will start the first week in December. He stated the Community Development Department has a solid team. He stated the manual system has been used for way too long.

Vote – All ayes; motion carried.

#23087. Councilmember Fitzgerald moved the resolution be adopted setting a public hearing concerning the proposed vacation of utility easements on Baton Rouge Road for Thursday, August, 20, 2015, at 7:00 p.m. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Shihadeh, Bynum, and Phillips. Motion carried.

#23088. Councilmember Phillips moved the resolution be adopted adopting the City of Muscatine Bike and Pedestrian Master Plan. Seconded by Councilmember Bynum. All ayes: Councilmembers Rehwaldt, Fitzgerald, Shihadeh, Bynum, and Phillips. Motion carried.

#23089. Councilmember Shihadeh moved to approve a Billing Service Agreement with PCC at 7.5% of collections and to purchase a patient reporting system from ESO Solutions for \$8,746.50. Seconded by Councilmember Bynum.

Councilmember Rehwaldt stated it is his understanding the billing service will fight the city's battles.

Fire Chief Jerry Ewers stated he was correct. He stated the company will work with the patients, hospitals, insurance companies, and worker's compensation.

Councilmember Fitzgerald asked if we were going to keep up our percentage of returns.

Chief Ewers stated the city will probably see a better collection rate.

City Administrator Mandsager stated the annual savings will be approximately \$5,000 to \$6,000 a year.

Vote – All ayes; motion carried.

#23090. Councilmember Phillips moved to authorize the issuance of a purchase order to Surface America Inc. in the amount of \$66,072.60 for the Musser Park Playground Safety Surfacing Project. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23091. Councilmember Shihadeh moved to approve the purchase of a 2015 Ford F250 truck for Park Maintenance from Krieger Motor Company in the amount of \$32,143. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23092. Councilmember Bynum moved to approve the purchase of a mower for Parks & Recreation from Kunau Implement in the amount of \$40,949.17. Seconded by Councilmember Phillips. All ayes; motion carried.

#23093. Councilmember Rehwaldt moved to approve the contract with Phelps, The Uniform Specialists for uniform purchases for city employees. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23094. Councilmember Fitzgerald moved to declare city property as surplus and to authorize for its disposal on Public Surplus. Seconded by Councilmember Phillips.

Councilmember Fitzgerald asked that the light bar be removed from the list.

Vote – All ayes; motion carried.

#23095. Councilmember Rehwaldt moved to approve the closure of streets for the Merrill Hotel & Convention Center Project. Seconded by Councilmember Shihadeh.

Councilmember Bynum asked if residents have been notified of the street closures.

City Administrator Mandsager stated residents and the press will be notified of the street closures.

Councilmember Fitzgerald asked if the streets will be reopened once construction was completed, and City Administrator Mandsager answered yes.

Vote - All ayes; motion carried.

Speaking in reference to Item 11N which pertains to a proposed TIF agreement, Mayor Hopkins asked City Administrator Mandsager for a brief update.

City Administrator Mandsager stated this proposed request is for a very basic TIF agreement. He stated the developer did request an expedited repayment schedule of 6 years that will still be equal to a 10-year schedule. He stated the location of the project will be on Highway 61 across from Walmart. He stated

the only difference in the agreement is the expedited repayment schedule. He stated the developer would like to do the project in two phases.

Councilmember Fitzgerald asked if the developer will receive the TIF for just the first six years, and City Administrator Mandsager stated the repayment schedule would be six years for each phase of the project. He stated if the developer fails to meet the conditions of the agreement, the repayment schedule will not be triggered. He stated the city has a wide variety of these agreements and all of them meet the basic criteria that is always included in the TIF agreement.

Councilmember Rehwaldt asked if this agreement could be for anywhere in the City of Muscatine, and City Administrator Mandsager answered yes.

Councilmember Rehwaldt asked if this project would keep people from traveling to Davenport.

City Administrator Mandsager stated it probably would not. He stated this project is purely for economic development.

Councilmember Rehwaldt asked if this is where we really want the project to be located. He then stated that Muscatine will not be a better place to live with the addition of one more dentist or one more beauty salon.

City Administrator Mandsager stated the project will get this particular site cleared.

Councilmember Rehwaldt stated he has concerns about Highway 61 looking like Coralville. He then asked if the city has any leverage on the location of this project.

City Administrator Mandsager stated he does not know if the city has the leverage that we think we do with a TIF project. He stated it is all about the location and where folks want to be and that in this case it is by the highest Local Option Sales Tax (LOST) provider. He stated that if City Council wants to risk the loss of this development, they can do so.

Councilmember Rehwaldt stated he feels there is no value in any of the proposed retail operations.

Councilmember Fitzgerald stated he feels HON would be happy to see improvements at this proposed site.

City Administrator Mandsager stated the proposed TIF agreement is very basic in nature.

Under comments, Councilmember Rehwaldt stated he came across an emergency at a home on Lucas Street and was very impressed with the emergency personnel who responded. He stated they all deserved an A+.

City Administrator Mandsager stated that Emily Lofgren is now on board as Communications Manager and that she is doing a good job. He stated our social media traffic is 10 to 20 times higher than normal.

Mayor Hopkins thanked Councilmember Fitzgerald for filling in for him during his trip to China.

It was pointed out there will be no August In-Depth meeting.

#23096. Councilmember Shihadeh moved the meeting be adjourned at 7:35 p.m. Seconded by Councilmember Rehwaldt. All ayes; motion carried.

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DeWayne Hopkins, Mayor

ATTEST:

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Gregg Mandsager, City Administrator