

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – November 19, 2015

Mayor Hopkins called the City Council meeting for Thursday, November 19, 2015, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread.

The meeting began with the Pledge of Allegiance.

Mayor Hopkins stated it was his honor to present the Key to the City of Muscatine to a citizen who is a retired attorney, has been involved with many activities benefiting the city, was instrumental in making the Blue Zones Project a success in the community, and since 1985 has been a true friend to the Chinese. He asked that Joni Axel come forward to receive the Key to the City of Muscatine.

Ms. Axel thanked the Mayor and City Council for the honor.

Nancy Snaadt, who is Account Manager for Alliant Energy, stated she appreciates the opportunity she is given once a year to update City Council on Alliant's partnership with the city. She stated Alliant does have a service center located at 215 Oak Street which employs 18 people. She stated that she is involved with the Chamber and Economic Development and that Alliant was recognized as a 70 year member of the Chamber at its annual recognition dinner held earlier this year. She further stated that Alliant Energy is a taxpayer in the City of Muscatine.

Ms. Snaadt then talked about Alliant Energy's excellent rebate program and its \$1.1 investment in the community.

Councilmember Natvig asked how long the rebate program has been in place.

Ms. Snaadt stated Alliant Energy is mandated by the Iowa Utility Board to provide the rebate program for all classes which include residential, commercial, and industrial business programs. She stated the rebate program has been in place for many years and then explained the program in further detail.

Ms. Snaadt then explained the new billing system that will become effective in January or February.

Ms. Snaadt then thanked City Council for allowing her to make her presentation tonight.

City Administrator Mandsager stated the Public Works Department received a request from Tom Meeker for the closure of both lanes of traffic on 2nd Street between Iowa Avenue and Chestnut Street on November 29, 2015 and one lane on November 30, 2015 to allow for removal of the front of the building located at 120 W. 2nd Street. The front of the building will be removed on Sunday and cleanup will take place on Monday.

#23204. Councilmember Rehwaldt moved the request be approved. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23205. Councilmember Fitzgerald, seconded by Councilmember Bynum, moved the Consent Agenda be approved as follows:

- Approval of Regular City Council Minutes for November 5, 2015, Joint City Council/County Board of Supervisor Minutes for November 9, 2015, and In-Depth City Council Minutes for November 12, 2015
- Renewal of a Class "B" Wine Permit, Class "C" Beer Permit, Class "E" Liquor License and Sunday Sales for Kum & Go #436, 501 Cedar Street – Kum & Go LC (pending inspections);

renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Kum & Go #437, 709 Grandview Avenue – Kum & Go LC (pending inspections); and renewal of a Class “B” Native Wine Permit, Class “C” Liquor License, and Sunday Sales for GeoJohnz, 203 East 2nd Street – GeoJohnz LLC (pending inspections and insurance)

- Approval of request from MP&W for closure of Cypress Street from W. 6th Street to W. 5th Street to allow for valve work from November 30, 2015 through December 4, 2015
- Filing of Communications 12A-C
- Approval of Bills for Approval totaling \$1,679,919.17

Vote – All ayes; motion carried.

#23206. Councilmember Fitzgerald moved the resolution be adopted approving the final plat for the Muscatine Pointe Subdivision. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23207. Councilmember Bynum moved the resolution be adopted approving the final plat for the Martin’s Subdivision. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23208. Councilmember Spread moved the resolution be adopted approving the plans, specifications, form of contract, cost estimate, and setting the bid opening date for electrical upgrades at the Municipal Airport. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23209. Councilmember Shihadeh moved the resolution be adopted authorizing the assessment of unpaid nuisance abatement costs to private properties in the amount of \$15,122.86. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23210. Councilmember Natvig moved the resolution be adopted accepting the Quit Claim Deed from Sodarock Properties LLC for the Mulberry Avenue from Palms Drive to Houser Street Reconstruction Project. Seconded by Councilmember Bynum. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23211. Councilmember Spread moved the resolution be adopted setting a public hearing concerning the declaration of Parcel JJ (former Colorado Street right-of-way) as surplus property and offering said real estate for sale for Thursday, December 3, 2015, at 7:00 p.m. Seconded by Councilmember Bynum. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23212. Councilmember Natvig moved the resolution be adopted setting a public hearing concerning the declaration of Parcel KK (former Colorado Street right-of-way) as surplus property and offering said real estate for sale for Thursday, December 3, 2015, at 7:00 p.m. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23213. Councilmember Spread moved the resolution be adopted setting a public hearing concerning the declaration of Parcel LL (former Colorado Street right-of-way) as surplus property and offering said real estate for sale for Thursday, December 3, 2015, at 7:00 p.m. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

Councilmember Rehwaldt left the meeting at 7:15 p.m.

#23214. Councilmember Fitzgerald moved the request be approved from the Fire Department for the issuance of a purchase order in the amount of \$146,995 to Foster Coach for a new ambulance. Seconded by Councilmember Bynum.

Councilmember Bynum asked why the trade-in amount was only \$3,000.

Fire Chief Jerry Ewers stated when bids were solicited, they were for the ambulance itself. He stated he is being conservative with the \$3,000 because that is what Foster Coach is willing to give us. He stated there is no resale value for the ambulance. He stated the amount being presented tonight is under budget because of the trade-in amount. He asked that the purchase order be approved in an amount not to exceed \$146,995.

There was discussion concerning manufacturers of the existing ambulances.

Councilmember Bynum asked what the cost will be for the equipment.

Chief Ewers stated there is no additional cost because they will be transferring the current equipment into the new ambulance.

Vote – All ayes; motion carried.

Community Development Director David Gobin gave a power point presentation on proposed changes to the Building Fee Schedule. He stated the last known change to the fee schedule was in 2005. He stated there has been an increase in the number of inspections per permit due to changes in regulations over the last 10 years. He also stated the proposed changes will bring Muscatine in line with comparable growing communities that now include Iowa City, Davenport, and Cedar Rapids.

Mr. Gobin stated the proposed changes include the launching of a new electronic inspection program in January for field use which will improve field efficiency and permit tracking, the addition of a building plan review process which is different from the site plan review process, and developing the ability for the public to access, order and pay for building permits online. He then explained the difference between the building plan review and the site plan review process.

Mr. Gobin stated the proposed building program fee changes will lean more toward the percentage of a job project. He then reviewed the current fees that are charged and the fees being proposed.

Councilmember Spread asked for an explanation on the proposed percentage based fees. He stated a large project could be quite costly.

Mr. Gobin stated the fees will be built on a graduated scale. Speaking in reference to the sub-permit fees (electrical, plumbing, mechanical), the permit extension fees will include a \$50 administrative fee and 50% of the building permit fee. He stated the proposed fee schedule will be much more clean and easy to use.

Mr. Gobin then reviewed the fees of market area cities and like-sized cities that showed where the city is now and where it would be with the proposed fee changes. He also reviewed the comparison charges by market areas for commercial permits and comparison charges for like-sized cities for residential permits. He stated the proposed fees would increase revenues approximately 24% to 30%. He stated that up to 25% of residential and commercial permit revenues would be for plan review fees.

Councilmember Shihadeh asked what we are doing with the generated fees, and Mr. Gobin stated the city is not generating the fees yet and that tonight's presentation is a proposed game plan which is as follows:

- Present a comprehensive review to City Council by December 2015
- Conduct public meetings in December 2015 or January 2016 with stakeholders
- Provide a resolution to City Council for a new fee schedule in January or February 2016
- Target January or February 2016 implementation

Councilmember Fitzgerald stated that early on Mr. Gobin had said something about receiving the schematics for electrical, plumbing, and mechanical work prior to construction. He asked if that is also expected on a \$150,000 residential property.

Mr. Gobin answered yes. He stated that currently plans are received in a variety of ways.

Councilmember Fitzgerald stated he understands what Mr. Gobin is saying; however, the layout of say the plumbing system will probably not be provided by the builder.

There was discussion concerning the proposed Little Caesar's project and the fact there are no drawings because it is so small.

Mr. Gobin stated the plans could be drawn or written.

There was further discussion concerning the proposed changes to the Building Permit Fee Schedule.

#23215. Councilmember Shihadeh moved the meeting be adjourned at 7:40 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator