

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – June 2, 2016

Mayor Broderson called the City Council meeting for Thursday, June 2, 2016, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Harvey.

The meeting began with the Pledge of Allegiance.

#23437. Councilmember Natvig, seconded by Councilmember Fitzgerald, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – May 19, 2016
- Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Hy-Vee Mainstreet, 510 East 6th Street – Hy-Vee Inc. (pending inspections) and request for renewal of a Class “B” Native Wine Permit and Special Class “C” Liquor License for Tantra Thai Bistro, 101 West Mississippi Drive – CNY Group Inc. (pending inspections)
- Request approved from Lyndsey El Bahi for Use of City Property for Bicycle Fund Raiser/Possible Car Show June 25, 2016
- Request approved from Missipi Brewing Company for Use of City Property on the 4th of July
- Request approved from Missipi Brewing Company Use of City Property for RAGBRAI Celebration/Street Dance on July 29-31, 2016
- Request approved from Travis McConnaha/KTBF Hotrod Gear for Use of City Property for Hot Rod Car Cruise/Show on August 27, 2016
- Filing of Communications 12A-B
- Approval of Bills for Approval totaling \$7,090,721.27

Vote – All ayes; motion carried.

#23438. Councilmember Harvey moved to adopt the ordinance on final reading amending Title 7, Chapter 5 of the City Code pertaining to automated traffic enforcement and directed for its publication as required by law. Seconded by Councilmember Bynum. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Harvey. Motion carried.

#23439. Councilmember Natvig moved the resolution be adopted accepting completed work for the Airport Electrical System Project and authorizing final payment to Voltmer Inc. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Harvey. Motion carried.

#23440. Councilmember Bynum moved the resolution be adopted approving the contract and bond from Langman Construction in the amount of \$1,888,269.94 for the Mulberry Avenue Improvement Project. Seconded by Councilmember Harvey.

Councilmember Harvey asked when the project would get underway and when it would be completed.

City Engineer Jim Edmond stated the city would like to see the project begin sometime within the next two weeks. He asked that the contract documents be signed at tonight’s meeting to help expedite the project. He then stated it will be completed sometime this fall with the grading and seeding to take place next spring. He stated the contractor is ready to begin when the contract has been approved and signed by the Iowa Department of Transportation.

Councilmember Rehwaldt asked for a quick update on the airport runway project.

Mr. Edmond stated paving began today and will be done in four sections.

Vote - All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Harvey.
Motion carried.

#23441. Councilmember Fitzgerald moved the resolution be adopted setting a public hearing on the proposed first amendment to the Option and Lease Agreement with Crown Castle Towers 05 LLC for the cell tower located at Greenwood Cemetery for Thursday, June 16, 2016, at 7:00 p.m. Seconded by Councilmember Harvey.

There was discussion concerning the escalators to be included in the lease agreement.

City Administrator Mandsager stated the proposed amendment includes 3% annual escalators, a 15% one-time increase when the agreement goes into effect, and a one-time \$5,000 payment when the amendment is executed.

Vote - All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Harvey.
Motion carried.

#23442. Councilmember Harvey moved to approve Amendment #1 to the Professional Services Agreement with HBK Engineering for the Community Development Block Grant Downtown Revitalization Project. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23443. Councilmember Natvig moved to approve the Memorandum of Understanding for the 2016 Justice Assistance Grant Direct Award. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23444. Councilmember Fitzgerald moved to approve the extension of the agreement with Lutheran Homes to operate and maintain the liquid sludge storage lagoon, the public sanitary sewer, and to apply liquid sludge on agricultural land. Seconded by Councilmember Natvig.

Councilmember Rehwaldt asked if there was some kind of treatment plant located out there.

WPCP Director Jon Koch stated there was until about 1986 when Lutheran Homes was connected to the city sewer system and the lagoon was installed to store biosolids.

City Administrator Mandsager stated the city also disburses biosolids over the land.

Councilmember Rehwaldt asked how many acres are covered with the biosolids.

Mr. Koch stated approximately 600 acres.

Councilmember Harvey asked if there are restrictions on how much of the biosolids can be applied.

Mr. Koch stated there is an agronomic rate the city follows.

Councilmember Rehwaldt asked how far the biosolids are injected into the soil, and Mr. Koch answered approximately eight inches.

There was discussion on the equipment used for this process.

Councilmember Saucedo asked how many extensions to the lease there have been.

City Administrator Mandsager stated this is the second extension of the contract that was originally entered into in 1986.

Vote – All ayes; motion carried.

#23445. Councilmember Fitzgerald moved to approve the contractual agreement between the City of Muscatine and Muscatine Community College for video production and cablecast services. Seconded by Councilmember Harvey.

There was discussion concerning proposed equipment upgrades.

City Administrator Mandsager stated that tonight's action only concerns the video production and cablecast services MCC provides to the city. He stated equipment replacement could be brought forward during budget sessions if City Council chooses to do so.

Vote – All ayes; motion carried.

The final item on the agenda for discussion was an update on the Mall TIF Agreement.

City Administrator Mandsager stated he was looking for a consensus from City Council tonight to begin the process of ending the current TIF Agreement with the Muscatine Mall and beginning the process of establishing a new TIF Agreement for two adjacent parcels.

City Administrator Mandsager stated the mall property recently sold and the new owners are asking that the current TIF Agreement be rescinded. He stated it would be in the best interest of the city to work with the mall owners as the TIF obligation is an outstanding liability that counts against the city's debt limit.

City Administrator Mandsager stated City Council will be asking to disband the current mall agreement followed by action to approve a new agreement for the adjacent properties. He stated staff would like to bring this matter before City Council as quickly as possible.

There was a consensus from City Council to move forward on rescinding the current mall TIF Agreement and creating a new TIF Agreement for the adjacent parcels.

Under comments, Mayor Broderson read the "Ragged Old Flag" in honor of Memorial Day and for Flag Day which is June 14, 2016.

Councilmember Harvey moved the meeting be adjourned at 7:25 p.m.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator