

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – October 6, 2016

Mayor Broderson called the City Council meeting for Thursday, October 6, 2016, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread.

The meeting began with the Pledge of Allegiance.

Mayor Broderson swore in Firefighters Brett Becker, Justin McCarthy, Kyle Moser, Kyle Nickels, Trevor Levins, and Nathan Cruchelow.

#23562. Councilmember Spread, seconded by Councilmember Harvey, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – September 15, 2016
- Request on first reading for a new Class “C” Beer Permit, Class “B” Wine Permit, Class “E” Liquor License and Sunday Sales for Express Mart, 4804 S Highway 61 – AVIYA LLC (pending inspections); renewal for a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Aldi, Inc. #05, 3200 Northport Drive – Aldi, Inc. (pending inspections); renewal for a Class “B” Wine Permit, Class “C” Liquor License, Outdoor Service and Sunday Sales for Salvatore’s, 313 East 2<sup>nd</sup> Street – Salvatore’s By Papa Reno (pending inspections); renewal for a Class “C” Liquor License, Outdoor Service and Sunday Sales for Missipi Brewing Company, 107 Iowa Avenue – R & D Operations, Limited (pending inspections and insurance); and renewal for a Class “B” Native Wine Permit, Class “C” Beer Permit and Sunday Sales for A & E Convenience, 4701 South Highway 61 – A&E Convenience, LLC (pending inspections)
- Appointment of John Wojtecki to the Library Board of Trustees
- Filing of Communications 12A-B
- Bills for Approval totaling \$7,089,567.41

Vote – All ayes; motion carried.

**PUBLIC HEARING**

Mayor Broderson stated this public hearing concerns the ongoing Community Development Block Grant Construction Project.

Community Development Planning Coordinator Adam Thompson provided an overview on the work that has taken place to date on the façade work in the downtown area. He stated that approximately 23 buildings will receive façade historic renovations. He stated the project should be completed by the end of October.

Mr. Thompson then provided a brief overview of the bio-cell project. He stated work has been completed on the project. He stated the plants have been ordered and planting will start on October 10, 2016.

There were questions and comments from City Council that were addressed by Mr. Thompson.

#23563. Councilmember Harvey moved the public hearing be closed. Seconded by Councilmember Spread.

#23564. Councilmember Harvey moved the ordinance be adopted on final reading amending Title 10, Chapters 4 and 5 of the City Code, Floodplain Management Regulations, and directed for its publication as required by law. Seconded by Councilmember Saucedo. All ayes: Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23565. Councilmember Fitzgerald moved the resolution be adopted awarding the contract and approving the contract and bond for the Sidewalk Construction Project. Seconded by Councilmember Harvey.

There were questions from City Council concerning the bids received and the city's sidewalk replacement policy that were addressed by City Engineer Jim Edmond and City Administrator Gregg Mandsager.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23566. Councilmember Fitzgerald moved the resolution be adopted approving the final plat for the County Park Subdivision. Seconded by Councilmember Spread.

There were questions from City Council that were answered by Eric Furnas who was present representing the Muscatine County Board of Supervisors.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23567. Councilmember Fitzgerald moved the resolution be adopted setting a public hearing for Thursday, October 20, 2016, at 7:00 p.m. for a proposed Development Agreement with KRE LLC including annual appropriation tax increment payments in an amount not to exceed \$155,000. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23568. Councilmember Harvey moved the resolution be adopted setting a public hearing for Thursday, October 20, 2016, at 7:00 p.m. for a proposed Development Agreement with Harrison Lofts LLC including annual appropriation tax increment payments in an amount not to exceed \$675,000. Seconded by Councilmember Spread.

There were questions from City Council concerning this housing project that were addressed by City Administrator Mandsager.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23569. Councilmember Fitzgerald moved to approve the resolution authorizing the assessment of unpaid abatement costs and rental inspection fees in the amount of \$14,820.46 to private properties. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23570. Councilmember Rehwaldt moved the resolution be adopted setting a public hearing for Thursday, October 20, 2016, at 7:00 p.m. on the lease of certain premises located at the Municipal Airport for Fixed Base Operations. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Bynum, and Spread. Motion carried.

#23571. Councilmember Spread moved the resolution be adopted setting a public hearing for Thursday, October 20, 2016, at 7:00 p.m. on the vacation of utility easements in the Riverbend Second Addition (3222 Clermont Drive). Seconded by Councilmember Saucedo. All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

#23572. Councilmember Harvey moved to approve the proposal from Braun-Intertec of Cedar Rapids in the amount of \$14,270 for supplemental soil borings for the Mississippi Drive Corridor Project. Seconded by Councilmember Fitzgerald.

There were questions from City Council that were addressed by City Engineer Jim Edgmond.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Saucedo, Harvey, and Spread. Motion carried.

City Administrator Mandsager, speaking in reference to the request to close Dick Drake Way for replacement of the existing railroad crossing, requested that City Council table this matter until the City Council meeting for October 20, 2016 to give CP rail time to demonstrate that this maintenance is required.

#23573. Councilmember Spread moved to table this matter as requested by City Administrator Mandsager. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23574. Councilmember Saucedo moved to approve the contract from Total Maintenance Inc. at an annual sum of \$8,988 for HVAC maintenance at the Public Safety Building. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23575. Councilmember Harvey moved to approve the proposal from McDaniels Marketing in the amount of \$22,607 for a nine-month campaign in digital marketing. Seconded by Councilmember Saucedo. All ayes; motion carried.

#23576. Councilmember Spread moved to approve Contract Modification No. 2 for the Community Development Block Grant Downtown Revitalization Storm Water Project. Seconded by Councilmember Harvey.

Community Development Planner Adam Thompson gave an explanation on how the bio cell will work and then answered questions from City Council.

Vote – All ayes; motion carried.

#23577. Councilmember Fitzgerald moved to approve Contract Modification No. 3 for the Community Development Block Grant Downtown Revitalization Façade Project. Seconded by Councilmember Harvey. All ayes; motion carried.

Under comments, Councilmember Saucedo stated he has received many positive comments on the ongoing façade renovations. He then asked for an update on the Mulberry Avenue Reconstruction Project.

City Engineer Jim Edgmond explained what has already been paved and what the next two paving sessions will involve. He stated work will be completed before Thanksgiving. He stated that he cannot guarantee sidewalks will be done this construction season. He stated it is possible the sidewalks will have to be done in the spring.

Councilmember Harvey reminded everyone of the last “Second Saturday” to be held in downtown Muscatine this Saturday. He invited everyone to come down and enjoy the activities.

Mayor Broderson stated this month's Coffee with the Mayor will be held on October 29, 2016 at 9:00 a.m. at the Riverside Café which is in Ward 3.

Mayor Broderson then stated she is having a food drive to fill the Food Pantry located at 315 Iowa Avenue. She stated the Food Pantry, which is located in the back of the building, is open on Monday, Wednesday and Friday from 8:00 a.m. to 10:30 a.m. She stated that plastic sacks are also needed.

Councilmember Harvey moved the meeting be adjourned at 8:08 p.m.

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Diana Broderson, Mayor

ATTEST:

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Gregg Mandsager, City Administrator