

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – July 20, 2017

Mayor Diana Broderson called the City Council meeting for Thursday, July 20, 2017, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread.

The meeting began with the Pledge of Allegiance.

Ralph Burr, 3015 Allen Street, was present to talk about the drainage/sewer issues in his neighborhood. He explained why he feels the sewer system does not work properly. He stated it has gone on for too long and he feels something needs to be done.

There was discussion by City Council concerning Mr. Burr's sewer system issue.

#23020. Councilmember Rehwaldt, seconded by Councilmember Harvey, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – July 6, 2017
- In-Depth City Council Minutes – July 13, 2017
- Renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Pearl City Tobacco & Liquor Outlet, 200 Green Street – BGA, LLC (pending inspections) and renewal of a Class “C” Liquor License, Catering, Sunday Sales and Outdoor Service for Port City Underground, 208 West 2nd Street – Lacey Henderson-Mueller (pending inspections and insurance)
- Request approved for use of city property for the 2017 Homecoming Parade on September 14, 2017
- Request approved for use of city property for the 2017 Senior March on September 15, 2017
- Request approved to close Alley #2 Between Cedar and Walnut Streets
- Receive and File of Communications 12A-D
- Bills for Approval totaling \$5,536,533.55

Vote – All ayes; motion carried.

#23021. Councilmember Spread moved the resolution be adopted approving the contract and bond from All American Concrete in the amount of \$403,889.10 for the 2017 Cleveland Street Reconstruction Project. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23022. Councilmember Natvig moved the resolution be adopted approving the contract and bond from Illowa Investments in the amount of \$519,250.10 for the 2017 Asphalt Overlay Program. Seconded by Councilmember Saucedo. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23023. Councilmember Saucedo moved the resolution be adopted approving the contract and bond from Rittmer Inc. in the amount of \$622,608 for the Landfill Cell 5 Construction Project. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23024. Councilmember Harvey moved the resolution be adopted approving the assessment of unpaid abatement costs and unpaid rental inspection fees to private properties. Seconded by Councilmember Spread.

There were questions and comments from City Council that were addressed by City Administrator Gregg Mandsager and Community Development Director David Gobin.

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

#23025. Councilmember Saucedo moved the resolution be adopted approving the final plat for the replat of Lots 5 and 6 of the Spring Valley Ranchettes. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23026. Councilmember Spread moved the resolution be adopted approving the final plat for the WDS Subdivision. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23027. Councilmember Saucedo moved to approve the purchase of real estate located at 1011 First Avenue. Seconded by Councilmember Spread. All ayes; motion carried.

#23028. Councilmember Harvey moved to approve the bid from Bryant Roofing in the amount of \$26,458 for repairs to the Diffused Air Flotation (DAF) building at the Water Pollution Control Plant. Seconded by Councilmember Natvig. All ayes; motion carried.

#23029. Councilmember Spread moved to approve the issuance of a purchase order to Pierce Manufacturing in the amount of \$1,119,493 for a Pierce 2018 Arrow-XT Aerial 100' Steel Platform aerial truck. Seconded by Councilmember Harvey.

There were questions and comments from City Council that were addressed by Fire Chief Jerry Ewers.

Vote – All ayes; motion carried.

#23030. Councilmember Fitzgerald moved to approve the bid from Rogan in the amount of \$33,600 for the purchase and installation of a tunnel scale at the Transfer Station. Seconded by Councilmember Harvey. All ayes; motion carried.

#23031. Councilmember Natvig moved to approve the Annual Services Contract with Barker Lemar Engineering Consultants for the landfill beginning on July 1, 2017 and ending on June 30, 2020 for a total of \$76,155. Seconded by Councilmember Harvey. All ayes; motion carried.

#23032. Councilmember Saucedo moved to approve the Regulatory Assistance Contract with Barker Lemar Engineering Consultants for the landfill for fiscal year 2018 in the amount of \$15,000. Seconded by Councilmember Spread. All ayes; motion carried.

#23033. Councilmember Harvey moved to authorize the issuance of a purchase order to KE Flatwork in the amount of \$38,784.25 for building a foundation and providing a floor for the existing landfill building and a purchase order to Goodwin House Moving Inc. in the amount of \$24,000 for moving the building. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23034. Councilmember Rehwaldt moved to authorize the poetry group to install sidewalk poetry at five locations in the downtown area. Seconded by Councilmember Natvig. All ayes; motion carried.

#23035. Councilmember Fitzgerald moved to approve Change Orders 002, 003, 004, 005, and 006 for the Mississippi Drive Corridor Project. Seconded by Councilmember Harvey. All ayes; motion carried.

#23036. Councilmember Natvig moved to approve the request from the Police Department for the purchase of two detective vehicles from Krieger Motors in the amount of \$38,782. Seconded by Councilmember Saucedo. All ayes; motion carried.

At this time, discussion began on the property located at 5th Street and Mulberry Avenue.

City Administrator Gregg Mandsager stated there are two things going on right now and they are acquisition of the property and its eventual sale.

Community Development Planning Coordinator Adam Thompson stated that Michael Maharry, Chair of the Historic Preservation Commission, is trying to find someone to rehabilitate the building which would keep the city from taking down another historic property. He stated staff has met with a mason who is confident the building is salvageable. He stated there are currently three parties interested in rehabilitating the property.

Mr. Thompson stated the city does not own the property and is currently reaching out to the property owners to acquire the property. He stated if unable to do so, the city will go through the 657A process that would provide a clear title to the property within 60 days.

Mr. Thompson stated that once the city acquires the property, it could be put up for sale; however, the prevailing recommendation is to sell the property through the bidding process.

There were questions and comments from City Council that were addressed by City Administrator Mandsager and Planning Coordinator Thompson.

Councilmember Rehwaldt stated that Doctor Maharry should be recognized for working toward trying to save the building.

Councilmember Rehwaldt then asked for a report on the Mississippi Drive Corridor Project.

City Engineer Jim Edmond stated the contractor has managed to get sanitary sewer constructed to Chestnut Street and the wheels are in motion to abandon the old water main on Chestnut Street and to pressurize the new one and to make room for the sanitary sewer to be installed at Iowa Avenue and Mississippi Drive.

Mr. Edmond stated that tomorrow the contractor will start up Chestnut Street with sanitary sewer so that the hotel can start its masonry work on Monday. He stated City Council should be pleased with the progress going forward.

Councilmember Rehwaldt asked if it would be possible to meet an August completion date.

Mr. Edmond stated the completion date for Mississippi Drive and other streets, excluding Chestnut Street, is scheduled for the second week of October. He stated Chestnut Street will not be finished until the hotel is done with its masonry work.

Councilmember Saucedo wanted the public to know there is a tremendous amount of work going on in the community right now which is a good thing. He stated the inconvenience being experienced now will be worth it in the end.

Councilmember Rehwaldt asked if some type of signage could be put up letting everyone know that businesses affected by the construction on Mississippi Drive are still open.

Councilmember Natvig stated he is encouraged by the work he is seeing on Mississippi Drive; however, he agrees with Councilmember Rehwaldt that businesses in that area are struggling.

Mayor Broderson stated the owner of Port City Underground has voiced concern about how the Mississippi Drive project is affecting business.

City Administrator Mandsager stated that both the CVB and Chamber have been in touch with the owners of Port City Underground.

Mayor Broderson stated that Fran Riley would be having a program highlighting the Greenwood Cemetery steps.

Mayor Broderson stated that Coffee with the Mayor will take place at 9 a.m. on Saturday, July 29, 2017, at Happy Joe's on Lake Park Boulevard.

Councilmember Harvey moved the meeting be adjourned at 8:00 p.m.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator