

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

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

The meeting began with the Pledge of Allegiance.

A gentleman from Blue Grass, Iowa, who is employed by Ryan & Associates located in the Quad Cities, was present to ask that employees of the company who are picketing in Muscatine be allowed to place signs in the city's right-of-way.

Ralph Burr, 3015 Allen Street, stated he was once again present to talk about the sewer issue in his basement.

City Administrator Gregg Mandsager stated that Mr. Burr had received a settlement from the insurance company for the damages.

Mr. Burr stated the insurance company had not paid him enough money. He then left photos of damages caused by a 2014 sewer backup in his basement.

#23073. Councilmember Rehwaldt, seconded by Councilmember Saucedo, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – August 17, 2017
- First reading on a new Class “C” Liquor License for Osaka Sushi Steak House LLC, 1903 Park Avenue, Suite 48 – Osaka Sushi Steak House LLC (pending inspections and insurance); second reading on a new Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Super Saver Liquor of Muscatine, 1510A Isett Avenue – Sonia A. Asad (pending inspections); second reading on a new Class “C” Liquor License and Sunday Sales for Mamma Mia Italian Restaurant LLC, 226 East 2nd Street, Suite 101 – Feim Veseli (pending inspections and insurance); Outdoor Service Permit for Missipi Brewing Co., 107 Iowa Avenue – David Armstrong (pending inspections); Outdoor Service Permit for Hy-Vee Mainstreet, 510 East 6th Street – Hy-Vee Inc. (pending inspections); renewal of a Class “C” Beer Permit and Sunday Sales for Casey’s General Stores #1484, 1111 Oregon Street – Casey’s Marketing Company (pending inspection); renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Buffalo Wild Wings, 2608 – 2nd Avenue – Blazin Wings Inc. (pending inspections); renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Express Mart, 4804 S. Highway 61 – Aviya LLC – (pending inspections); renewal of a Class “B” Native Wine Permit for Flowers on the Avenue, 1138 East 9th Street – Flowers on the Avenue (pending inspections); renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for American Legion Club, 110 S. Houser Street – Edward H Bitzer Post No. 27 (pending inspections); and Cigarette Permit for Super Saver Liquor of Muscatine, 1510A Isett Avenue – Sonia A. Asad
- Request approved from Missipi Brewing Company, 107 Iowa Avenue, for use of city property for an expanded outdoor service area on September 15, 2017
- Request approved from the Muscatine History & Industry Center for use of city property for shopping and eating by “Model A Cars” on September 21, 2017
- Request approved from First Presbyterian Church for use of city property for Trunk and Treat on October 22, 2017

- Request approving application for Revitalization Property Tax Abatement – Wayne and Lee Seefeldt
- Request approved from N.J. Miller Inc. for closure of North Port Drive for installation of sanitary sewer anticipated the week of September 11, 2017
- Proclamation Declaring September 9, 2017 as “Kindness and Courage Day”
- Proclamation Declaring October 14, 2017 as “Sound the Alarm Day”
- Proclamation Celebrating Diversity in Our Communities and Denouncing Hate Groups
- Request to Establish Trick-or-Treat Night for Tuesday, October 31, 2017, from 5:30 to 7:30 p.m.
- Filing of Communications 12A-E
- Bills for Approval totaling \$5,242,630.40

Vote – All ayes; motion carried.

Mayor Broderson then read the proclamations that were approved under the Consent Agenda. She presented signed proclamations for “Kindness and Courage Day” to families present who have children currently battling cancer or who have died from cancer.

Mayor Broderson then announced that Trick-or-Treat night will be Tuesday, October 31, 2017, from 5:30 to 7:30 p.m.

#23074. Councilmember Natvig moved the resolution be adopted setting a public hearing for Thursday, October 5, 2017, at 7:00 p.m. on the proposed annexation to and within the City of Muscatine. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread. Motion carried.

#23075. Councilmember Fitzgerald moved the resolution be adopted setting a public hearing for Thursday, September 21, 2017, at 7:00 p.m. on the HNI Community Center and Musser Public Library Project. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread. Motion carried.

#23076. Councilmember Fitzgerald moved to approve the request from the Police Department to declare four squad car light bars as surplus to allow for sale or disposal. Seconded by Councilmember Harvey. All ayes; motion carried.

#23077. Councilmember Rehwaldt moved to approve Change Order #1 for the Landfill Cell #5 Construction Project. Seconded by Councilmember Harvey. All ayes; motion carried.

#23078. Councilmember Natvig moved to approve the continuation of the contract with the Louisa Regional Solid Waste Agency from August 1, 2017 through July 31, 2020 for residential household hazardous waste services. Seconded by Councilmember Spread. All ayes; motion carried.

#23079. Councilmember Fitzgerald moved to authorize the issuance of a purchase order to BMW Builders II in the amount of \$16,200 for art center sidewalk repairs. Seconded by Councilmember Bynum.

There were questions and comments from City Council that were addressed by Public Works Director Brian Stineman and City Administrator Gregg Mandsager.

Vote – All ayes; motion carried.

#23080. Councilmember Spread moved to authorize the issuance of a purchase order to Muscatine Community College in the amount of \$9,355.65 for City Hall cable equipment upgrades. Seconded by Councilmember Natvig.

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

Vote – All ayes; motion carried.

Finance Director Nancy Lueck then gave a presentation on proposed parking changes as follows:

- **Second Street** – Change the current “Free Parking up to 3 hours once per day in each parking space” to “Free Parking up to 2 hours once per day in each block” to discourage individuals from parking for longer time periods and moving their cars from space to space after the current time limit has expired. The proposed 2-hour limit would be consistent with the limits on the current 2-hour meters in other areas of the downtown.

Ms. Lueck stated that implementation of this proposal would require the adoption of a resolution by City Council with the proposed changes.

- **New Parking Spaces (19) on Sycamore Street between 4th and 5th Streets** – These spaces are being created as part of the Kum & Go construction project. It is proposed that these spaces be designated as leased parking spaces with rates consistent with leased parking in other lots. Adding the leased spaces along Sycamore Street would increase the availability of leased parking for both the public and city staff.

Ms. Lueck stated this recommendation would require an ordinance change adding the block on Sycamore Street from 4th and 5th streets to the Downtown Parking Zone and also a resolution designating these spaces as leased parking.

There were questions and comments from City Council that were addressed by Ms. Lueck.

- **Parking on Mississippi Drive (after construction completed)** – It is proposed these spaces be designated (at least initially) as Free Parking with a 2-hour limit.

Ms. Lueck stated this change would also be done by resolution.

There were questions and comments that were addressed by Ms. Lueck and City Administrator Mandsager.

The last item on the agenda was the presentation of a proposed tax increment financing request.

City Administrator Mandsager stated that the business owner of White Distribution and Supply, Michael White, is requesting the basic TIF at a rate of 50% for 10 years. He stated that information provided by Mr. White indicates the proposed project will generate approximately 15 new jobs at an average wage of \$16.75 per hour and will generate construction of a 100,000-square foot building at a cost of \$6,000,000 on property recently acquired and proposed for voluntary annexation into the city.

City Administrator Mandsager stated staff is taking a closer look at the study done for the Highway 38/61 Connector as there is a strong interest in that area as well. He stated staff may be asking City Council to capture additional TIF in this area.

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

It was the consensus of City Council to move forward with the TIF preparation process.

Under comments, Councilmember Rehwaldt asked that staff very carefully examine the Whiteway Hotel for code violations.

City Administrator Mandsager stated that nothing can be done until the environmental assessment has been completed. He stated the building cannot be removed until the assessment is done. He stated he will look into the matter to see if there is anything the city can do.

Councilmember Saucedo stated he would not be attending the September In-Depth meeting.

Councilmember Bynum announced that he will not be running for the 4th Ward due to health reasons.

Councilmember Harvey reminded everyone of the Second Saturday event this weekend. He then asked about the 5th and Mulberry situation.

City Administrator Mandsager stated that all of the paperwork has been filed for the 657A process. He stated he will ask Adam Thompson for an update.

Mayor Broderson stated she had received a call about the Longfellow house on Locust Street stating that it is in very bad shape.

Mayor Broderson stated that Bob Kemper was killed in a car accident earlier this week. She asked for prayers for his family and for the other family as well.

Mayor Broderson reminded everyone of Coffee with the Mayor on September 23, 2017 and also about the Fireball Run that will take place September 26, 2017.

Councilmember Harvey moved the meeting be adjourned at 7:55 p.m.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator