

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – October 19, 2017

Mayor Diana Broderson called the City Council meeting for Thursday, October 19, 2017, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Spread, and Harvey.

The meeting began with the Pledge of Allegiance.

Mayor Broderson stated that Lea Franklin-Braun has generously donated a photograph to the City of Muscatine. Ms. Franklin-Braun made the presentation to the city. She stated the picture was taken at the Lock & Dam.

#23105. Councilmember Fitzgerald, seconded by Councilmember Saucedo, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – October 5, 2017
- In-Depth City Council Minutes – October 12, 2017
- Renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Aldi, Inc. #05, 3200 Northport Drive – Aldi, Inc. (pending inspections) and renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Dollar General #7027, 2000 Cedar Plaza Drive – Dolgencorp LLC (pending inspections)
- Cigarette Permit for Rasta Lion Glass LLC, 211 East 2<sup>nd</sup> Street – Tyler Ralfs through June 30, 2018
- Application Approved for Commercial/Industrial Tax Abatement for Basulto Properties
- Filing of Communications 12A-D
- Bills for Approval totaling \$4,362,371.23

Vote – All ayes; motion carried.

Mayor Broderson then read the proclamation declaring October 24, 2017 as “United Nations Day”.

#23106. Councilmember Spread moved to adopt on final reading an ordinance amending Title 7, Chapter 9, Section 4 to extend the Downtown Parking Zone and directed for its publication as required by law. Seconded by Councilmember Saucedo. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23107. Councilmember Fitzgerald moved to approve the second reading of an ordinance rezoning real estate in the City of Muscatine from R-3 Residential to R-L Large Scale Residential for the proposed Oak Park Development Project in the City of Muscatine. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23108. Councilmember Fitzgerald moved to approve the first reading of an ordinance authorizing changes and/or omissions in City Code Sections Title 6, Chapter 8, Title 13, Chapter 3, and Title 15, Chapter 8. Seconded by Councilmember Natvig.

There was discussion by City Council concerning Title 6-8-13 that was addressed by City Administrator Gregg Mandsager.

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

#23109. Councilmember Spread moved the resolution be adopted authorizing the implementation of “Free Parking up to 3 hours once per day in each block”. Seconded by Councilmember Harvey.

There were questions from City Council that were answered by Finance Director Nancy Lueck.

Jeff Osborn, 970 Lucas Street, passed out a survey he had done earlier in the day concerning parking in the downtown area. He also explained why parking was removed in 2007. He stated the majority of those who participated in the survey prefer three hours of parking once per day on all of 2<sup>nd</sup> Street.

#23110. Councilmember Spread moved to amend the original motion and change the parking on 2<sup>nd</sup> street to “Free Parking up to 2 hours once per day in each block”. Seconded by Councilmember Saucedo.

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

Vote on amendment – Five ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, and Spread. One nay: Councilmember Harvey. Motion carried.

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

#23111. Councilmember Natvig moved the resolution be adopted accepting the completed work for the Kent Stein to Deep Lakes Trail Project and authorizing final payment to Illowa Investment Inc. Seconded by Councilmember Saucedo. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23112. Councilmember Harvey moved the resolution be adopted setting a public hearing for Thursday, November 2, 2017, at 7:00 p.m. on the proposed vacation of a utility easement on Diana Queen Drive. Seconded by Councilmember Saucedo. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23113. Councilmember Rehwaldt moved the resolution be adopted authorizing the assessment of unpaid abatement costs and unpaid rental inspection fees to private properties. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23114. Councilmember Fitzgerald moved to approve the Annual Financial Report to the State of Iowa for the year ended June 30, 2017. Seconded by Councilmember Spread. All ayes; motion carried.

#23115. Councilmember Spread moved to approve the Annual Urban Renewal Report to the State of Iowa for the year ended June 30, 2017. Seconded by Councilmember Harvey. All ayes; motion carried.

#23116. Councilmember Natvig moved to approve the 20-year right-of-way lease agreement with Pearl View Condominiums LLC for construction of a stairway or stoop for the adjoining building. Seconded by Councilmember Harvey. All ayes; motion carried.

#23117. Councilmember Harvey moved to approve the purchase of a rain shed cover for the Muscatine County Landfill in an amount not to exceed \$34,000. Seconded by Councilmember Spread. All ayes; motion carried.

#23118. Councilmember Spread moved to authorize the issuance of a purchase order for Quiet Zone railroad crossing upgrades to Smith Seeding in the amount of \$64,736. Seconded by Councilmember Harvey.

City Administrator Mandsager stated this is for the installation of sidewalks, black metal internal fencing, and chain link external fencing.

Vote – All ayes; motion carried.

#23119. Councilmember Saucedo moved to approve a real estate exchange agreement with the Muscatine Downtown Investors Group (Meekers). Seconded by Councilmember Spread. All ayes; motion carried.

#23120. Councilmember Saucedo moved to approve three Letters of Support for Oak Park Development, Muscatine Landing, and Miller-Valentine as part of their application process to the Iowa Finance Authority for tax credits. Seconded by Councilmember Spread. All ayes; motion carried.

#23121. Councilmember Natvig moved to approve the Muscatine Pearls of Progress Fund within the Community Foundation of Greater Muscatine. Seconded by Councilmember Harvey. All ayes; motion carried.

At this time, Water Pollution Control Director Jon Koch, speaking in reference to the MARRVE Project, stated it has been expanded to include an old digester conversion of \$800,000. He stated the addition of the digester conversion really needs to be included as part of the project and explained why.

City Administrator Mandsager stated the high strength receiving station is a budgeted part of the project; however, the digester conversion is not.

Mr. Koch stated there is no CNG involvement at this time. He stated tonight's presentation has to do with how the gas is made.

Jay Brady of Stanley Consultants stated the thing that has changed with this project is that Mr. Koch has continued to reach out to people. He stated there are people who already want to use the new facility.

There were questions and comments that were addressed by Mr. Koch.

City Administrator Mandsager stated the project documents will be brought back for City Council action.

The final item on the agenda was discussion on the 5<sup>th</sup> Street storm water issue.

Public Works Director Brian Stineman stated conversations have been taking place with HNI representatives about flooding near the Cypress Street plant. He stated they are asking for assistance in storm water management at this location. He stated the company is willing to help expedite construction by managing the project. He stated he wanted to make City Council aware that these conversations have been taking place and will likely be submitted for City Council approval at the November 2, 2017 City Council meeting.

City Administrator Mandsager stated a meeting was held earlier today and the project was narrowed down. He explained what HNI is proposing

There was discussion asked what kind of flooding the plant was experiencing and the pumps currently in use.

Councilmember Rehwaldt asked when discussion would take place concerning Ralph Burr's sewer issues, and City Administrator Mandsager stated it would take place during the November In-Depth meeting.

Under comments, Councilmember Natvig stated he was glad to see businesses taking advantage of the city's property tax abatement program.

Councilmember Rehwaldt asked for an update on the Mississippi Drive Corridor Project.

City Engineer Jim Edgmond stated the project is going very nicely. He stated that on Friday of last week, the city got access to Chestnut Street. He stated the sanitary sewer work has been completed and paving is tentatively scheduled for Tuesday and Wednesday of next week. He stated the upper and lower lots will be paved as well. He stated there was a bit of a snag with the installation of utilities due to rock issues. He stated the problem may be solved and he will know more tomorrow morning.

Mr. Edgmond stated that the last of the concrete will be poured tomorrow morning on Cleveland Street and it should be open soon.

Mr. Edgmond then stated that most of 5<sup>th</sup> Street is done.

Councilmember Rehwaldt, speaking in reference to the fuel dock on the riverfront, asked if there is any reason why a pump cannot be installed that doesn't require an attendant.

City Administrator Mandsager stated he would look into the matter and get back to City Council.

Councilmember Rehwaldt stated the neighbors on Iowa Avenue near the Fulliam Avenue intersection are concerned about the condition of the house that was moved from the Art Center to Iowa Avenue a number of years ago.

Community Development Director David Gobin stated the house has been posted for lack of utilities, windows, etc.

City Administrator Mandsager stated the next step for this property is to either fix it or demolish it.

Councilmember Spread asked everyone to remember that the Historic Preservation Commission felt this house was valuable.

Councilmember Rehwaldt asked if there had been any type of contract between the city and property concerning the property when it was moved.

Mr. Gobin stated there is an agreement but there was no deadline stipulated for repairs.

Mayor Broderson stated the problem is that the condition of the house in question affects the value of neighboring homes.

Councilmember Fitzgerald stated that numerous homes have been moved in the past and the city never had any problems. He stated he feels the city should never allow another house to be moved without some type of agreement in place.

City Administrator Mandsager stated this would be a good opportunity for City Council if they wanted to proceed with acquiring the title for the property. He stated acquiring the title for the property at 5<sup>th</sup> and Mulberry is taking longer than expected. He stated that if City Council wanted to obtain clear title to the property on Iowa Avenue, 657 would be the way to go.

Councilmember Fitzgerald stated it should not be much of an issue with the property owner.

Mr. Gobin stated it has been posted for no occupancy.

City Administrator Mandsager stated the city could do minimal repairs or demolish the property at the city's expense and then place it on the tax rolls.

Councilmember Fitzgerald stated the problem is that no one is going to buy the property.

Mr. Gobin recommended we start the process for acquiring the property, and City Council was in agreement.

Councilmember Saucedo reminded everyone about the ribbon cutting taking place tomorrow for the Deep Lakes Park trail project.

Mayor Broderson reminded everyone there is no City Council meeting next week. She also stated that Coffee with the Mayor will take place Saturday at Happy Joe's on Lake Park Avenue beginning at 9:00 a.m.

Mayor Broderson stated this is Domestic Violence Month and asked everyone to wear purple.

Councilmember Harvey moved the meeting be adjourned at 8:30 p.m.

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Diana Broderson, Mayor

ATTEST:

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Gregg Mandsager, City Administrator