

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – March 1, 2018

Mayor Diana Broderson called the City Council meeting for Thursday, March 1, 2018, to order at 7:00 p.m. Councilmembers present were Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm.

The meeting began with the Pledge of Allegiance.

#23272 Councilmember Fitzgerald, seconded by Councilmember Spread moved the March 1, 2018 agenda be amended to include an additional resolution under Item 11-I for the Utility Franchise Fee. All ayes: motion carried.

Greg Jenkins, President and CEO of the Greater Muscatine Chamber of Commerce and Industry came forward to address the City Council and the public. Mr. Jenkins stated he supports the referendum to renew the Local Option Sales Tax. He encouraged citizens to vote on Tuesday March 6<sup>th</sup> stating that without this local option tax to support the West Hill Sewer Separation Project, Muscatine residents could be paying for it with higher property taxes or increased sewer rates.

John Sayles from the Muscatine Trails Committee came forward to present to the City of Muscatine an award from 1000 friends of Iowa. This award was given to Muscatine for winning the Best Project in 2017 in the transportation category, for the four and one-half mile trail extending from Kent Stein Park to Deep Lakes Park.

#23273. Councilmember Brackett, seconded by Councilmember Saucedo, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – February 15, 2018
- Special Meeting City Council Minutes – February 15, 2018
- Request for use of city property from Muscatine Power & Water for a 5K run on June 9, 2018.
- Request for use of city property from Muscatine Area Farmer’s Market for the Farmers Market to be held in Lot 7 at Third Street and Cedar Street from May through October 2018.
- Request to Approve Application for Commercial/Industrial Tax Abatement for Brad & Rachel Roeth, Hershey Firehouse LLC.
- Request to Approve Application for Commercial/Industrial Tax Abatement for Basolto Properties LLC.
- From the Mayor 9A
- Filing of Communication 12A-F
- Bills for Approval totaling \$2,983,052.34

Vote - All ayes; motion carried.

**PUBLIC HEARING**

Mayor Broderson stated this public hearing concerns the proposed amendment #1 to the City Budget for the Fiscal Year ending June 30, 2018.

There were no written or oral petitions for or against the proposed amendment.

#23274. Councilmember Spread moved that the public hearing be closed. Seconded by Councilmember Saucedo. All ayes; motion carried.

### **PUBLIC HEARING**

Mayor Broderson stated this public hearing concerns the proposed adoption of the Budget and Certification of Taxes for Fiscal Year 2018/2019.

There were no written or oral petitions for or against the proposed budget.

At this time Finance Director Nancy Lueck came forward to give a presentation on the 2018/2019 budget summary. Ms. Lueck explained where the city money comes from and how the funds are used. She stated that the property tax rate for the City of Muscatine has not increased for the last nine years and is at \$15.67/\$1000 valuation. Ms. Lueck explained how property taxes were decided and where the money goes and discussed in greater detail the General Fund, Enterprise Funds, and Capital Project Fund summaries. Ms. Lueck concluded by stating that the budget is based on known factors at the time the public hearing was and discussed several concerns for the upcoming year and beyond.

City Administrator Gregg Mandsager thanked City Staff and City Council for all working together to create the 2018/2019 budget.

#23275. Councilmember Brackett moved that the public hearing be closed. Seconded by Councilmember Harvey. All ayes; motion carried.

#23276. Councilmember Brockert moved to adopt the resolution approving amendment #1 to the 2017/2018 City Budget. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23277. Councilmember Malcolm moved to adopt the resolution approving the Budget and Certification of Taxes for Fiscal Year 2018/2019. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23278. Councilmember Brackett moved to adopt the resolution approving the Restated Plan for the 2013 Housing Revitalization Area. Seconded by Councilmember Spread.

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

Vote - All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23279. Councilmember Fitzgerald moved to approve the first reading of an ordinance amending Ordinance #92403-0513, designating an Area of Muscatine Iowa as the 2018 Amendment to the 2013 Muscatine Housing Urban Revitalization Area. Seconded by Councilmember Brackett. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23280. Councilmember Harvey moved to adopt the resolution declaring Parcel ID#0835352024 as surplus property and offering said real estate for sale. Seconded by Councilmember Brockert. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23281. Councilmember Fitzgerald moved to adopt the resolution authorizing the sale of surplus city property to Muscatine Downtown Investors, LLC and approving the executed deed on the sale of the

property. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23282. Councilmember Brockert moved to adopt the resolution setting a public hearing for March 15, 2018, regarding the Designation of the Expanded Consolidated Muscatine Urban Renewal Area and on the Urban Renewal Plan Amendment. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23283. Councilmember Fitzgerald moved to adopt the resolution setting a public hearing for March 15, 2018, regarding additional action on proposals to enter into General Obligation Loan Agreement and to borrow money thereunder. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23284. Councilmember Malcolm moved to adopt the resolution setting a public hearing for March 8, 2018, regarding increasing the Utility Franchise Fee for Interstate Power and Light Company. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23285. Councilmember Harvey moved to Adopt the resolution Approving a Revenue Purpose Statement for the Use of Expenditure of Revenues from the Natural Gas Utility Franchise Fee. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23286. Councilmember Bracket moved to adopt the resolution approving the Non-Union Pay Plan for Fiscal Year 2018/2019. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23287. Councilmember Brockert moved to adopt the resolution setting a public hearing for April 5, 2018 regarding the application for State and Federal Transit Funds. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23288. Councilmember Bracket moved to adopt the resolution approving Sidewalk or Street Café Easement for Avenue Subs. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23289. Councilmember Brackett moved to approve the issuance of a purchase order to Dive Rescue International in the amount of \$9,996.96, for the purchase of a Zodiac boat, motor, and accessories. Seconded by Councilmember Spread. All ayes: motion carried.

#23289. Councilmember Brockert moved to approve a professional service contract with Martin & Whitacre for the Grandview Avenue Project right of way survey. Seconded by Councilmember Saucedo. All ayes: motion carried.

#23290. Councilmember Fitzgerald moved to approve issuance of a purchase order to Chad Eichelberger dba Thompson Trucking in the amount of \$29,626, for the removal of compost from the Transfer Station Compost Site. Seconded by Councilmember Harvey.

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

Vote - All ayes: motion carried.

Under comments: Councilmember Brockert urged residents to vote on March 6, 2018 regarding the Local Option Sales Tax.

Councilmember Saucedo stated he appreciated all the work done to keep the city taxes the same for the last 9 years. He also thanked the Public Works Department for their hard work on filling potholes. Mr Saucedo also encouraged citizens to attend the March 22<sup>nd</sup> special meeting regarding Mississippi Drive Corridor Project.

Councilmember Malcom stated he was very impressed after attending the last Traffic Committee meeting. He stated they were very forward thinking and is glad to have them to do what they do. Councilmember Malcom also encouraged citizens to go and vote on March 6, 2018.

Councilmember Fitzgerald stated he had two residents comment to him on the wording on the ballot and they thought the money would be going to the county. Councilmember Fitzgerald stated that the money from the Local Option Tax would stay in the City. He encouraged citizens with any questions to contact him or someone else in the city to get answers.

Councilmember Brackett stated he would like to propose an ad hoc committee to evaluate the issues that have come up between the City and County regarding inspections and building permits. Mr Brackett stated he would like a group to perform surveys on how those that have had inspections and permits feel the process went.

City Administrator Gregg Mandsager stated this would have to be put on a future agenda.

Councilmember Brackett asked that it be put on the March 8<sup>th</sup> In-depth agenda.

Councilmember Fitzgerald stated in his opinion an ad hock committee was a bit overkill and that the city needed to get more information from the county.

Community Development Director Dave Gobin came forward to state that the city rates for permits have not changed since 2005. He stated that prior to the agreement with the city, the county residents and businesses were not used to having to work with code compliance. Mr. Gobin stated the effective date on the letter was March 31, 2018 and asked if the Mayor would be willing to send a letter asking for an extension.

Councilmember Brackett then thanked the Public Works Department for their work on the pot holes.

City Administrator Gregg Mandsager reminded everyone of the March 22, 2018 meeting regarding the Mississippi Drive Corridor Project.

Mayor Broderson encouraged citizens to go to city website to report pot holes for Public Works to take care of.

Mayor Broderson stated that the Compost Site will open on March 17<sup>th</sup>.

Mayor Broderson thanked Dan Stein and the China Initiative Group for putting together a wonderful concert for the citizens of Muscatine.

Councilmember Harvey moved the meeting be adjourned at 8:18 p.m.

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Diana Broderson, Mayor

ATTEST:

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Gregg Mandsager, City Administrator