

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – March 15, 2018

Mayor Pro Tem, Allen Harvey, called the City Council meeting for Thursday, March 15, 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.

At this time there was a moment of silence to honor former Councilmember Bob Bynum.

Ralph Burr, 3015 Allen Street, came forward to discuss with council the sewer issue that affects his residence, and stated he feels the city should run new sewer lines over Houser Hill to fix the problem.

Fay Eder, Clark House, came forward to ask City Council why Karla Escobar was now working half days at Clark House and half days at Sunset Park.

City Administrator, Gregg Mandsager, stated that it was part of the HUD Funding shortage and that Karla was able to manage both locations. He stated that Housing Director Jodi Royal-Goodwin and the housing team put together a plan to make sure all housing areas were covered.

Councilmembers Harvey and Brackett asked if there had been any problems that had arisen because of her absence and Ms. Elder could not state any problems.

#23291. Councilmember Brackett, seconded by Councilmember Spread moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – March 1, 2018
- In-Depth City Council Minutes – March 8, 2018
- Request on first reading on a new Class “C” Liquor License for Retro Pizza LLC, 801 Oregon Street, Suite 3 – Nelson Cruz (pending inspections)
- Request on first reading on a new Class “B” Wine permit, Class “C” Beer Permit and Sunday sales for White Oak Station #79, 709 Grandview Avenue – White Oak Station LLC (pending inspections)
- Request approval for Use of City Property for 4<sup>th</sup> of July on July 4, 2018
- Request approval for Use of City Property for 4<sup>th</sup> of July Parade on July 4, 2018
- From the Mayor 9A-B
- Filing of Communication 12A-B
- Bills for Approval totaling \$1,589,578.89

Vote - All ayes; motion carried.

**PUBLIC HEARING**

Mayor Pro Tem Harvey stated this public hearing concerns the proposed amendment to the Consolidated Muscatine Urban Renewal Area and designating an expanded Consolidated Muscatine Urban Renewal Area pursuant to Chapter 403, Code of Iowa, by adding and including recently annexed property.

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

#23292 Councilmember Fitzgerald moved that the public hearing be closed. Seconded by Councilmember Brackett. All ayes; motion carried.

### **PUBLIC HEARING**

Mayor Pro Tem Harvey stated this public hearing concerns a proposal to enter into a General Obligation Essential Purpose Loan Agreement, in a principal amount not to exceed \$3,235,000, for the purpose of (1) acquiring a fire truck; (2) planning, designing, and constructing physical plant, apron and hangar improvements at the municipal airport; (3) improving and equipping existing municipal parks; (4) and constructing and installing sanitary sewage treatment system improvements.

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

#23293. Councilmember Fitzgerald moved that the public hearing be closed. Seconded by Councilmember Brackett. All ayes; motion carried.

### **PUBLIC HEARING**

Mayor Pro Tem Harvey stated this public hearing concerns a proposal to enter into a General Obligation Public Buildings Loan Agreement, in a principal not to exceed \$570,000, for the purpose of remodeling the municipal library and the HNI Community Center and constructing building and grounds improvements for public buildings.

There were no written or oral petitions for or against the proposed Agreement

#23294. Councilmember Brackett moved that the public hearing be closed. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

### **PUBLIC HEARING**

Mayor Pro Tem Harvey stated this public hearing concerns a proposal to enter into a General Obligation Recreational Trails Loan Agreement, in a principal amount not to exceed \$530,000, for the purpose of constructing recreational trail improvements for the local share of the Kent Stein to Deep Lakes Park Trail and the new Westside Trail.

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

#23295. Councilmember Spread moved that the public hearing be closed. Seconded by Councilmember Brackett. All ayes; motion carried.

#23296. Councilmember Brockert moved to adopt the resolution declaring necessity and establishing an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and to approve Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area. (White Distribution Area) Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23297. Councilmember Brockert moved to approve the first reading of an ordinance providing for the division of taxes levied on taxable property in the March 2018 Consolidated Muscatine Urban Renewal Area Addition, pursuant to Section 403.19 of the Code of Iowa. (White Distribution & Supply LLC) Seconded by Councilmember Brackett. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23298. Councilmember Spread moved to adopt the resolution authorizing and combining loan agreements, approving the future issuance of General Obligation Corporate Purpose Bonds and providing for the levy of taxes to pay the same. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23299. Councilmember Fitzgerald moved to adopt, on second and final reading, an ordinance amending Ordinance #91191-0410 to increase the Utility Franchise Fee for Interstate Power and Light. Seconded by Councilmember Malcolm. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23300 Councilmember Spread moved to waive the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed.

#23301. Councilmember Spread moved to adopt, on second and final reading, 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 Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23302. Councilmember Brackett moved to adopt the resolution setting public hearing on the proposed development agreement with White Distribution & Supply, LLC, including annual appropriation Tax increment payments. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23303. Councilmember Spread moved to adopt the resolution authorizing the Assessment of unpaid abatement costs and unpaid rental inspection fees to private properties. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23304. Councilmember Malcolm moved to adopt the resolution authorizing a sidewalk or street café easement agreement for Boonie's on the avenue – 214 Iowa Avenue. Seconded by Councilmember Brackett.

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

City Administrator Gregg Mandsager stated that there would be code changes coming soon to include approving of outdoor dining agreements on the Consent Agenda.

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

#23305. Councilmember Malcolm moved to adopt the resolution approving a seasonal pay plan to be effective April 1, 2018 and changing the pay grade for Seasonal Equipment Operator and Lead Groundskeeper. Seconded by Councilmember Harvey.

There were questions and comments from City Council that were addressed by Human Resources Manager, Stephanie Romagnoli and City Administrator Gregg Mandsager.

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

#232306. Councilmember Brackett moved to Adopt the resolution setting public hearing on the disposal of surplus property no longer needed by the City. Seconded by Councilmember Brockert.

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

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

#23307. Councilmember Brackett moved to approve a request for the issuance of a purchase order in the amount of \$28,553.70 to Conference Technologies for the purchase of audio-visual equipment for the library.

There were questions and comments from City Council that were addressed by Library Director, Pam Collins.

Vote - All ayes: Motion carried.

#232308. Councilmember Fitzgerald moved to approve a request for the issuance of a purchase order in the amount of \$27,931.72 to Lucas Communications for the purchase of communications service and equipment for the library. Seconded by Councilmember Spread. All ayes: Motion carried.

#23309. Councilmember Brackett moved to approve a request to purchase a tarp machine to be used at the landfill. Seconded by Councilmember Brockert. All ayes: Motion carried.

#23310. Councilmember Fitzgerald moved to approve a request to purchase a zero-turn lawn mower for the airport. Seconded by Councilmember Brackett.

There were questions and comments from City Council that were addressed by Community Development Coordinator, Adam Thompson.

Vote - All ayes: motion carried.

#23311. Councilmember Brackett moved to approve a request on the application for Federal Opportunity Zone Designation. Seconded by Councilmember Spread.

There were questions and comments from City Council that were addressed by City Administrator Gregg Mandsager and Community Development Coordinator Adam Thompson.

Vote - All ayes: motion carried.

#23312. Councilmember Saucedo moved to approve a request to enter into a Professional Services Agreement with Impact 7G for the assessment and evaluation of asbestos at properties located at 507 and 515 East 2<sup>nd</sup> Street. Seconded by Councilmember Brackett. All ayes: motion carried.

#23313. Councilmember Spread moved to approve a request to enter into a Professional Services Agreement with Martin & Whitacre for the West Hill Sewer Separation Phase Four staking and record drawing. Seconded by Councilmember Malcolm. All ayes: motion carried.

#23314. Councilmember Brackett moved to approve a request to set the dates for Spring Clean-Up Week dates for April 23-27, 2018. Seconded by Councilmember Spread.

There were questions and comments from City Council that were addressed by City Administrator Gregg Mandsager and Solid Waste Manager Kristy Korpi.

Vote - All ayes: motion carried.

Under comments: Councilmember Brockert reminded residents of the 4<sup>th</sup> Ward about the monthly meeting Monday, March 19<sup>th</sup> at 7:00 p.m. to be held at the South End Fire Station.

Councilmember Saucedo stated that we had lost a great man, friend and a true servant to our community on the passing of former Councilmember Bob Bynum and he will be greatly missed.

Councilmember Brackett stated that there will be a Soap Box Derby on the 4<sup>th</sup> of July and to keep watching the website for more information to be published soon.

Councilmember Malcolm questioned if the City was promoting the special meeting to be held on March 22, 2018 regarding Mississippi Drive.

Councilmember Malcom stated he feels that in regards to the building at 5<sup>th</sup> and Mulberry the City needs to place scaffolding around building to protect the public from falling debris from building.

City Administrator Mandsager stated that the City does not currently own the building and cannot legally do that without permission from the current owner.

Councilmember Brackett stated that the City could possibly put some kind of barrier around property without being on the property not owned by City.

Adam Thompson, Community Development Coordinator, came forward and stated that the City should be getting the signed order from the Judge soon, changing the title over to the City of Muscatine. He stated there are three interested parties that had submitted proposals on reconstruction or demolition of the said property.

City Administrator Mandsager asked that any information regarding Mississippi Drive be forwarded to himself or Councilmembers and it would be sent to the engineering firm. He also stated that the traffic is not operating as intended as of yet because the construction is only halfway complete.

Councilmember Harvey stated that the Visitation for Bob Bynum would be 4:00-7:00 p.m. Friday at Ralph Wittach Funeral Home and the funeral would be Saturday at 10:00 at Hillcrest Baptist Church.

Councilmember Harvey moved the meeting be adjourned at 7:58 p.m.

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Allen Harvey, Mayor Pro Tem

ATTEST:

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Gregg Mandsager, City Administrator