

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – April 5, 2018

Mayor Diana Broderon called the City Council meeting for Thursday, April 5, 2018, to order at 7:00 p.m. Present were: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm.

The meeting began with the Pledge of Allegiance.

John Dabeet – President of Muscatine Sister Cities, gave a short presentation on the projects the Muscatine Sister Cities has recently been involved in and thanked everyone for their support.

Roger Roth – Clark House, came forward to state his opinions regarding the Houser Street and Fulliam Street Roundabout and the Max Kauffman issue that took place in December.

#24215. Councilmember Saucedo, seconded by Councilmember Brackett, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – March 15, 2018
- Special Meeting City Council Minutes – March 22, 2018
- Request on second reading for a new Class “C” Liquor License for Retro Pizza LLC, 801 Oregon Street, Suite 3 – Nelson Cruz (pending inspections).
- Request on second reading for a new Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for White Oak Station #79, 709 Grandview Ave – White Oak Station LLC (pending Inspections and Insurance)
- Request on first reading for a new Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Dollar General, 3614 Grandview Avenue – Dolgencorp LLC (pending inspections)
- Request on first reading for a new Class “C” Liquor License and Sunday Sales for Grandview art, 714 Grandview Avenue – Malka 13, Inc. (pending inspection and insurance)
- Request on renewal for a Class “C” Beer Permit and Sunday Sales for Casey’s General Store #2944, 3010 University Drive – Casey’s General Company (pending inspections)
- Request for Outdoor Service for Hy-Vee Wine & Spirits, 522 Mulberry Ave from May 3, 2018 through May 5, 2018 – Hy-Vee, Inc. (pending inspections)
- Request on renewal for a Special Class “C” Liquor License and Sunday Sales for Happy Joe’s Pizza and Ice Cream Parlor, 203 lake Park Blvd., (pending insurance and inspection)
- Request on renewal for a Class “B” Wine Permit, Class “C” Liquor License and Sunday Sales for Creations by OZ, 110 East 2nd Street (pending inspections and insurance)
- Cigarette Permit for July 1, 2017-June 30, 2018 for White Oak Station #79, 709 Grandview Avenue – White Oak Station, LLC
- Request to install sign overhanging the Public Right of Way at 101 W. Mississippi Drive
- From the Mayor 9A-B
- Filing of Communication 12A-F
- Bills for Approval totaling \$3,233,618.01

Vote - All ayes; motion carried.

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the proposed submission of Application for State and Federal Transit funding.

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

#24216. Councilmember Brackett moved the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried.

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the proposed development agreement with White Distribution & Supply LLC.

Debbie Harnes, member of White Distribution Ownership Group, 2221 oak Valley Drive, came forward to thank the City of Muscatine for this opportunity.

There were no written or oral petitions against the proposed agreement.

#24217 Councilmember Harvey moved the public hearing be closed. Seconded by Councilmember Malcolm. All ayes; motion carried.

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the Proposed 2019 Public Housing Authority Annual Plan.

There were no written or oral petitions for or against the Annual Plan

#24218 Councilmember Brackett moved the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the proposed sale of surplus property.

There were no written or oral petitions for or against the sale of property.

#24219 Councilmember Brockert moved the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried.

Mayor Broderson presented a Proclamation declaring April as Fair Housing Month to Jodi Royal-Goodwin, Public Housing Director.

Mayor Broderson presented a Proclamation declaring May 20, 2018 as “Richard and Mary Jo Stanley Day” to Keith Porter.

Mr. Porter came forward and stated that May 20th would be full of activities to honor the Stanley’s including open houses at MCSA and the Art Center and a free concert at Weed Park featuring a New Orleans Jazz Band.

#24220. Councilmember Harvey moved the ordinance be adopted on second and final reading providing for the division of taxes levied on taxable property in the March 2018 Consolidated Muscatine Urban Renewal Area Addition. Seconded by Councilmember Brackett. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24221. Councilmember Brackett moved the resolution be adopted approving a development agreement with White Distribution & Supply, LLC. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24222. Councilmember Spread moved the resolution be adopted approving the application for State and Federal transit funding. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24223. Councilmember Harvey moved the resolution be adopted approving the PHA Annual Plan, Public Housing Operation and Capital Fund Program Budget and Authorizing the Mayor to sign all Required documents. Seconded by Councilmember Brackett. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24224. Councilmember Brockert moved the resolution be adopted authorizing the disposal of surplus property and offering said real estate for sale. Seconded by Councilmember Harvey. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24225. Councilmember Spread moved the resolution be adopted setting date for sale of General Obligation Corporate Purpose Bonds, Series 2018, and authorizing the use of Preliminary Official Statement in Connection Therewith. Seconded by Councilmember Brackett.

City Administrator Gregg Mandsager stated that the press release went out today and the City of Muscatine had maintained an Aa2 Bond Rating.

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

#24226. Councilmember Brackett moved the resolution be adopted awarding Phase 4 of the West Hill Sewer Separation Project to KE Flatworks. Seconded by Councilmember Saucedo.

There were questions and comments from City Council regarding manpower for this project while Mississippi Drive Project is still in progress that were addressed by City Engineer Jim Edgmond.

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

#24227. Councilmember Harvey moved to approve a request on the issuance of a purchase order to EB Solutions for well drilling at the Muscatine County landfill. Seconded by Councilmember Spread.

There were questions and comments from City Council regarding prior use of EB Solutions that were addressed by Solid Waste Manager Kristi Korpi.

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

#24228. Councilmember Brockert moved to approve a request on the issuance of a purchase order to Barker – Lemar for one day of oversight of drilling at the Muscatine County Landfill. Seconded by

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

#24429. Councilmember Malcolm moved to approve a change order for the Musser Public Library and HNI Community Center Project. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24430. Councilmember Brackett moved to approve the issuance of a purchase order in the amount of \$16,420.00, to Envisionware for the purchase of library document stations. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24431. Councilmember Saucedo moved to approve the issuance of a purchase order in the amount of \$12,000.00 to Marco for the Purchase of outdoor theatre system equipment for the library. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#24432. Councilmember Brackett moved to approve the issuance of a purchase order to GovConnection in the amount of \$10,87000 for the purchase of eight Microsoft Surface pro tablets and warranties to be used for patrons at the library. Seconded by Councilmember Harvey.

There were questions and comments from council that were addressed by Library Director Pam Collins.

Vote - All ayes: motion carried.

#24433. Councilmember Brackett moved to approve purchase of replacement Tahoe for the Police Department. Seconded by Councilmember Brockert.

There were questions and comments from council that were addressed by Police Chief Brett Talkington.

Vote - All ayes: motion carried.

#24434. Councilmember Harvey moved to approve the design and engineering for Houser and Fulliam Street Roundabout. Seconded by Councilmember Spread.

There were questions and comments from City Council that were addressed by City Engineer Jim Edgmond.

Vote - All ayes: motion carried.

Under comments:

Councilmember Malcolm requested follow-up information to a legal question.

City Administrator Mandsager stated that legal issues should be discussed in closed session meetings.

Councilmember Saucedo reminded the public of the city wide clean up the third week in April and encouraged the use of facebook and the city website to determine dates for your area.

Councilmember Brockert asked Community Development Director Dave Gobin for an update on Community Development projects.

Mr. Gobin discussed the opportunity zone and how that program would help to foster investments into the south side of the City and that he was working on prospects for a grocery store in the south side of Muscatine.

Councilmember Harvey asked for an update on the Port.

Mr. Gobin stated at this point the city is waiting for the private side to make the final decision if they are going to proceed prior to the city asking for funding and grants to prepare the access road to the port.

Councilmember Brackett stated there will definitely be a soap box derby this year and to sign up or sponsor go to the Muscatine Soap Box Derby Facebook page.

City Administrator Mandsager reminded council of closed session tonight.

Mayor Broderson thanked Senator Ernst for her visit to Muscatine, stated there would be a Youth Job Fair at the Muscatine High School on April 25th, and reminded citizens of the upcoming Coffee with the Mayor on April 28th, at 9:00 a.m.

Mayor Broderson stated the first City Show will be available to watch on April 17th at 6:30 p.m. The topic of discussion for this show will be Spring Cleanup.

Mayor Broderson then asked that everyone wear blue on Friday in honor of Child Abuse Prevention.

Mayor Broderson called for a recess at 8:07 p.m.

#24435. Councilmember Brackett moved to go into Closed Session at 8:15 p.m. per Iowa Code 21.5.1.j Concerning Acquisition and Sale of Property. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald and Malcolm.

Mayor Broderson called the Closed Session to order at 8:16 p.m. Councilmembers present were Spread, Harvey, Brockert, Brackett, Saucedo, Fitzgerald and Malcolm. Also present were City Administrator Gregg Mandsager, Administrative Secretary Cinda Hilger, Community Development Director Dave Gobin, Community Development Coordinator Adam Thompson and City Engineer Jim Edgmond.

#24436. Councilmember Brockert moved to leave the Closed Session at 8:55 p.m. Seconded by Councilmember Harvey. All Ayes: Councilmembers Spread, Harvey, Brackett, Brockert, Saucedo, Fitzgerald and Malcolm.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator