

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – January 16, 2014

Mayor DeWayne Hopkins called the City Council meeting for Thursday, January 16, 2014 to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread.

The meeting began with the Pledge of Allegiance.

Mayor Hopkins presented firefighters Tom Summitt and Josh Rudolph with Certificates of Recognition for their assistance while transporting a patient to the University of Iowa Hospitals. He then read a letter from a doctor at the hospital commending them for their quick response to a patient “which saved and/or changed his life”.

#22751. Councilmember Bynum, seconded by Councilmember Rehwaldt, moved the Consent Agenda be approved as follows:

- Approval of January 2, 2014 City Council minutes and January 9, 2014 In-Depth minutes
- Second reading for a new Class “C” Liquor License for Three Rivers Delta, 3200 Lucas Street – Delta Waterfowl (pending inspections and insurance); renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Las Lomas, 1519 Park Avenue – Juan Inc. (pending inspections); renewal of a Class “C” Liquor License and Sunday Sales for Pizza Hut, 2512 Park Avenue – Pizza Hut of Muscatine Inc. (pending inspections); renewal of a Class “C” Liquor License, Catering Privilege, Outdoor and Sunday Sales for The Rendezvous, 3127 Lucas Street – Cindy’s Rendezvous, LLC (pending inspections); renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Wholesale Food Outlet #312, 807 Grandview Avenue – Nash-Finch Company (pending inspections); and renewal of a Class “B” Beer Permit and Sunday Sales for Hong Kong Buffet, 2406 Park Avenue – Hong Kong Buffet Inc. (pending inspection and insurance)
- Filing of Communications 12A-E
- Bills for Approval totaling \$1,589,695.50

Vote – All ayes; motion carried.

City Administrator Gregg Mandsager introduced Vic Amaroso of A&J Associates who completed a study of the HVAC systems at the Art Center and City Hall.

Mr. Amaroso first summarized the study of the Art Center which he said is a very complex building. He stated the firm’s recommendations include the implementation of a variable refrigerant flow (VRF) system for the Art Center/Museum. He stated the VRF heat pump system can be coupled with a geothermal loop heat exchanger. He stated the Art Center has sufficient land for a geothermal field. He also stated that due to the nature of the building, a more sophisticated humidity control system is necessary. He stated it is being recommended that the windows in the 1970’s building be replaced. Speaking in reference to historic preservation tax credits stated there may be problem obtaining tax credits because the two buildings are connected.

Mr. Amaroso said these recommendations could be done in phases. He then gave an overview of the cost projections with the high cost range at \$1,721,000, the median cost range at \$1,324,000 and the low cost range at \$927,000.

Councilmember Fitzgerald asked if there has ever been humidity control in the storage building.

Mr. Amaroso said there is nothing there now and the new system will have a lot better humidity control.

Councilmember Fitzgerald asked Mr. Amaroso if his recommendation was the Cadillac version and Mr. Amaroso answered no. He stated the system being recommended is prevalent in many facilities.

There was discussion concerning the window replacement.

Mr. Amaroso stated that in order to install humidity control, it will be necessary to replace the windows.

Councilmember Fitzgerald stated the storage area for the city's art collection is the worst he has ever seen.

Councilmember Bynum asked how phases would be required and how long it would take to complete the entire project.

City Administrator Mandsager stated putting the phases together would be the next step in the process. He stated that the replacement of the windows will obviously be the first stage. He stated that once the phases are set, financing the project would then follow.

Councilmember Natvig asked about grants, and Mr. Amaroso answered they are iffy because of the connection of the two buildings.

Councilmember Fitzgerald stated his concerns have to do with mobilization costs.

Mr. Amaroso stated that if the project is done in phases there will be a 15% mobilization charge every time. He stated that doing the project in phases also increases the chance of bids not coming in at or under estimates.

Councilmember Natvig asked if the existing air conditioning unit is at the end of its useful life, and Mr. Amaroso stated that was his understanding.

There was discussion concerning utility savings costs.

Councilmember Shihadeh stated he feels the project should just be done as a whole.

The other Councilmembers were in agreement with Councilmember Shihadeh concerning the project.

Mr. Amaroso then summarized the study for City Hall. He stated the variable refrigerant flow (VRF) system without a geothermal loop field is recommended for implementation in the City Hall building. He stated ground conditions would not allow for a geothermal field. He stated the VRF heat pump system supplemental heat would be provided by the recently upgraded hot water heating system.

Mr. Amaroso stated window, vestibule, and awning replacement is being recommended for improved energy conservation and historic preservation. He stated these upgrades should take place prior to HVAC upgrades to increase building efficiency. He stated the replacement windows would be built to look like the historic windows.

Mr. Amaroso said this project could be done in phases as well with windows being done first. He stated the cost breakdown for the architectural/envelope upgrades would be \$529,000 for all upgrades and \$396,750 for all upgrades less the tax credit. He stated the Option 1 HVAC upgrades would be

\$641,985.50 for the high cost range, \$513,588.40 for the median cost range, and \$385,191.30 for the low cost range. He then stated the combined HVAC and Architectural/Envelope Upgrades, which include a rehabilitation tax credit, would be \$1,038,735.50 for the high cost range, \$910,338.40 for the median cost range, and \$781,941.30 for the low cost range.

#22752. Councilmember Spread moved to approve the final reading of an ordinance amending Chapters 4 and 5 of Title 10 of the City Code relating to Floodplain Management Regulations and directed for its publication as required by law. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22753. Councilmember Shihadeh moved the resolution be adopted setting a public hearing on a proposed Urban Renewal Plan Amendment for Thursday, February 20, 2014, at 7:00 p.m. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22754. Councilmember Phillips moved the resolution be adopted setting a public hearing on a proposed Development Agreement with the H.J. Heinz Company including an annual appropriation of tax increment payments. Seconded by Councilmember Bynum. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#22755. Councilmember Spread moved to approve the request from the Muscatine Municipal Housing Agency for the submission of a United Way grant application for FY2015. Seconded by Councilmember Bynum. All ayes; motion carried.

#22756. Councilmember Rehwaldt moved to approve the request from the Water Pollution Control Plant for the issuance of a purchase order to ICS Healy-Ruff in the amount of \$32,260 for a Bond and Schley control upgrade. Seconded by Councilmember Spread.

Water Pollution Control Director Jon Koch explained staff's recommendation to approve the bid from ICS Healy-Ruff who was the high bidder. He stated this firm is more familiar with the city's system and performed the previous five station installations. He stated that programmer consistency reduces the risk of control failures and gives continuity of service when needed.

There was further discussion on this matter.

Vote – All ayes; motion carried.

#22757. Councilmember Natvig moved to approve the one-year extension of the audit agreement with McGladrey LLP in the amount of \$45,400. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Under comments, Councilmember Natvig stated he was glad to see members of the Leadership Muscatine class present at the meeting.

There was discussion concerning the closure of the JC Penney's Store in Muscatine.

#22758. Councilmember Fitzgerald moved to go into Closed Session per Iowa Code 21.5 to discuss a proposed property acquisition. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

Mayor Hopkins called the Closed Session to order at 7:57 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager, Public Works Director Randy Hill, and Community Development Director Steve Boka.

The purpose of the Closed Session was to discuss proposed property acquisition.

#22759. Councilmember Spread moved to leave Closed Session at 8:20 p.m. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22760. Councilmember Shihadeh moved the meeting be adjourned at 8:21 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

DeWayne Hopkins, Mayor

ATTEST:

Gregg Mandsager, City Administrator