

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – June 21st, 2018

Mayor Diana Broderson called the City Council meeting for Thursday, June 21st, 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.

Jay Brady, Stanley Consultants, presented the Arthur Sidney Bedell Award to the Water Pollution Control Plant Director Jon Koch. Mr. Brady stated this award is given to a Member Association for exhibiting; strong organization leadership, administrative service, membership activity, stimulation of technical functions, and is active in the Iowa Water Environmental Association.

Mayor Broderson introduced Beverly Griffith as the new MUSCOM Manager.

#24282 Councilmember Harvey, seconded by Councilmember Saucedo, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – June 7, 2018
- In-Depth Council Meeting Minutes – June 14, 2018
- Request for use of City Property – Missipi Brewing Co. – Mississippi Drive to be used for 4th of July Community Celebration
- Request on Outdoor Service Permit for Missipi Brewing Company, 107 Iowa Avenue – Dave Armstrong (pending inspections)
- Request on Outdoor Service Permit for Hy-Vee Wine & Spi9rits, 522 Mulberry Avenue – Hy-Vee, Inc., (pending inspections)
- Cigarette/Tobacco Permits: A & E Convenience LLC, 4701 South Highway 61 – A & E Convenience, LLC; AJ's Garage, 1206 East 2nd Street – Alex Shoppa; Bullpen Sports Bar, 1201 Grandview Avenue – Tracy Horton; Casey's General Store #1484, 1111 Oregon Street – Casey's Marketing Company; Casey's General Store #2906, 3509 Steamboat Way – Casey's Marketing Company; Casey's General Store # 2944, 3010 University Drive – Casey's Marketing Company; Circle K #6600, 802 Cypress Street – Mac's Convenience Stores, LLC; Dollar General Store #7027, 2000 Cedar Plaza Drive – DolgenCorp, LLC; Dollar General Store #19625, 807 Grandview Avenue – DolgenCorp, LLC; Dollar General Store #18711, 3614 Grandview Avenue – DolgenCorp, LLC; Express Mart, 4804 South Grandview Avenue – Aviya, LLC; Family Dollar Stores of Iowa #1820, 725 East 2nd Street – Family Dollar Stores of Iowa, Inc.; Fareway Stores, Inc. #998, 2100 Cedar Plaza Drive – Fareway Stores, Inc.; Fast Avenue One Stop, 2111 Park Avenue – BGA, LLC; GM Food Mart, 1814 E Avenue - Nanak Express, LLC; GM Mini Mart, 2307 Lucas Street – Nanak Express, LLC; Grandview Mart, 714 Grandview Avenue – Malka 13, Inc.: Hubble's Tap, 214 East 2nd Street – Hubble's Glenda, LLC; Hy-Vee Food Store, 2400 Second Avenue – Hy-Vee, Inc.; Hy-Vee Mainstreet, 510 East 6th Street – Hy-Vee, Inc.; Hy-Vee Gas, 2600 Second Avenue – Hy-Vee, Inc.; Hy-Vee Wine & Spirits, 522 Mulberry Avenue, Suite A – Hy-Vee, Inc.; Jayde's Vapor Lounge, 2110-B Park Avenue – Jayde Tran; Kum & Go #436, 501 Cedar Street – Kum & Go, LC; Kum & Go #438, 1429 Park Avenue – Kum & Go, LC; Loos' Inc., 711 Park Avenue – Loos Inc.; Missipi Brewing Company, 107 Iowa Avenue – Dave Armstrong; Muscatine Citgo Fast Break, 2603 Second Avenue – Reif Oil Company; New York Dollar Store, 109 East 2nd Street – Antonio Sosa; No More Butts Vapor Lounge, 108 East 2nd Street – Margaret Haller; Pearl City Tobacco and Liquor Outlet, 200 Green Street – BGA, LLC; Rasta Lion LLC, 211 East 2nd Street – Midwest Glass Gallery; Smokin Joe's #16, 1504 Park Avenue – The Outlet, Inc.; The Smoke Shop

Muscatine, 227 East 2nd Street – Matt McFadden; Wal-Mart Supercenter #559, 3003 North Highway 61 – Wal-Mart Stores, Inc.; Walgreens #5885, 1703 Park Avenue – Walgreen Co.; West Side Store, 2201 Houser Street – DJMB Enterprises, Inc.; White Oak Station, 709 Grandview Avenue – White Oak Station, LLC

- Filing of Communications 12A-E
- Bills for Approval totaling \$1,751,197.09

Vote - All ayes; motion carried.

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the proposed Houser Street Parking and Athletic Field Grading Project.

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

#24298. Councilmember Spread moved to close the public hearing. Seconded by Councilmember Brockert. All ayes; motion carried.

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the PCC Full-Depth Concrete Patch Project.

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

#24299. Councilmember Brackett moved to close the public hearing. Seconded by Councilmember Brockert. All ayes; motion carried.

#24300 Councilmember Malcolm moved to approve the second reading of an ordinance allowing for dogs to be let off leash in areas of the City Parks, designed for off leash use, such as the dog park. Seconded by Councilmember Brackett.

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

#24301. Councilmember Brackett moved to approve the first reading of an ordinance decreasing the Utility Franchise Fee rate from 5% to 2%. Seconded by Councilmember Saucedo.

Councilmember Spread encouraged citizens to read the supporting memo on the City's webpage regarding the revenue lost and potential for future loss of revenue.

Vote – 5 ayes: Councilmembers Brockert, Saucedo, Brackett, Fitzgerald and Malcolm.
2 Nays: Councilmembers Harvey and Spread. Motion carried.

#24302. Councilmember Brackett moved to approve the first reading of an ordinance establishing sewer rates and collection and drainage fee rates for fiscal years 2018/2019 through 2022/2023. Seconded by Councilmember Saucedo.

There were questions and comments from City Council that were addressed by the Water Pollution Control Plant Director Jon Koch and City Administrator Gregg Mandsager.

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

#24303. Councilmember Saucedo moved to approve the first reading of an ordinance establishing refuse collection fees for fiscal year 2018/2019. Seconded by Councilmember Spread.

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

#242304. Councilmember Saucedo moved to adopt a resolution accepting a Quit Claim Deed from Kent Corporation Charitable Foundation for the Houser Street property to be used for the Houser Street Parking and Athletic Field Grading Project. Seconded by Councilmember Brackett.

Councilmember Saucedo stated he would like to thank Kent Corporation for the generous donation and all City staff for the hard work put into working on this project.

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

#24305. Councilmember Brockert moved to adopt a resolution approving the Houser Street Parking and Athletic Field Grading Project. Seconded by Councilmember Spread.

There were questions and comments from City Council regarding utilities and lighting that were address by the Director of Parks and Recreation, Rich Klimes.

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

#24306. Councilmember Brackett moved to adopt a resolution approving the PCC Full-Depth Concrete Patch Project. Seconded by Councilmember Spread.

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

#24307. Councilmember Malcolm moved to adopt a resolution approving the sales process for the sale of surplus property. Seconded by Councilmember Harvey.

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

#24308. Councilmember Brackett moved to adopt a resolution authorizing the assessment of unpaid abatement costs to private properties. Seconded by Councilmember Brockert.

There were questions and comments from City Council regarding the fees that are charged that were addressed by Community Development Director Dave Gobin.

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

#24309. Councilmember Spread moved to adopt a resolution accepting the transfer of property located at 500 Mulberry Avenue, to the City of Muscatine. Seconded by Councilmember Brackett.

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

#24310. Councilmember Harvey moved to adopt a resolution setting a public hearing for the proposed Development Agreement with TIF Oak Park, Inc., Seconded by Councilmember Saucedo.

There were questions and comments from City Council regarding when construction would begin and when it would be completed that were addressed by City Planner Andrew Fangman and City Administrator Gregg Mandsager.

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

#24311. Councilmember Brackett moved to adopt a resolution approving an Engineering Agreement for Airport Hangar Design, Bid and Construction Services with Bolten and Menk. Seconded by Councilmember Spread.

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

#24312. Councilmember Brockert moved to adopt a resolution accepting the dedication of right of way from DG Partners, LLC (Dollar General) to the City of Muscatine. Seconded by Councilmember Brackett.

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

#24313. Councilmember Saucedo moved to adopt a resolution approving the final plat for Mulberry Meadows Family Farm Subdivision. Seconded by Councilmember Harvey.

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

#24314. Councilmember Saucedo moved to approve a request for an exchange agreement with Easter Iowa Community College District Foundation. Seconded by Councilmember Harvey.

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

Vote: All ayes. Motion carried.

#24315. Councilmember Malcolm moved to approve a request for the approval of a business office agreement for Greenwood Cemetery. Seconded by Councilmember Fitzgerald.

Vote: All ayes. Motion carried.

#24316. Councilmember Fitzgerald moved to approve a request for the approval of a Retail Sales and Services Agreement and Lease for Greenwood Cemetery. Seconded by Councilmember Harvey.

Vote: All ayes. Motion carried.

#24317. Councilmember Brackett moved to approve a request for the issuance of a purchase order for security lighting for the Muscatine Soccer Complex. Seconded by Councilmember Harvey.

There were questions and comments from City Council that were answered by Parks and Recreation Director, Rich Klimes.

Vote: All ayes. Motion carried.

#24318. Councilmember Spread moved to approve a request for the City of Muscatine's Insurance renewal. Seconded by Councilmember Fitzgerald.

Vote: All ayes. Motion carried.

#24319. Councilmember Brackett moved to approve a request to remove on street parking for East 4th Street between Cedar and Sycamore. Seconded by Councilmember Malcolm.

There were questions and comments from City Council regarding how many parking spots would be lost, when the issue started and if there is other parking available, that were addressed by Public Works Director Brian Stineman, City Planner Andrew Fangman and Police Chief Brett Talkington.

Vote: All ayes. Motion carried.

#24320. Councilmember Harvey moved to approve a request for the issuance of a purchase to Primex Controls in the amount of \$5653.00, for a Plant Drainage Control System for the WPCP. Seconded by Councilmember Brackett.

Vote: All ayes. Motion carried.

#24321. Councilmember Brackett moved to approve a request for the issuance of a purchase order to Zimmer and Franceson in the amount of \$15,840.00, for the purchase of a replacement pump for the Canon lift station. Seconded by Councilmember Harvey.

There were questions and comments from City Council regarding why the large difference in the low bid and the budgeted amount.

Water Pollution Control Plant Director, Jon Koch stated they are ordering the same pump that they have been using since 1974 and have had great results with and the price was less than expected. Mr. Koch also stated that they were planning on replacing a second pump next year.

Vote: All ayes. Motion carried.

#24322. Councilmember Fitzgerald moved to approve a request for the issuance of a purchase order to Weikert Contracting from Ackley Iowa in the amount of \$67,523.34, for the City street striping. Seconded by Councilmember Brackett.

Councilmember Harvey had questions as to why only one bid was received.

Public Works Director, Brian Stineman, stated that this company has been the only bidder for the last several years.

Councilmember Brackett asked if there was any warranty on the length of time the paint will stick.

Mr. Stineman stated he would get the information regarding warranty.

Vote: All ayes. Motion carried.

#24324. Councilmember Brackett moved to approve the issuance of a purchase order in the amount of \$15,892.80 to Illowa Investments Inc. for the Dog Park Parking lot. Seconded by Councilmember Saucedo.

Vote: All ayes. Motion carried.

#24325. Councilmember Brackett moved to approve a request for a contract renewal with McDaniel's Marketing for CVB marketing. Seconded by Councilmember Spread.

There were questions and concerns from City Council that were addressed by CVB Director, Jodi Hansen.

Comments:

Councilmember Malcolm stated he was honored to be able to go to Poland for our Sister Cities 500th year celebration. He stated he and his wife were treated like royalty and really enjoyed the trip.

Councilmember Saucedo asked when the information regarding the new City Branding would be available.

City Administrator Gregg Mandsager stated that it would be presented at the July 12th In-Depth City Council meeting.

Councilmember Brackett stated the Muscatine Soap Box Derby Schedule has been posted on Facebook. He also stated he would not be holding office hours this weekend but would next weekend.

Mayor Broderson stated that the next Coffee with the Mayor would be June 23rd at Happy Joe's and that the next "Our City" presentation would have Jodi Royal-Goodwin (Housing Director) and Brett Talkington (Police Chief) as guest.

Mayor Broderson reminded citizens that the grand opening of the Musser Public Library and HNI Community Center will be held on June 30th, 2018 at 3:00 p.m.

24326. Councilmember Fitzgerald moved the meeting be adjourned at 8:17 p.m.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator