

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – October 1, 2015

Mayor Hopkins called the City Council meeting for Thursday, October 1, 2015, 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.

Gary Carlson of HNI gave a presentation on the continued investment HNI is making to its downtown campus. He stated the project began in 2012. He gave a power point presentation showing the current facilities and the upgrades that will take place. He stated the new Oak Laminate facility will be a much better work environment for employees and will increase HNI's capability and capacity making it the largest producer of laminate in the world.

Mr. Carlson stated the red brick building, which is approximately 100 years old, will be rejuvenated and will include a new conveyor that will be 10' higher than the current one. He stated parking and landscaping will be installed at the location where the current oak laminate facility stands.

Mr. Carlson stated that approximately \$40 million will be invested in the downtown area through the three phases of upgrades to the HNI campus.

Councilmember Bynum asked if the current project will increase the employee base.

Mr. Carlson said it probably would not. He stated Oak Laminate has added robotics to eliminate a lot of the physical lifting.

Councilmember Natvig stated it was gratifying to see HNI make this kind of investment in Muscatine.

Mayor Hopkins stated the new campus will create a great picture for those coming into downtown Muscatine.

Mr. Carlson stated that HNI believes that a downtown area is the heart of a community. He stated he feels the upgrades taking place on the HNI campus and the proposed Mississippi Drive Corridor Project will create a downtown we all can be proud of.

#23145. Councilmember Spread, seconded by Councilmember Bynum, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes for September 17, 2015
- Renewal of a Class "B" Native Wine Permit, Class "C" Beer Permit and Sunday Sales for A&E Convenience, 4701 South Highway 61 – A&E Convenience LLC (pending inspections); renewal of a Class "B" Wine Permit, Class "C" Beer Permit and Sunday Sales for Dollar General #7027, 2000 Cedar Plaza Drive – Dolgencorp LLC (pending inspections); and renewal of a Class "B" Wine Permit, Class "C" Beer Permit, Class "E" Liquor License and Sunday Sales for Muscatine Fast Break, 2603 Second Avenue – Reif Oil Company (pending inspections and insurance)
- Approval of Application for Revitalization Tax Abatement
- Proclamations Declaring October 18, 2015 as "Pilot International Day"; October 4, 2015 as "CROP Hunger Walk Day"; and October 12-16, 2016 as "City Week Iowa 2015"
- Filing of Communications A-B
- Bills for Approval totaling \$1,449,555.33

Vote – All ayes; motion carried.

#23148. Councilmember Natvig moved the ordinance be adopted on final reading amending the zoning ordinance for 2107 Grandview Avenue from M-1 Light Industrial to R-R Multi Family Residential and directed for its publication as required by law. Seconded by Councilmember Rehwaldt. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23149. Councilmember Shihadeh moved the resolution be adopted setting a public hearing on the CDBG Downtown Revitalization Project for Thursday, October 15, 2015, at 7:00 p.m. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23150. Councilmember Phillips moved the resolution be adopted awarding the contract for the Runway Renovation Project at the Municipal Airport to Manatts of Brooklyn, Iowa, in the amount of \$3,985,699.84. Seconded by Councilmember Bynum.

Councilmember Rehwaldt asked how long the airport will be shut down.

Community Development Coordinator Adam Thompson stated the contract states the project is to be completed in 120 working days. He stated the main runway will be closed but the crosswind runway will be open. He stated the FAA grant will pay for the installation of temporary access to the crosswind runway. He stated the majority of planes that use the airport will be okay.

Councilmember Natvig asked how long the main runway would be closed.

Mr. Thompson stated the intersection will be closed for 20 working days total.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23151. Councilmember Natvig moved the resolution be adopted setting a public hearing on a proposed development agreement with Union Tank Car Company, including annual appropriation tax increment payments not to exceed \$45,000 for Thursday, October 15, 2015, at 7:00 p.m. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#23152. Councilmember Fitzgerald moved to approve the issuance of a purchase order to TAPCO in the amount of \$6,925 for the purchase of a solar powered Rapid Flashing Beacon at the trail crossing on Colorado Street. Seconded by Councilmember Phillips.

Councilmember Spread stated he does not recall this being a budgeted item.

Public Works Director Randy Hill stated the Colorado Street Project would absorb this expense.

Vote – All ayes; motion carried.

#23153. Councilmember Natvig moved to approve the request with Midland Davis in the amount of \$11,625 for 24 hours and \$485 per hour for compost grinding services. Seconded by Councilmember Fitzgerald.

Councilmember Shihadeh asked what it would cost to purchase compost grinding equipment.

Solid Waste Supervisor Laura Liegois stated the type of grinder being used by Midland Davis would cost anywhere from \$500,000 to \$700,000. She stated it would be a very large investment.

Vote – All ayes; motion carried.

#23154. Councilmember Spread moved to approve the agreement with AJ Associates for the design of the HVAC system and replacement windows at the Muscatine Art Center. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23155. Councilmember Phillips moved to approve the professional services agreement with Anderson-Bogert in an amount not to exceed \$130,538.55 to observe construction of the Reconstruct Runway 6/24 and Associated Taxiways Project. Seconded by Councilmember Natvig.

Councilmember Shihadeh asked if this firm had provided professional services for the Fire Station project.

City Administrator Mandsager answered no. He stated Anderson-Bogert has provided longstanding engineering services for airport projects.

Vote – All ayes; motion carried.

Under comments, Councilmember Spread stated the city is in the running for a Strong Communities Award in the amount of \$15,000 that could be used for the Small Business Forgivable Loan Program. He stated residents will have the opportunity to vote online in favor of the award and he encouraged everyone to do so.

City Administrator Mandsager reminded everyone of the Healthy Living Festival taking place this weekend.

Councilmember Bynum stated the city's financial statements would be reviewed at the October In-Depth meeting.

Mayor Hopkins stated the Public Safety Building Open House will be taking place on October 11, 2015 from noon to 3 p.m.

#23156. Councilmember Shihadeh moved the meeting be adjourned at 7:32 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

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DeWayne Hopkins, Mayor

ATTEST:

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Gregg Mandsager, City Administrator