

CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – January 18, 2018

Mayor Diana Broderson called the City Council meeting for Thursday, January 18, 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.

#23221. Councilmember Brackett, seconded by Councilmember Saucedo, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes – January 4, 2018
- Nominating Committee Minutes-January 12, 2018
- Request to approve application for Revitalization Property Tax Abatement for Deanna I. Koch. Request on first reading for a new Class “B” liquor license, outdoor service and Sunday sales for the Merrill Hotel and Conference Center, 110 Mississippi Drive – Riverview Hotel Development, LLC (pending inspection and insurance). Request on first reading for a new Class “B” wine permit, Class “C” beer permit, and Sunday sales for Dollar General Store #19625, 807 Grandview Ave – DolgenCorp LLC (pending inspection and insurance). Request for use of city property from Senior Resources for BBQ contest fundraiser on May 5, 2018. Request for use of city property from Melon City Bike Club for the 40th Melon City Bicycle Race on May 27, 2018. Request for use of city property from HNI Corporation for the family fun day and picnic on August 17-19, 2018.
- Filing of Communication 12A-B
- Bills for Approval totaling \$1,866,880.25

Vote - All ayes; motion carried.

PUBLIC HEARING

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

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

#23222. Councilmember Saucedo motioned that the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried.

PUBLIC HEARING

Mayor Broderson stated this public hearing concerns the proposed amendment to the Revitalization Plan.

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

#23223. Councilmember Saucedo motioned that the public hearing be closed. Seconded by Councilmember Harvey. All ayes; motion carried.

#23224. Councilmember Brockert moved to adopt the resolution authorizing the sale of surplus property described as the westerly 123 feet of the southerly 30.6 feet of lot 47 of Terrace heights addition to the City of Muscatine, Iowa to Muscatine Downtown Investors LLC. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23225. Councilmember Harvey moved to adopt the resolution approving an amendment to the Revitalization Plan for the 2013 Muscatine Housing Urban Revitalization Area. Seconded by Councilmember Brackett.

There were questions and concerns 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.

#23226. Councilmember Spread moved to approve the third and final reading of an ordinance amending Title 8, Chapter 5, Section 2 and Title 8, Chapter 5, Section 4 of the City Code for Rental Facilities and Units. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23227. Councilmember Brackett moved to approve the third and final reading of an ordinance amending Title 10, Chapter 20, and Title 10, Chapter 31, Section 1 of the City Codes Home Occupation Regulations. Seconded by Councilmember Spread.

There were questions and concerns from City Council that were addressed by City Planner Andrew Fangman.

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

#23228. Councilmember Saucedo moved to approve the third and final reading of an ordinance amending Title 10, Chapter 21, and Title 5, Chapter 11 of the City Code for Sign Regulations. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23229. Councilmember Brackett moved to approve the second reading of an ordinance amending various provisions of the City Code of Muscatine to remove the possibility of imprisonment for City Code violations. Seconded by Councilmember Saucedo. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23230. Councilmember Brockert moved to adopt the resolution setting a public hearing for Thursday, February 1st, 2018, on the West Hill Sewer Project Phase IV. Seconded by Councilmember Saucedo.

There was a question regarding how this project was budgeted that were addressed by City Engineer Jim Edgmond and City Administrator Gregg Mandsager.

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

#23231. Councilmember Harvey moved to adopt the resolution authorizing the assessment of unpaid abatement costs to private properties. Seconded by Councilmember Spread.

There were questions and concerns from City Council that were addressed by City Administrator Gregg Mandsager and Mayor Diana Broderon.

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

#23232. Councilmember Fitzgerald moved to adopt the resolution declaring county deeded properties surplus and authorizing the sale of said real estate. Seconded by Councilmember Malcolm.

There were questions and comments regarding the properties that were addressed by Community Development Director Dave Gobin.

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

#23233. Councilmember Saucedo moved to adopt the resolution setting a public hearing for Thursday, February 15th, 2018, on designation of the Expanded Consolidated Muscatine Urban Renewal Area and on Urban Renewal Plan Amendment. Seconded by Councilmember Brackett. All ayes; Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

#23234. Councilmember Fitzgerald moved to approve a request for the Convention and Visitors Bureau to renew the contract with McDaniel's Marketing. Seconded by Councilmember Harvey.

There were questions from City Council that were addressed by the President and CEO of the Greater Muscatine Chamber of Commerce and Industry and City Administrator Gregg Mandsager.

Vote - All ayes; motion carried.

#23235. Councilmember Malcolm moved to approve the change of parking on 5th Street between Cedar Street and Iowa Avenue from the South to the North side of the street. Seconded by Councilmember Brackett. All ayes; motion carried.

The next item on the agenda was a presentation by Public Works Director Brian Stineman with an update on the Traffic Safety Improvement Grant.

Mr. Stineman began his presentation stating that in August, 2017 Council approved the application for the Iowa Department of Transportation Grant to fund a mini roundabout at Houser and Fulliam Intersection and to fund a four to three lane conversion on Park Ave.

Mr. Stineman stated that the City of Muscatine had been awarded \$167,700 for the full funding of the Houser/Fulliam mini roundabout, and \$325,000 for partial funding of the Park Avenue lane conversion. He stated that the funding does not include the cost of hiring an engineering firm to design the projects.

There were questions and concerns from City Council regarding the use of a four way stop at this intersection.

Mr. Stineman stated that they had used a four-way stop in the past during Cedar Street construction and that the traffic had backed up past Muscatine Power and Water. He stated that the four-way stop was left in place during a six-month period when Cedar Street was open and the traffic back up did not improve.

He states they get many complaints regarding this intersection. He stated in regards to the safety of the roundabout the IDOT approved it as safer than other options.

Councilmember Harvey asked if we had to accept the grant now or did we have more time to perform assessments on how this roundabout would affect the property values of the local residence. He also asked if the two grants could be decided on independently.

Mr. Stineman stated we did have time to get more information and that the IDOT was willing to come to a council meeting and address questions on a more in-depth level than he could. He also stated that both projects could be decided on separately.

Councilmember Bracket questioned if we accepted the grant did we have to use it for the roundabout or could we use it for a different project.

Mr. Stineman Stated that it would have to be used for what the project that the grant was applied for.

It was a consensus by the City Council to move forward with the Park Avenue Conversion.

Next on the agenda was a presentation by Finance Director Nancy Lueck on the City of Muscatine local Option Tax History and Proposed Extension Plan.

Ms. Lueck presented a brief History of how the current Local Option Sales Tax was established and how the revenue from the Sales Tax has been used to fund projects in the City of Muscatine. Ms. Lueck stated that the West Hill sewer project, Pavement Management/Street projects, and the Pearl of the Mississippi project had all been funded by the \$55,426,873 from the Local Option Sales Tax.

Ms. Lueck stated that the City's financial consultant had prepared a long-term financing plan for the West Hill Project. Based on current cost estimates PFM believes that the loan needed to complete the projects would be \$22,800,000. The City of Muscatine would use the Local Option Sales Tax extension to pay off the loan in FY 2033/2034. This would require the Local Option Tax now in place to be extended through June, 2034.

Ms. Lueck stated this information is being provided to the public as they consider the proposed extension of the Local Option Sales Tax. She stated that the Referendum Date for this is March 6, 2018 and that the information would be put out on the city website.

Next on the agenda was discussion on declaring February 25th of each year Alexander Clark Day.

Councilmember Malcolm stated that Mr. Clark was a big asset to the community as he was a minister, publisher, attorney, barber, entrepreneur. He stated that he would like to see Muscatine use Alexander Clark Day as a way to promote Muscatine.

Daniel Clark, 1221 Mulberry Avenue, came forward and stated the he had been working with Kent Sissell on the Alexander Clark Project. He stated they had started the Alexander Clark Foundation to bring focus to the Alexander Clark legacy and to celebrate the 150th year of him winning his case against segregation in the Muscatine School District.

Mr. Clark stated that he had been asked by the state to submit a request for a National Trust Grant. This grant is one that you have to be asked to submit. Mr. Clark stated that we have the state support on this project and agreed that February 25th should be declared Alexander Clark Day.

#23236. Councilmember Malcolm moved to approve a resolution declaring February 25th Alexander Clark Day. Seconded by Councilmember Spread. All ayes: Councilmembers Spread, Harvey, Brockert, Saucedo, Brackett, Fitzgerald, and Malcolm. Motion carried.

Next on the agenda was discussion on enforcing City Council rules.

#23237. Councilmember Spread motioned to table any action until the February 1st council meeting. Seconded by Councilmember Harvey. All ayes: motion carried.

Under comments: Councilmember Brockert read an open letter to the citizens encouraging all citizens, councilmembers and city staff to work together to move forward and continue to make Muscatine the best it can be.

City Administrator Mandsager stated that there will be a meeting scheduled at the Water Pollution Control Plant on February 7th at 5:30 regarding the Grandview Avenue Project. Mr. Mandsager noted there was a conflict with budget meetings and the date would be changed.

Mr. Mandsager also stated that budget meetings start next Thursday January 25th.

Mayor Broderson stated that she had asked Councilmember Harvey to act as mayor pro tem in the event that she was unavailable.

Mayor Broderson thanked the road crews for their hard work keeping our city streets clear.

Mayor Broderson stated that coffee with the mayor is this Saturday at 9:00 a.m.

Mayor Broderson asked if anyone knew what the status of the Curtis House that was moved from Mulberry to Iowa Avenue was.

City Administrator Gregg Mandsager stated he would make a note to find out and would get information regarding the status of the house.

Councilmember Harvey moved the meeting be adjourned at 8:47 p.m.

Diana Broderson, Mayor

ATTEST:

Gregg Mandsager, City Administrator