

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – February 18, 2016

Mayor Broderon called the City Council meeting for Thursday, February 18, 2016, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread.

The meeting began with the Pledge of Allegiance.

Under Communications from Citizens, Claire Martin, 1574 Washington Street, who has a business located at 209 W. 2<sup>nd</sup> Street, speaking in reference to parking in the downtown area, stated she feels that changing parking to 15 minutes or a half hour in front of her business would help her customers.

#23292. Councilmember Rehwaldt, seconded by Councilmember Natvig, moved the Consent Agenda be approved as follows:

- Budget Review Sessions for February 2, 2016, February 3, 2016, and February 4, 2016
- Regular City Council Minutes – February 4, 2016
- In-Depth City Council Minutes – February 11, 2016
- Renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Hy-Vee Food Store, 2400 – 2<sup>nd</sup> Avenue – Hy-Vee Inc. (pending inspections); renewal of Catering Privilege, Class “C” Liquor License, Outdoor Service and Sunday Sales for The Rendezvous, 3127 Lucas Street – Cindy’s Rendezvous LLC (pending inspections and insurance); and renewal of Class “B” Native Wine Permit, Special Class “C” Liquor License and Sunday Sales for Sal Vitale’s Pizzeria & Pasta, 1010 Park Avenue – The Sicilian Pizza and Subs LLC (pending inspections and insurance)
- Request approved from Melon City Bike Club for use of city Property (Weed Park) for Melon City Criterium on May 29, 2016 from 6 a.m. to 6 p.m.
- Request approved from the Muscatine Community School District for use of city property for 5K Race/Walk/Run on May 7, 2016 beginning at 8 a.m.
- Request approved for use of city property for Muscatine Soapbox Derby on July 4, 2016 from 11 a.m. to 4 p.m.
- Request from Greater Muscatine Chamber of Commerce & Industry for use of city property for 4<sup>th</sup> of July Activities
- Request from Greater Muscatine Chamber of Commerce & Industry for use of city property for 4<sup>th</sup> of July Parades
- Request approving applications for Revitalization Property Tax Abatement
- Filing of Communications 12A-B
- Bills for Approval totaling \$1,300,031.28

Councilmember Harvey, speaking in reference to the Soapbox Derby, asked if it would interfere with the 4<sup>th</sup> of July Parade. He was told it would end before the parade is scheduled to start.

Vote – All ayes; motion carried.

#23293. Councilmember Spread moved the resolution be adopted accepting easements for the Musser Park to Wiggins Road Trail Project. Seconded by Councilmember Rehwaldt.

Councilmember Harvey thanked the property owners for donating their land for the trail project.

Councilmember Rehwaldt asked if they have been thanked for their generosity.

City Engineer Jim Edgmond stated that he has personally expressed his gratitude on behalf of the city. He further stated the property owners do not want any special recognition.

Councilmember Rehwaldt asked if a letter from the Mayor would be sufficient, and Mr. Edgmond answered yes.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23294. Councilmember Natvig moved the resolution be adopted accepting easements for the Mulberry Avenue from Palms Drive to Houser Street Reconstruction Project. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23295. Councilmember Spread moved the resolution be adopted awarding the bid and approving the contract and bond for the Muscatine Slough Rip-Rap Project. Seconded by Councilmember Natvig.

Councilmember Harvey stated there was quite a big difference between the lowest bid and highest bid and asked if we were getting everything we need from the low bidder.

Mr. Edgmond stated he was confident the work will get done as it should be done. He also pointed out that the city will be providing and hauling the materials for the project and that quantities used will be documented.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23296. Councilmember Fitzgerald moved the resolution be adopted setting a public hearing on the plans, specifications, form of contract, cost estimate and setting the bid opening date for the Muscatine Art Center HVAC Replacement and Miscellaneous Window Renovations Project for Thursday, March 3, 2016, at 7 p.m. Seconded by Councilmember Spread.

Councilmember Harvey stated the Art Center has been having issues with the HVAC system for many years to the point that it does not protect the art being stored and also prevents traveling exhibits from coming to Muscatine.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23297. Councilmember Fitzgerald moved the resolution be adopted approving the contract and bond from JL Brady in the amount of \$49,478 for the Clark House Domestic Water Heater Replacement Project. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23298. Councilmember Natvig moved the resolution be adopted authorizing the assessment of unpaid abatement costs and unpaid rental inspection fees to private properties. Seconded by Councilmember Spread.

Councilmember Harvey asked if rental inspection fees have been assessed in the past.

Community Development Director David Gobin stated that every month City Council will have in their packet of information unpaid fees that are a couple of months old to be forwarded to the courthouse to be assessed against the property owners. This is the way it has always been done.

Councilmember Harvey asked what happens if property owners don't pay the fees.

Councilmember Spread stated the assessment of unpaid costs is a lien against the property.

Councilmember Rehwaldt stated the list contains multiple offenders. He asked Mr. Gobin if he had any special words for these folks.

Councilmember Spread once again stated we are putting a lien against their property.

Mr. Gobin stated the only other way to deal with the habitual offenders would be to revoke their permits. He stated the lists will always have the usual suspects. He stated the city's first line of defense is to get unpaid fees assessed against the property owners.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread.  
Motion carried.

#23299. Councilmember Natvig moved the resolution be adopted accepting completed work for the Cedar Street Traffic Control Signal Project and to pay Muscatine Power & Water \$127,723 for its work on the project once funding is received from the State of Iowa from the Traffic Safety Fund. Seconded by Councilmember Harvey.

There was discussion concerning the cost of the traffic signals.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread.  
Motion carried.

#23300. Councilmember Spread moved to approve the conversion of 2<sup>nd</sup> Street from a one-way to a two-way reconfiguration. Seconded by Councilmember Fitzgerald.

Councilmember Fitzgerald stated he was leaning toward tabling this matter but asked if there was anyone in the audience who would like to speak concerning this issue.

Brent Hill who owns Hill's Paint Store on W. 2<sup>nd</sup> Street stated he understands the concept; however, he feels that if parking becomes difficult in the downtown area, it will have a negative impact on customers. He stated he feels there are a lot of issues to be addressed before this reconfiguration can be approved.

#23301. Councilmember Fitzgerald moved this matter be tabled to allow for another public meeting. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23302. Councilmember Harvey moved to approve the request from the Police Department to declare light bars as surplus property. Seconded by Councilmember Natvig. All ayes; motion carried.

Under comments, Councilmember Rehwaldt, speaking in reference to the proposed 2<sup>nd</sup> Street reconfiguration, asked about the placement of loading zones in the downtown area.

Mr. Edmond stated the idea is to put two 15-minute loading zones every two blocks. He stated the current loading zones are not big enough to accommodate larger businesses and larger trucks. He stated the plan is to have them strategically placed in the downtown area.

Councilmember Fitzgerald stated that would mean losing three parking stalls and this is one of the reasons why he moved to table the matter.

Mr. Edgmond stated that tabling the matter will give staff more time to work on the parking and loading zone layouts and signage. He stated it will also allow time for another public meeting.

Councilmember Rehwaldt asked if the bump outs in each block could be removed to gain more parking, and Mr. Edgmond answered sure.

Mr. Edgmond asked if City Council wanted the bump out removed at the Pine Street parking lot.

Councilmember Fitzgerald asked for a ballpark amount.

There was further discussion on the street reconfiguration.

Councilmember Spread ended the discussion by saying the current parking plan is probably 10 years old and was put together with the help of downtown business owners.

Councilmember Rehwaldt stated that with the sewer work being done over the last few years, many trees had been taken out and now need to be replaced with appropriate trees. He stated he would like to be supplied with the plans for the proposed trees and when planting will start.

Mr. Edgmond stated the list can be supplied to Councilmembers.

Councilmember Fitzgerald asked how we are determining which trees should be planted.

Mr. Edgmond stated there is a list of appropriate street trees and Parks and Recreation staff will be making the selection on what trees should be planted.

City Planner Andrew Fangman stated Parks and Recreation does have a list containing approximately 24 varieties of trees.

There was discussion concerning the matching of trees on 2<sup>nd</sup> Street with trees planted for the Mississippi Drive Corridor Project.

Mr. Edgmond stated the plan is to carry over the plantings for the corridor project over to 2<sup>nd</sup> Street.

Councilmember Harvey stated that approximately 20 to 30 years ago, streetscaping was an issue but it fell flat. He stated he feels streetscaping projects need to be maintained.

Councilmember Saucedo asked for an explanation as to why the state has taken over the city's responsibility for restaurant inspections.

Community Development Director David Gobin stated the state's game plan approximately four to five years ago was to take over all health inspections. The state did not renew the city's 28E agreement which expired on September 30, 2015. He stated the city tried to appeal the state's decision; however, there is no appeal process.

There was further discussion concerning this issue.

Mayor Broderson stated she had received a call concerning snow removal at the top end of the boat ramp. She then stated she had received a call concerning the location of the port-a-potty on the riverfront. She stated people feel it should be more visible.

City Administrator Mandsager stated it was placed by the building so that it would not be so visible. He stated the facility gets minimal use. He stated there used to be a restroom near the pumping station and it would be easy to add a restroom at that location.

Mayor Broderson stated that it would be beneficial to have it more visible since we have become a Blue Zones community.

#23303. Councilmember Fitzgerald moved to enter Closed Session at 7:47 p.m. per Iowa Code Chapters 21.5(i) and 21.9. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

Mayor Broderson called the Closed Session to order at 7:57 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Also present were City Administrator Gregg Mandsager and City Attorney Matt Brick.

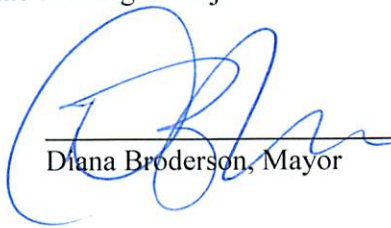
#23304. Councilmember Saucedo moved to leave Closed Session at 9:26 p.m. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

#23305. Councilmember Fitzgerald moved the meeting be adjourned at 9:31 p.m. Seconded by Councilmember Rehwaldt. All ayes; motion carried.



ATTEST:

  
Gregg Mandsager, City Administrator

  
Diana Broderson, Mayor

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