

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – January 14, 2016

Mayor Broderon called the City Council meeting for Thursday, January 14, 2016, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread.

The first item on the agenda was a resolution rejecting bids for the Community Development Block Grant Downtown Revitalization Project and setting public hearings for façade improvements and stormwater improvements for the Revitalization Project for Thursday, January 21, 2016, at 7:00 p.m.

#23259. Councilmember Spread moved the resolution be adopted. Seconded by Councilmember Natvig.

Community Development Planning Coordinator Adam Thompson stated one bid was received and came in higher than expected. He stated the bid for façade improvements was \$70,000 over the base bid and stormwater improvements \$120,000 over the engineer's estimate. He stated that a number of alternates had been built into the plans and specifications.

Mr. Thompson stated the alternates have been removed from the plans and specifications. He then explained what the property owner will be able to do. He stated the façade improvements will be completed by the end of July.

The next item on the agenda was discussion on amending the City Council Rules to include invocation on the City Council agendas.

City Administrator Gregg Mandsager stated the Mayor is requesting the invocation be placed back on the City Council. He stated that amending the Rules of Council putting the invocation back on the agendas would be relatively simple. He stated that tonight he was looking for a consensus from City Council to bring this back to a future meeting for further action.

Mayor Broderon stated she was accepting full responsibility for finding an invocation speaker.

There was further discussion by City Council on this matter.

City Administrator Mandsager then asked for a consensus from City Council in support of bringing this back for action at a future meeting.

Those in favor were Councilmembers Bynum, Harvey, Natvig, and Saucedo. Those not in favor were Councilmembers Spread, Fitzgerald, and Rehwaldt.

The next item on the agenda was a CIP presentation.

City Planner Andrew Fangman stated he had made a presentation at the January In-Depth meeting on the draft CIP for fiscal years 2016 through 2020. He stated that tonight he was seeking a consensus from City Council to move forward with the adoption of the document.

Mr. Fangman stated that since the January presentation, the projects listed for the Water Pollution Control Plant were updated.

Councilmember Rehwaldt asked if the city owned any surplus property that could be disposed of in order to put money back into the city's coffers.

Mr. Fangman stated if the city does have any surplus property, it is a very small amount.

There was further discussion concerning the disposal of city property.

Mr. Fangman then asked City Council if there was a consensus to bring the CIP back for formal adoption. He reminded City Council that this is a rolling five-year document.

City Administrator Mandsager stated the CIP is a guide for the city to use.

There was a consensus from City Council to bring the CIP back for formal adoption.

The next item on the agenda was a Leadership Muscatine presentation.

Community Development Planning Coordinator Adam Thompson explained the purpose of Leadership Muscatine and its benefit to the community. He stated that as part of the program, participants are asked to come up with a project that will benefit the City of Muscatine. Following Mr. Thompson's presentation, Leadership Muscatine participants came forward and introduced themselves and told City Council their project plans.

Mr. Thompson stated that Leadership Muscatine has been going on for 30+ years and has done a lot of good in the community and will continue to do so.

The final item on the agenda was a review of NEPA Study requirements.

City Engineer Jim Edgmond stated that every time a project involves federal or state funding, a NEPA Study is part of the process.

Mike Fisher of Impact 7G stated his firm is currently doing a NEPA Study for Grandview Avenue which will be followed by the Mississippi Drive Corridor Project. He then gave a power point presentation concerning the National Environmental Policy Act or NEPA.

Mr. Fisher stated that President Nixon signed NEPA on January 1, 1970 which created the basis for environmental impact statements (EIS) for major federal actions. Speaking in reference to Grandview Avenue, he stated he does not feel there will be any controversy which is usually what causes problems in larger projects.

Mr. Fisher talked about when NEPA applies to a project. He stated that broadly, NEPA applies when a federal agency intends to carry out, fund, or approve a proposed project. He stated that in the case of Grandview Avenue, \$1.55 million in Federal Surface Transportation Program (STP) funds have been programmed for 2019. He then explained what happens when NEPA does apply, how it applies to the Grandview Avenue process, and what guides the NEPA process. He then touched on the NEPA umbrella, the NEPA environmental process, and the NEPA goal and key process decisions.

Ryan Peterson, President of Impact 7G, reviewed the municipal services his company has provided.


There were questions from City Council that were answered by both Mr. Fisher and Mr. Peterson.

Mr. Edmond stated that property acquisitions could occur and Mr. Peterson explained the process of due diligence before a particular property is purchased.

Under comments, Councilmember Natvig stated he was glad to see the Leadership group at tonight's meeting.

Councilmember Rehwaldt requested that water be provided at the in-depth meetings.

#23260. Councilmember Spread moved the meeting be adjourned at 8:05 p.m. Seconded by Councilmember Rehwaldt. All ayes; motion carried.



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Gregg Mandsager, City Administrator