

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – April 12, 2012

Mayor Pro Tem Mark LeRette called the In-Depth City Council meeting for Thursday, April 12, 2012, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager and Finance Director Nancy Lueck.

The first item on the agenda was a resolution setting a public hearing on the plans, specifications, form of contract, cost estimate, and setting the bid opening date for the project identified as “Rehabilitate Airfield Pavements” at the Municipal Airport.

#22026. Councilmember Natvig moved the resolution be adopted. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

The next item on the agenda was a resolution setting a public hearing on the proposed development agreement with R.L. Fridley Theatres Inc.

#22027. Councilmember Shihadeh moved the resolution be adopted. Seconded by Councilmember Spread. All ayes: Councilmembers LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

The final item on the agenda was discussion concerning the proposed development agreement with R.L. Fridley Theatres Inc.

City Administrator Gregg Mandsager reviewed the terms of the proposed development agreement. He stated the proposed agreement is based on the full taxable value of the facility for the theatre site going on the property tax rolls as of January 1, 2013. He stated tax increment payments would be made on December 1 and June 1 of each fiscal year beginning December 2, 2014 and continuing through June 1, 2029 or until such time that payments equal to \$1.6 million have been made. He stated that out lot payments will not exceed \$1.4 million. He also reviewed the terms and requirements of the proposed agreement.

There were various questions from City Council concerning the proposed agreement that were answered by the City Administrator.

Russ Vannorsdel, representing Fridley Theatres, reviewed the 20-year term for the out lots.

Under comments, Councilmember Natvig thanked Musco and Muscatine Power & Water for their work in getting the bridge lights up and running again.

Councilmember Shihadeh wished Councilmember Natvig a Happy Birthday.

Councilmember Bynum also wished Councilmember Natvig a Happy Birthday.

City Administrator Mandsager stated that the house located on the property purchased by R.L. Fridley Theatres Inc. will be used for fire training (house burn) on either April 21<sup>st</sup> or April 22<sup>nd</sup>. There will be four to five area departments involved in the training.

Mayor Pro Tem LeRette also wished Councilmember Natvig a Happy Birthday. He also welcomed John Elshoff who is the new video technician for MCC.

#22028. Councilmember Shihadeh moved the meeting be adjourned at 7:35 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

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Gregg Mandsager, City Administrator