

**City of LeClaire, Iowa**  
**City Council Meeting Minutes**  
**Monday, August 15, 2022 – 6:00 p.m.**  
**Council Chambers, 325 Wisconsin St, LeClaire, IA**

Mayor: \_\_\_\_\_ Blair: \_\_\_\_\_ Bloom: \_\_\_\_\_ Gravert: \_\_\_\_\_ Long: \_\_\_\_\_ Salvador: \_\_\_\_\_  
Bockenstedt: \_\_\_\_\_ Laserfiche: \_\_\_\_\_ Publication: \_\_\_\_\_

Mayor Gerard called the City Council Meeting to order at 6:00 p.m. in the City Hall Council Chambers, 325 Wisconsin Street. Present: Mayor Dennis Gerard, Council Members Amy Blair, Bill Bloom and Sara Gravert, City Administrator Dennis Bockenstedt, City Clerk Tracy Northcutt, Police Chief Shane Themas, Fire Chief Jim Bradley, Public Works Director Mark Dale, Parks & Rec Director Greg Ludwig, Library Director Melita Tunncliff and City Engineer Leo Foley. Absent: Council Members Barry Long & Ryan Salvador. The Pledge of Allegiance was recited.

**Resolution 22-159**

Moved by Blair, seconded by Gravert, approving the August 15, 2022, Consent Agenda. Motion carried unanimously on roll call vote.

**Resolution 22-160**

Moved by Blair, seconded by Gravert, approving all the Council Meeting Minutes of August 1, 2022, as presented. Motion carried unanimously on roll call vote.

**Public Appearances** - None

**Mayor's Report**

Mayor Gerard discussed the successful aspects of Tug Fest and stated that he has been in contact with the event organizers to address the possibility of making changes to the actual tug as it seems evident that there are issues with how the tug is set up when not a single event was won by LeClaire. Additionally, Mayor stated that RAISE grant recipients were announced and the City of LeClaire was not chosen. In Iowa, Dubuque, Muscatine and Waterloo were awarded. Moline and East Moline in Illinois were also chosen.

**Council Reports**

**Public Hearing – Fiscal Year 2022-2023 Budget Amendment 1**

Mayor Gerard called a Public Hearing to order at 6:05 p.m. for the purpose of receiving public comment on the proposed FY23 Budget Amendment 1. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. No written or verbal comments were submitted. Moved by Blair, seconded by Bloom to close the public hearing at 6:05 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-161**

Moved by Blair, seconded by Gravert, approving Fiscal Year 2022-2023 Budget Amendment 1, as presented. Motion carried unanimously on roll call vote.

**Resolution 22-162**

Moved by Blair, seconded by Bloom, approving a proposal with Jeffrey L. Bruce Company for the Parks Master Plan Project in an amount not to exceed \$24,780.00, as presented. Motion carried unanimously on roll call vote.

**Resolution 22-163**

Moved by Blair, seconded by Gravert, approving a quote with CivicPlus for the CivicRec software for Parks & Recreation in the amount of \$9,338.00 for year one and \$6,300.00 for year two, as presented. Motion carried unanimously on roll call vote.

**Ordinance 826-Second Reading & Waive Third Reading**

Moved by Blair, seconded by Bloom, approving the second reading and waiving the third reading in title only of Ordinance 826, an Ordinance amending Chapter 7 (Fiscal Management & Related Procedures) of the Code of Ordinances of the City of LeClaire, Iowa, as presented. Motion carried unanimously on roll call vote.

**Resolution 22-164**

Moved by Gravert, seconded by Blair, acknowledging the receipt of the Planning & Zoning Commission's Recommendation 22-07, recommending the approval of the creation of Rodgers 1<sup>st</sup> Addition Urban Renewal Area, as presented. Motion carried on roll call vote.

**Resolution 22-165**

Moved by Gravert, seconded by Bloom, acknowledging the receipt of the Planning & Zoning Commission's Recommendation 22-08, recommending the approval of the creation of Silver Creek Industrial Addition, 22-09, recommending the approval of the Industrial Site Plan & 22-10, recommending the approval of the creation of Tuegel's 1<sup>st</sup> Addition, as presented. Motion carried on roll call vote.

**Public Hearing – Industrial Site Development**

Mayor Gerard called a Public Hearing to order at 6:08 p.m. for the purpose of receiving public comment on the proposed Industrial Site Development. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. No written or verbal comments were submitted. Moved by Blair, seconded by Bloom to close the public hearing at 6:08 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-166**

Moved by Gravert, seconded by Blair, approving the Silver Creek Industrial Site Plan Development, as presented. Motion carried on roll call vote.

**Public Hearing – Silver Creek Industrial Addition Minor, Final Plat**

Mayor Gerard called a Public Hearing to order at 6:09 p.m. for the purpose of receiving public comment on the proposed Silver Creek Industrial Addition Minor, Final Plat. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. No written or verbal comments were submitted. Moved by Blair, seconded by Gravert to close the public hearing at 6:09 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-167**

Moved by Gravert, seconded by Bloom, approving the Silver Creek Industrial Addition Minor, Final Plat, as presented. Motion carried on roll call vote.

**Public Hearing – Tuegel's First Addition Minor, Final Plat**

Mayor Gerard called a Public Hearing to order at 6:10 p.m. for the purpose of receiving public comment on the proposed Tuegel's First Addition Minor, Final Plat. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. No written or verbal comments were submitted. Moved by Blair, seconded by Gravert to close the public hearing at 6:11 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-168**

Moved by Gravert, seconded by Blair, approving the Tuegel's First Addition Minor, Final Plat, as presented. Motion carried on roll call vote.

**Resolution 22-169**

Moved by Gravert, seconded by Blair, approving Davenport Electric Contract Company to install traffic signal equipment in an amount not to exceed \$27,210.00, as presented. Leo Foley, City Engineer, Veenstra & Kimm, gave an overview of the project. Motion carried on roll call vote.

**Resolution 22-170**

Moved by Gravert, seconded by Bloom, approving the Pay Estimate 6 to Hawkeye Paving Corp in the amount of \$198,139.60 for the Wisconsin & 35<sup>th</sup> Street Improvements HMA Surfacing and Trail Project, as presented. Leo Foley, City Engineer, Veenstra & Kimm, gave an overview of the status of the project. Motion carried unanimously on roll call vote.

**Resolution 22-171**

Moved by Gravert, seconded by Blair, approving the pay estimate 3 to Hawkeye Paving Corp. in the amount of \$396,172.80 for the Wisconsin & 35<sup>th</sup> Street Roundabout Project, as presented. Leo Foley, City Engineer, Veenstra & Kimm, gave an overview of the status of the project. Motion carried unanimously on roll call vote.

**Public Hearing – 2022 Amendment to the Urban Renewal Plan for LeClaire Urban Renewal Area I & Removing Property form Tax Increment Finance District I/II**

Mayor Gerard called a Public Hearing to order at 6:17 p.m. for the purpose of receiving public comment on the proposed 2022 Amendment to the Urban Renewal Plan for the LeClaire Urban Renewal Area NO. 1 in the City of LeClaire, State of Iowa. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. No written or verbal comments were submitted. Moved

by Blair, seconded by Gravert to close the public hearing at 6:18 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-172**

Moved by Bloom, seconded by Blair, determining an area of the City to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for Urban Renewal Projects; and adopting the 2022 Amendment to the Urban Renewal Plan for the LeClaire Urban Renewal Area No. 1, as presented. Motion carried unanimously on roll call vote.

**Ordinance 827-First Reading**

Moved by Bloom, seconded by Gravert, approving the first reading in title only of Ordinance 827, amending ordinance No. 440 and removing the 2022 removed property from the division of taxes under Iowa Code Section 403.19 in connection with the amended urban renewal plan for the LeClaire Urban Renewal Area No. 1, as presented. Motion carried unanimously on roll call vote.

**Public Hearing – Proposed Rodgers 1<sup>st</sup> Addition Urban Renewal Area**

Mayor Gerard called a Public Hearing to order at 6:20 p.m. for the purpose of receiving public comment on the proposed Rodgers 1<sup>st</sup> Addition Urban Renewal Plan for a proposed Urban Renewal Area in the City of LeClaire, State of Iowa. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. City Clerk Tracy Northcutt read aloud the attached letter submitted by Scott County Board of Supervisors dated August 4, 2022, received at City Hall on August 12, 2022 and opened on August 15, 2022, expressing opposition to the use of TIF money to fund public improvements or as an economic development incentive for retail or service sector businesses that compete with other existing businesses for the same Quad Cities Area markets. No verbal comments were submitted. Moved by Blair, seconded by Gravert to close the public hearing at 6:22 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-173**

Moved by Bloom, seconded by Blair, determining an area of the City to be an Economic Development Area, and that the rehabilitation, conservation, redevelopment, development, or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for Urban Renewal Projects; and adopting the Rodgers 1<sup>st</sup> Addition Urban Renewal Plan, as presented. Motion carried unanimously on roll call vote.

**Ordinance 828-First Reading**

Moved by Bloom, seconded by Gravert, approving the first reading in title only of Ordinance 828, providing that General Property Taxes levied and collected each year on all property located within the Rodgers 1<sup>st</sup> Addition Urban Renewal Area, in the City of LeClaire, County of Scott, State of Iowa, by and for the benefit of the State of Iowa, City of LeClaire, County of Scott, Pleasant Valley Community School District, and other Taxing Districts, be paid to a special fund for payment of principal and interest on loans, monied advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the Rodgers 1<sup>st</sup> Addition Urban Renewal Area (The Rodgers 1<sup>st</sup> Addition Urban Renewal Plan), as presented. Motion carried unanimously on roll call vote.

**Public Hearing – Development Agreement with GRT QC Property & Fareway Stores**

Mayor Gerard called a Public Hearing to order at 6:24 p.m. for the purpose of receiving public comment on the matter of the proposal to enter into a development agreement with GRT QC Property, LLC and Fareway Stores, Inc. and the hearing thereon. Roll call was taken with Council Members Blair, Bloom and Gravert present. Absent: Council Members Long and Salvador. Koby Pritchard, Director of Real Estate Attorney, Fareway Stores, Inc., stated that Fareway is excited to begin its partnership with the City of LeClaire and GRT QC Property, LLC and looks forward to many successful years in LeClaire. Mayor Gerard thanked all involved in getting this project moving forward. No written comments were submitted. Moved by Blair, seconded by Gravert to close the public hearing at 6:27 p.m. Motion carried unanimously on roll call vote.

**Resolution 22-174**

Moved by Bloom, seconded by Blair, approving and authorizing execution of a Development Agreement by and among the City of LeClaire, GRT QC Property, LLC, and Fareway Stores, Inc., as presented. Motion carried unanimously on roll call vote.

**Resolution 22-175**

Moved by Bloom, seconded by Gravert, approving the River Valley Optimist Club's exclusive use of the Southernmost Parking Area & Levee Pavilion for the Tour D'LeClaire to be held August 20, 2022, as presented. Motion carried unanimously on roll call vote.

**Resolution 22-176**

Moved by Bloom, seconded by Blair, approving the exclusive use of the entire levee and parking lots and Wisconsin Street between Cody Road and 4<sup>th</sup> Street for Vettes on the River to be held August 27, 2022, from 6:00 a.m. to 5:00 p.m., as presented. Motion carried unanimously on roll call vote.

**Resolution 22-177**

Moved by Bloom, seconded by Gravert, approving the exclusive use of the entire levee and parking lots for Patriot Hunt Riverfest Special Event to be held September 10, 2022, as presented. Motion carried unanimously on roll call vote.

**Adjournment**

Moved by Blair, seconded by Gravert, to adjourn at 6:29 p.m. Motion carried unanimously on roll call vote.

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**Dennis Gerard, Mayor**

**Attest:**

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**Tracy A. Northcutt, City Clerk**