

CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
7:00 p.m. – March 4, 2021

Mayor Broderson called the City Council meeting for Thursday March 4, 2021, to order at 7:00 p.m. Present were: Councilmembers Hopkins, Froelich, Malcolm, Gordon, Brockert, Jindrich and Brackett.

The Council meeting began with the pledge of allegiance.

Freedom Malik-Roberts was present on behalf of Clean Air Muscatine to encourage citizens to use green energy.

**Consent Agenda**

Councilmember Hopkins, seconded by Councilmember Gordon, moved the Consent Agenda be approved as follows:

- Items 6 A: Approval of City Council Minutes
- Items 9A: From the Mayor
- Items 12 A-E: Receive and File
- Bills for Approval Totaling \$1,374,243.35

Vote: Ayes-6, Nays -0, (Councilmember Jindrich unable to vote due to a technical issue) Motion carried

**Public Hearing A**

Mayor Broderson stated this public hearing concerns a proposed amended development agreement with Bush Development, LLC and Hershey Property, LLC for Hershey Building Project.

There were no oral or written comments from the public.

Councilmember Brackett moved the public hearing be closed, seconded by Councilmember Brockert.

Vote: Ayes -6, Nays – 0(Councilmember Jindrich was unable to vote due to a technical issue, Motion carried.

**Public Hearing B**

Mayor Broderson stated this public hearing concerns the maximum tax levy for fiscal year 2021/2022 budget.

There were no oral or written comments from the public.

Councilmember Gordon moved the public hearing be closed, seconded by Councilmember Brackett.

Vote: Ayes – 6, Nays – 0, (Councilmember Jindrich was unable to vote due to a technical issue) Motion carried.

**From the Mayor**

Mayor Broderson read a proclamation declaring April 30, 2021, to be declared as Arbor Day in the City of Muscatine.

Nick Gow was present to acknowledge this proclamation and to share a few thoughts regarding Arbor Day and the importance of trees in our community.

**From the City Administrator**

11A: Councilmember Froelich moved to approve the second reading of Ordinance #2021-0050, amending Title 6, Chapter 3, Section 13 of the Muscatine City Code related to disorderly conduct. Seconded by Councilmember Brackett.

Vote: Ayes -6, Nays-0, (Councilmember Jindrich was unable to vote due to technical issues)  
Motion carried.

11B: Councilmember Gordon moved to adopt Resolution #2021-0073, approving an amended development agreement with Bush Development, LLC and Hershey Property, LLC. Seconded by Councilmember Hopkins.

Vote: Ayes – 6, Nays – 0, (Councilmember Jindrich was unable to vote due to technical issues)  
Motion carried.

11C: Councilmember Malcolm moved to adopt Resolution #2021-0074, approving the maximum property tax dollars for certain tax levies for the City of Muscatine’s fiscal year 2021/2022. Seconded by Councilmember Brackett.

Vote: Ayes – 6, Nays – 0, (Councilmember Jindrich was unable to vote due to technical issues)  
Motion carried.

11D: Councilmember Brackett moved to adopt Resolution #2021-0075, setting a public hearing on the proposed City Budget for Fiscal Year 2021/2022. Seconded by Councilmember Hopkins.

Vote: Ayes – 6, Nays – 0, (Councilmember Jindrich was unable to vote due to technical issues)  
Motion carried

11E. Councilmember Froelich moved to adopt Resolution #2021-0076, setting a public hearing on the proposed amendment #1 to the FY 2020/2021 Budget. Seconded by Councilmember Brackett.

Vote: Ayes – 6, Nays – 0,(Councilmember Jindrich was unable to vote due to technical issues. )  
Motion carried.

11F. Councilmember Gordon moved to adopt Resolution #2021-0077, setting a public hearing for the 2022 Transit Consolidated Funding Application. Seconded by Councilmember Malcolm.

Vote: Ayes – 6, Nays – 0, (Councilmember Jindrich was unable to vote due to technical issues)  
Motion carried.

11G. Councilmember Hopkins moved to adopt Resolution #2021-0078, awarding a contract for the 2021/2021 Hot Mix Asphalt Alley Overlay Project to Manatt’s, Inc. Seconded by Councilmember Jindrich.

Vote: Ayes – 7, Nays – 0, Motion carried.

11H. Councilmember Brackett moved to adopt Resolution #2021-0079 awarding a contract for the 2020,2021 Hot Mix Asphalt Street Overlay Project to Manatt’s. Seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

11I. Councilmember Gordon moved to adopt Resolution #2021-0080, awarding a contract to All American Concrete, Inc. for the 2020-2021 Full Depth Patch Project. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

11J. Councilmember Brackett moved to adopt Resolution #2021-0081, setting a public hearing in a development agreement with JNB Family 1 and the Ales Foundation. Seconded by Councilmember Jindrich

Vote: Ayes – 7, Nays – 0, Motion carried.

11K. Councilmember Gordon moved to approve Request #2021-0082, for two consultant agreements for construction management and inspections. . Seconded by Councilmember Hopkins.

City Council had question regarding the number of hours the consultants would be working that were addressed by Public Works Director Brian Stineman.

Vote: Ayes – 7, Nays – 0, Motion carried.

11L. Councilmember Brackett moved to approve Request #2021-0083, extending the current contract with Republic Services by one year. Seconded by Councilmember Jindrich.

Vote: Ayes – 7, Nays – 0, Motion carried.

11M. Councilmember Gordon moved to approve Request #2021-0084, for a purchase order to DJ Gongol & Associates for the purchase of two leachate pumps for the landfill operation. Seconded by Councilmember Jindrich.

Vote: Ayes – 7, Nays – 0, Motion carried.

11N. Councilmember Hopkins moved to approve Request #2021-0085 for a concession operation agreement with Hy-Vee Food Store. Seconded by Councilmember Froelich.

Vote: Ayes – 7, Nays – 0, Motion carried.

11O. Councilmember Brackett moved to approve Request #2021-0086, for a purchase order to Alliant Energy for the installation of Natural Gas Services to the new Airport Hangars. Seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

11P. Councilmember Brackett moved to approve Request #2021-0087, for a purchase order for Magnolia Lift Station new Pump and Control Panel Installation. Seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

11Q. Councilmember Brockert moved to approve Request #2021-0088, to enter into a contract with Bolten & Menk to assist with construction services for Grandview Avenue Reconstruction Project. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

Councilmember Brackett motioned for the meeting to be adjourned at 7:52 p.m.

**ALL CITY COUNCIL MEETING RECORDINGS ARE VIEWABLE ON THE CITY OF MUSCATINE YOUTUBE PAGE.**



Attest:

  
\_\_\_\_\_  
Mayor Diana Broderson

  
\_\_\_\_\_  
Carol Webb, City Administrator

\*\*\* Proof of Publication \*\*\*

The undersigned, being first duly sworn, on oath does say that he/she is an authorized employee of THE MUSCATINE JOURNAL, morning edition, a daily newspaper printed and published by Lee Enterprises, Incorporated, in the City of Davenport, Scott County, Iowa, and that a notice, a printed copy of which is made a part of this affidavit, was published in said THE MUSCATINE JOURNAL, on the dates listed below.

CITY OF MUSCATINE- Legals account

215 Sycamore Street  
MUSCATINE, IA 52761

ORDER NUMBER 89925

The affiant further deposes and says that all of the facts set forth in the foregoing affidavit are true as he/she verily believes.

Billy Moran

Section: Notices & Legals

Category: 2627 Miscellaneous Notices

PUBLISHED ON: 03/15/2021

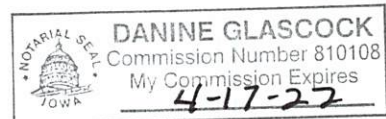
- TOTAL AD COST: 231.95

FILED ON: 3/15/2021

Subscribed and sworn to before me by said affiant this 15 day of March 2021.

Danine Glascock

Notary Public in and for Scott County, Iowa



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## NOTICE

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#### Consent Agenda

Consent Agenda approved as follows:

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• Bills for Approval Totaling \$1,374,243.35

Vote: Ayes-6, Nays -0, (Councilmember Jindrich unable to vote due to a technical issue) Motion carried

#### Public Hearing A

Mayor Broderson stated this public hearing concerns a proposed amended development agreement with Bush Development, LLC and Hershey Property, LLC for Hershey Building Project. There were no oral or written comments from the public. Public Hearing closed.

Vote: Ayes -6, Nays - 0 (Councilmember Jindrich was unable to vote due to a technical issue, Motion carried.

#### Public Hearing B

Mayor Broderson stated this public hearing concerns the maximum tax levy for fiscal year 2021/2022 budget. There were no oral or written comments from the public.

Public Hearing closed. Vote: Ayes - 6, Nays - 0, (Councilmember Jindrich was unable to vote due to a technical issue)

#### From the Mayor

Mayor Broderson read a proclamation declaring April 30, 2021, to be declared as Arbor Day in the City of Muscatine. Nick Gow was present to acknowledge this proclamation and to share a few thoughts regarding Arbor Day and the importance of trees in our community.

#### From the City Administrator

11A: Second reading approved of Ordinance #2021-0050, amending Title 6, Chapter 3, Section 13 of the Muscatine City Code related to disorderly conduct. Vote: Ayes -6, Nays-0, (Councilmember Jindrich was unable to vote due to technical issues) Motion carried.

11B: Resolution #2021-0073 adopted approving an amended development agreement with Bush Development, LLC and Hershey Property, LLC. Vote: Ayes - 6, Nays - 0, (Councilmember Jindrich was unable to vote due to technical issues) Motion carried.

11C: Resolution #2021-0074 adopted approving the maximum property tax dollars for certain tax levies for the City of Muscatine's fiscal year 2021/2022. Vote: Ayes - 6, Nays - 0, (Councilmember Jindrich was unable to vote due to technical issues) Motion carried.

11D: Resolution #2021-0075 adopted setting a public hearing on the proposed City Budget for Fiscal Year 2021/2022. Vote: Ayes - 6, Nays - 0, (Councilmember Jindrich was unable to vote due to technical issues) Motion carried

11E. Resolution #2021-0076 adopted setting a public hearing on the proposed amendment #1 to the FY 2020/2021 Budget. Vote: Ayes - 6, Nays - 0, (Councilmember Jindrich was unable to vote due to technical issues. )Motion carried.

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11H. Resolution #2021-0079 adopted awarding a contract for the 2020,2021 Hot Mix Asphalt Street Overlay Project to Manatt's. Vote: Ayes - 7, Nays - 0, Motion carried.

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Vote: Ayes - 7, Nays - 0, Motion carried.

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# \*\*\* Proof of Publication \*\*\*

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Vote: Ayes - 7, Nays - 0, Motion carried.  
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11M. Request #2021-0084 approved for a purchase order to DJ Gongol & Associates for the purchase of two leachate pumps for the landfill operation. Vote: Ayes - 7, Nays - 0, Motion carried.

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11F. Request # 2021-0087 approved for a purchase order for Magnolia Lift Station Pump and Control Panel Installation. Vote: Ayes - 7, Nays - 0, Motion carried.

11Q. Request #2021-0088 approved to enter into a contract with Bolton & Mank to assist with construction services for Grandview Avenue Reconstruction Project.

Vote: Ayes - 7, Nays - 0, Motion carried. Councilmember Brackett motioned for the meeting to be adjourned at 7:52 p.m.

**ALL CITY COUNCIL MEETING RECORDINGS ARE VIEWABLE ON THE CITY OF MUSCATINE YOUTUBE PAGE.**

Mayor Diana Broderson

Attest:

Carol Webb, City Administrator

CITY OF MUSCATINE  
BILLS FOR APPROVAL  
2/4/2021

General Fund ,A & D Technical Supply Equipment-2 10991.16 ,Advanced Business Systems Inc services 53.05 ,Alliant Energy utilities-2 3162.14 ,Allison Andy reimbursement-2 125 ,Amazon.Com Misc -12 2922.96 ,Arnold Motor Supply Parks-3 78.58 ,Bark Candice refund 25 ,Bayfield Snow Removal services 9890 ,Berlins Pro Shop supplies 50.1 ,Beyond Technology supplies 88.78 ,Brick services-3 10495 ,Brownails Inc misc 6.95 ,Carriage Paper Products supplies 78.82 ,Cedar Street Investments Llc misc 300 ,Centurylink phone-10 861.15 ,Chapman J Kevin services 150 ,Chemsearch equipment 2445.85 ,Dell Marketing L.P. equipment 1985.35 ,Des Moines Stamp Mfg Company services 34.7 ,Dinges Fire Company equipment - 2 843.77 ,Dixon Sarah refund 60 ,Doors Inc supplies 271.6 ,Doy Stephanie refund 25 ,Elschhoff John services 45 ,Fun Express supplies - 14 331.79 ,Genesis Health System-Eap services 815.1 ,Genesis Health System-Occ Hlth services 1136 ,Glass Cassy refund 25 ,Hahn Ready Mix Inc supplies-2 2441.96 ,Heather Woody Unlimited services 750 ,Hoopes Stacey refund 25 ,Hyvee Food Stores (Musc) meals-3 214.88 ,Idals services 15 ,Imfoa dues 20 ,Iowa Dept Of Transportation services 50 ,Johnstone Supply part 199.59 ,Kellor & Kellor Landscape Inc services-67 4126.64 ,Library Systems & Services Llc supplies 10858.52 ,Lucas Communication Inc services 37.5 ,Lupton & Toyme Printers services 628 ,Mailboxes & Parcel Depot postage 14.98 ,Martin & Whitacre Surveyors & Engineers Inc services - 2 4715.36 ,Menards (Musc) supplies-34 1877.17 ,Mid Country Machinery equipment 8860 ,Muscatine Co Administration Office equipment 1134 ,Muscatine County Attorney services 72.3 ,Muscatine Humane Society subsidy 6666.66 ,Muscatine Power & Water utilities - 11 3029.2 ,Networkfleet Inc services-3 447.69 ,Parchert Tamala refund 30 ,Phelps Custom Image Wear supplies 78 ,Phelps The Uniform Specialists services-3 40 ,Plumb Supply Company parts-3 27.63 ,Precision Machine Inc part 99 ,Quad City Safety Inc supplies 392.4 ,Quad City Times & Musc Journal services-12 687.22 ,Quill Corporation supplies-4 104.28 ,Solutions Llc supplies-2 357.56 ,Staples Advantage supplies-2 22.34 ,Steindler Orthopedic services-2 347.9 ,Sycamore Printing Inc services-5 708.36 ,Temp Associates temp employees 744.8 ,Thomas Emily refund 25 ,Time Clock Plus Llc equipment 3024 ,Timmsen Joe reimbursement 75 ,Truck Equipment equipment 7296 ,U Of Iowa Hospital And Clinic services-2 868.1 ,Uniform Den Inc uniform-7 1099.74 ,Unity Healthcare service 142.5 ,Unity Healthcare - Trinity Muscatine services-3 194 ,Van Meter Industrial Inc supplies-6 487.64 ,Verizon Wireless phone 40.01 ,Wedekind Tyson reimbursement 75 ,Walker Inc 3 Metal

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Recycling services 150 ,Wilson Sarah  
refund 19.99 ,Winsor Consulting services  
693 ,Xerox Corporation services 179.6  
,Yocum Alicia refund 25 , Total 111505.57  
,Trust Agency Funds ,Amazon.com sup-  
plies-3 86.36 , Total 86.36 ,Capital  
Services Fund ,Bolton & Menk Inc  
services 1509.6 ,Brick services-2 1725  
,Dalbey Steve services-3 3223.42 ,Haag  
William Servics-17 5229.84 ,Muscatine  
County Treasurer pearls of progress  
131073.14 ,Muscatine Power & Water  
utilities 53.97 ,Quad City Times & Musc  
Journal services-3 98.3 ,Stanley Consul-  
tants Inc services 2547 ,Strand Assoc  
services 17268.17 ,Sycamore Printing Inc  
services 20.35 , Total 162748.79 ,Enter-  
prise & Utility Fund ,3-D Locksmith  
services 40 ,Advanced Business Systems  
Inc services 38.81 ,Alliant Energy utiliti-  
es-4 8958.3 ,Amazon.Com misc supplies  
- 12 1693.01 ,Arnold Motor Supply  
supplies - 11 329.68 ,B & B Drain Tech.  
Inc. services 55 ,Barker services -4  
12242.5 ,Bound Tree Medical Llc sup-  
plies-30 3989 ,Brauns Jon services-2  
25160 ,Carver Aero Inc services 3875  
,Centurylink phones-3 568.33 ,Eastern  
Iowa Light & Power Co utilities - 2 558.18  
,Electric Pump equipment-4 2200.07  
,Ems Professionals Inc. supplies-4 370  
,Etzel Zach reimbursement 75 ,Eurofins  
Test America services 208.5 ,Fastenal  
Company Parts-4 131.13 ,Gordon Flesch  
Company services 21.68 ,Grainger Dept  
802675066 parts-2 154.07 ,Integrated  
Technology Partners services 19.95 ,Kirk  
Butcher Pibg-Htg Inc services 228.69  
,Lajek Pest Control Solutions Llc services  
45 ,Liberty Tire Service Of Ohio services  
2770.32 ,Lupton & Toyne Printers sup-  
plies 130 ,Mailboxes & Parcel Depot  
postage 40.29 ,Menards (Musc) misc  
supplies - 16 710.18 ,Midland Scientific  
Inc supplies-2 71.15 ,Midwest Equipment  
Sales parts-2 218.22 ,Mowen Cleaning  
Service Lll services-2 1666 ,Muscatine  
County Extension supplies 35 ,Muscatine  
Power & Water-24 utilities 7826.66  
,Networkfleet Inc services-4 178.09 ,Peo-  
pleready Inc temp employees -5 3477.33  
,Phelps The Uniform Specialists services  
-10 493.52 ,Plumb Supply Company  
parts-4 664.29 ,Prig Americas supplies -4  
2137 ,Quill Corporation supplies -3 39.27  
,Reeves Battery Sales part 78 ,Republic  
Services #400 services 34882.82 ,Riltmer  
Inc services 36500 ,S.J. Smith Co.  
supplies -3 250.48 ,Scott County Waste  
Commission services 175 ,Sign Pro  
supplies 35 ,Sinclair supplies -3 696.55  
,Smith Filter Corporation parts-2 960.51  
,Staples Advantage supplies-2 25.75  
,Stericycle Inc services 123.48 ,Stryker  
Sales Corporation part 372.99 ,Team  
Staffing Solutions Inc temp employees - 3  
240.75 ,Thompson Trucking services - 2  
990 ,Tilleist supplies-6 3610.59 ,Uline  
equipment -2 1069.43 ,Unity Healthcare -  
Trinity Muscatine services 92 ,Unitypoint  
Health services 152.82 ,Us Cellular  
phones 65.97 ,Van Meter Industrial Inc  
part 58.1 ,Watz Scale services 1841  
,Weikert Iron & Metal Recycling services  
618 , Total 164258.46 ,Internal Service  
Funds A-1 Quality Tire & Car Care  
services-3 402.9 ,Aitorfer Inc services  
2135.69 ,Amazon.Com supplies-5 196.19  
,Arnold Motor Supply Parts/supplies - 19  
960.89 ,Berry Jiml misc 3.04 ,Blick & Blick  
Oil Inc supplies-5 13908.4 ,Brick services  
90 ,Eastern Iowa Tire Inc supplies-5 925  
,Fangman Andrew misc 19.77 ,Fastenal  
Company supplies-5 7.5 ,Harms Oil  
Company supplies-5 15506.05 ,Iloca  
Services equipment 4850 ,Kriegers Inc  
services-3 348.27 ,Lawson Products Inc  
supplies 65.16 ,Menards (Musc) supplies  
-2 80.89 ,Midtown Towing & Repair  
services 125 ,Muscatine Power & Water  
utilities - 2 234.76 ,Napa Of Muscatine  
parts/supplies -13 1357.95 ,Networkfleet  
Inc services -2 52.09 ,O'Reilly Automotive  
Inc part 10.65 ,Pack-N-Ship postage  
81.93 ,Phelps Custom Image Wear  
uniform-2 147.04 ,Phelps The Uniform  
Specialists services -2 69.14 ,Phillips  
Bros Rentals Inc supplies 30.36 ,Rainbo  
Oil Co-Jet Bulk Oil supplies-10 4207.65  
,Ronzheimer Gary misc 6.6 ,Sinclair  
part-2 0 ,Titan Machinery Inc services  
/parts - 4 7189.4 ,Truck And Auto Repair  
services 281 ,Truck Country Of Iowa  
parts 471.39 ,Trucks Unlimited Inc  
supplies 14.9 ,Twin Bridges Truck City Inc  
parts 340.18 , Total 54119.79 ,Special  
Revenue Funds ,Riverview Hotel Develop-  
ment reinvestment Proceeds 34363.17  
, Total 34363.17 ,Municipal Housing  
Programs ,Advanced Business Systems  
Inc services 230 ,Alliant Energy utilities-4  
1843.86 ,Amazon.Com supplies 26.98  
,Anderson Ethan rent 329 ,Carriage  
House Carpet One services 210 ,Carver  
Construction services 945 ,City Of  
Muscatine services-3 600.52 ,City Of  
Muscatine Housing Revolving Fund misc  
-62 27950.32 ,Grandbridge Real Estate



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Capital Llc mortgage-6 19059.14 ,Harrison  
Lofts Llc rent 280 ,Hd Supply  
Facilities Maint supplies-5 481.54 ,Kemp-  
en Real Estate Llc rent-3 1150 ,Kone  
Chicago services-2 1169.79 ,Mri Software  
Llc services 3286.53 ,Muscatine Power &  
Water utilities 85 ,NeafS Vacuum &  
Sewing Center supplies 168 ,Nelson  
Electric Inc services 681.91 ,Phelps  
Cleaning Service Inc services 177.79  
,Plumb Supply Company supplies-4  
1586.4 ,Sinclair supplies 6.16 ,Timm John  
L rent 1336 ,Van Meter Industrial Inc  
parts 98.79 ,Welch Hotel Lp rent 247 ,  
Total 61849.73 ,BILLS FOR APPROVAL  
SUMMARY ,44250 ,Computer Bill Lists  
,Regular Bills 3/5/21 589031.87 ,Special  
Ck Run 2/19/21 6975 ,Special CK Run 2  
/23/21 231 ,Payroll Vendor Checks 2/19  
/21 31964.57 ,Payroll Vendor ACH  
Payments 2/19/21 96918.86 , Subtotal  
725121.3 ,ACH Debit Memo Payments  
,Payroll Account Transfer 382354.23  
,Wellmark Insurance Health/Dental March  
68000 ,Wellmark Insurance Health/Dental  
February 68000 ,Internal Revenue Service  
Federal Withholding 103284.56  
,Treasurer, State of Iowa State Tax  
Withholding 22578.78 ,Treasurer, State of  
Iowa Sales Tax 12143.48 , Subtotal  
656381.05 ,Voucher Program Various  
Landlords Actual Rent March -5566.4 ,  
-5566.4 ,Voids ,Void Check Run 3/2/21  
Section 8 -1672.6 , Subtotal -1672.6 ,  
Total before Journal Entries 1374243.35  
Date Vendor Amount 43880 ICMA  
RETIREMENT TRUST 11064.48 ,43880  
ICMA-RC, ID 705987 1132.63 ,43880  
MUNICIPAL FIRE & POLICE RETIRE-  
MENT SYSTEM OF IA 74884.64 ,43880  
NATIONWIDE TRUST COMPANY 4499  
43880 WAGeworks 5338.21 ,43880  
AFLAC 2634.92 ,43880 ALLSTATE  
AMERICAN HERITAGE LIFE INSUR-  
ANCE COMPANY 188.14 ,43880 CITY  
OF MUSCATINE 27659.89 ,43880 UNIT-  
ED WAY OF MUSCATINE 156.93  
43880 ATTN: REVENUE ADMIN  
1324.69 ,44246 Tapco, Tranist and  
Paratransit 6975 ,44250 Mary Wooten  
231 ..