COUNCIL

Santos Saucedo
At Large

Mayor

Kelcey Brackett
At Large

Nadine Brockert
4th Ward

Phil Fitzgerald
1st Ward

Allen Harvey
5th Ward

Osmond Malcolm
2nd Ward

Tom Spread
3rd Ward

Cinda Hilger
Administrative Secretary

Matt Brick
City Attorney

Gregg Mandsager
City Administrator

2018 MEETING SCHEDULE

(All meetings start at 7:00 PM unless voted upon by Council.)

Regular Meetings		In-depth Meetings	
January 4 & 18	July 5 & 19	January 11	July 12
February 1 & 15	August 2 & 16	February 8	(None in August)
March 1 & 15	September 6 & 20	March 8	September 13
April 5 & 19	October 4 &18	April 12	October 11
May 3 & 17	November 1 & 15	May 10	November 8
June 7 & 21	December 6 & 20	June 14	December 13

AGENDA

THURSDAY, MARCH 15, 2018
COUNCIL CHAMBERS - CITY HALL – 7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

At this time, we will pause for a moment of silence in honor of former Councilmember Bob Bynum.

4. COMMUNICATIONS – CITIZENS

A. Presentation of Proclamation Declaring April 5, 2018, as Junior Achievement Day

B. Presentation of Proclamation Declaring April as Child Abuse Prevention Month.

5. CONSENT AGENDA

The following items are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a Council

Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.

*** Items 6A-B– Approval of City Council Minutes**

A. Regular City Council Minutes – March 1, 2018

B. In-Depth Meeting Council Minutes - March 8, 2018

*** Items 8A-D – Petitions and Communications**

A. Request on first reading on a new Class "C" Liquor License for Retro Pizza LLC, 801 Oregon Street, Suite 3 – Nelson Cruz (pending inspections)

B. Request on first reading on a new Class "B" Wine permit, Class "C" Beer Permit and Sunday Sales for White Oak Station #79, 709 Grandview Avenue – White Oak Station LLC (pending inspections)

C. Request approval for Use of City Property for 4th of July on July 4, 2018

D. Request approval for Use of City Property for 4th of July Parade on July 4, 2018

*** Items 12A-B – Receive and File**

A. Muscatine County Board of Supervisors Minutes – February 26, 2018

B. Muscatine County Board of Supervisors Minutes – March 5, 2018

*** Bills***

* Approval of attached Bills for Approval totaling $1,589,578.89 is subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

A. Proposed Amendment to the Consolidated Muscatine Urban Renewal Area.

This public hearing concerns a proposed amendment to the Consolidated Muscatine Urban Renewal Area and designating an expanded Consolidated Muscatine Urban Renewal Area pursuant to Chapter 403, Code of Iowa, by adding and including the following recently annexed property: A tract of land located in the Northeast Quarter and the Northwest Quarter of Section 24, Township 77 North, Range 2 West of the 5th P.M., Muscatine County, Iowa. Prior to any formal action by City Council, a public hearing is required.

Now is the time for the public to comment.

B. Proposal to Enter into an General Obligation Essential Purpose Loan Agreement

This public hearing concerns a proposal to enter into a General Obligation Essential Purpose Loan Agreement, in a principal amount not to exceed $3,235,000, for the purpose of paying the costs, to that extent of (1) acquiring a fire truck; (2) planning, designing and constructing physical plant, apron and hangar improvements at the municipal airport; (3) improving and equipping existing municipal parks; (4) and constructing and installing sanitary sewage treatment system improvements.

Now is the time for the public to comment.

C. Proposal to Enter into a General Obligation Public Buildings Loan Agreement

This public hearing concerns a proposal to enter into a General Obligation Public Buildings Loan Agreement, in a principal amount not to exceed $570,000 for the purpose of paying the costs, to that extent, of remodeling the municipal library and the HNI Community Center and constructing building and grounds improvements for public buildings.

Now is the time for the public to comment.

D. Proposal to Enter into a General Obligation Recreation Trails Loan Agreement

This public hearing concerns a proposal to enter into a General Obligation Recreation Trails Agreement, in a principal amount not to exceed $530,000 for the purpose of paying the costs, to that extent, of constructing recreational trail improvements for the local share of the Kent Stein to Deep Lakes Park Trail and the New Westside Trail.

Now is the time for the public to comment.

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

A. Proclamation Declaring April 5, 2018 as Junior Achievement Day

B. Proclamation Declaring April as Child Abuse Prevention Month

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

A. Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and Approve Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area (White Distribution Area) (Public Hearing A)

The Planning and Zoning Commission reviewed the Plan Amendment at their meeting on March 13, 2018 and found the amendment consistent with the City's Comprehensive Plan.

Is there a motion to adopt the resolution as submitted?

B. First reading of an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the March 2018 Consolidated Muscatine Urban Renewal Area Addition, Pursuant to Section 403.19 of the Code of Iowa (White Distribution & Supply LLC)

Is there a motion to approve the first reading of the ordinance as submitted?

C. Resolution Authorizing and Combining Loan Agreements, Approving the Future Issuance of General Obligation Corporate Purpose Bonds and Providing for the Levy of Taxes to Pay the Same. (Public Hearings B, C and D)

Is there a motion to adopt the resolution as submitted?

D. Second and Final Reading of an Ordinance amending Ordinance No. 91191-0410 to Increase the Utility Franchise Fee for Interstate Power & Light

Presented for City Council's consideration is the second and final reading of an ordinance amending Ordinance No. 91191-0410 to increase the Utility Franchise Fee for Interstate Power and Light. This fee increase will take effect July 1, 2018. The Ordinance provides that the City give Interstate Power and Light Company a minimum of 90 days' notice when implementing a change in the franchise fee rate.

Is there a motion to adopt the ordinance on second and final reading and to direct for its publication as required by law?

E. Second and Final Reading of an Ordinance Amending Ordinance No.92403-0513 Designating an Area of Muscatine, Iowa as the 2018 Amendment to the 2013 Muscatine Housing Urban Revitalization Area

Presented for City Council's consideration is the second and final reading of an Ordinance amending Ordinance #92403-0513, Designating an Area of Muscatine Iowa as the 2018 amendment to the 2013 Muscatine Housing Urban Revitalization

Area.

Is there a motion to waive the statutory rule requiring said ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed?

Is there a motion to adopt the Ordinance as submitted and to direct for its publication as required by law?

F. Resolution Setting a Public Hearing on Proposed Development Agreement with White Distribution & Supply, LLC, Including Annual Appropriation Tax Increment Payments

Presented for City Council's consideration is a resolution setting a public hearing on the proposed Developmental Agreement with White Distribution. This Development Agreement would provide financial incentives to the company in the form of annual appropriation tax increment payments. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, April 5, 2018, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

G. Resolution Authorizing the Assessment of Unpaid Abatement Costs and Unpaid Rental Inspection Fees to Private Properties

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid abatement costs to private properties. Periodically the city takes action to assess unpaid nuisance abatement costs to private properties. The nuisance abatement costs for snow, junk, and weed removal total $2,738.02. The administrative fees are $1,425.00 and the assessment fees are $1,500.00. The total fee being requested for assessment at this time totals $5,663.02.

Is there a motion to adopt the resolution as submitted?

H. Resolution Approving a Sidewalk or Street Café Easement Agreement – Boonie's on the Avenue – 214 Iowa Avenue.

Presented for City Council's consideration is resolution Approving Sidewalk or Street Café Easement Agreement for Boonie's on the Avenue. Boonie's on the Avenue is proposing dining on a raised platform on two street parking spaces directly in front of the restaurant located at 214 Iowa Ave. This will be identical to the outdoor dining used last year.

Is there a motion to adopt the resolution as submitted?

I. Resolution Adopting Seasonal Pay Plan Effective April 1, 2018

Presented for City Council's consideration is a resolution adopting a Seasonal Pay plan effective April 1, 2018. This pay plan includes a request to change the pay grade for Seasonal Equipment Operator from pay grade two to pay grade three, and the pay grade for Lead Groundskeeper from pay grade four to pay grade five. The pay plan also includes updated ranges and position titles for those employees who work year-round but less than 20 hours per week.

Is there a motion to adopt the resolution as submitted?

J. Resolution Setting Public Hearing on the Disposal of Surplus Property

Presented for City Council's consideration is a resolution setting a public hearing on April 5th, 2018, regarding the disposal of city owned surplus property. The City acquired this property as part of the Mad Creek Levee Project and no longer has a need for this property. It is recommended that City Council approve the sale of the City owned property to the adjacent property owner at a price to cover expenses.

Is there a motion to adopt this resolution as submitted?

K. Request to Approve Issuance of Purchase Order in the amount of $28,553.70 to Conference Technologies for the Purchase of Audio-Visual Equipment for the Library

Presented for City Councils consideration is a request for the issuance of a purchase order in the amount of $28,553.70 to Conference Technologies for the purchase of Audio Visual Equipment for the library. The library requested quotes for this project and received two responses. Conference Technologies was the low bid.

Is there a motion to approve the request as submitted?

L. Request to Approve Issuance of Purchase Order in the amount of $27,931.72 to Lucas Communications for the Purchase of Communications Service and Equipment for Library

Presented for City Council's consideration is a request for the issuance of a purchase order to Lucas Communications for communication service and equipment for the library. The library initiated bids for this project and received two responses. Lucas Communication was the low bidder at $27,931.72.

Is there a motion to approve the request as submitted?

M. Request to Purchase Tarp Machine to be used at the Landfill

Presented for City Council's consideration is a request to purchase a tarp machine to be used at the landfill. The 2017/2018 budget included $35,000 for the purchase of a

replacement tarp machine. This machine is used daily to deploy three tarps that are 30' x 100' for daily covering of trash.

Is there a motion to approve the request as submitted?

N. Request to Purchase Zero Turn Lawn Mower for Airport

Presented for City Council's consideration is a request to purchase a zero-turn lawn mower to be used at the Municipal Airport. The previous lawn mower was more than ten years old and in September of 2017 caught fire, making it unusable. The airport needs a zero-turn mower to mow along the sides of the runway, around the runway lights and the front lawn area. There were 12 bids received for this purchase and after review City Tractor Co. was the lowest bidder that met the accepted options. The bid total price is $9,746.50, which is under the budgeted $10,100. It is staff's recommendation to authorize the issuance of a purchase order to City Tractor Co. in the amount of $9,746.50.

Is there a motion to approve the request as submitted?

O. Request to Approve Federal Opportunity Zone Designation

Presented for City Council's consideration is a request to approve certain areas of Muscatine as Opportunity Zones. This would allow the city to offer incentives for development in the Opportunity Zone by offering tax benefits in addition to our current programs.

Is there a motion to approve the request as submitted?

P. Request to approve professional services agreement with Impact 7G for the assessment and evaluation of asbestos for the two properties located at 507 and 515 East 2nd Street.

Presented for City Council's consideration is a request to enter into a professional services agreement with Impact 7G for the assessment and evaluation of asbestos at two properties located at 507 and 515 E. 2nd Street. Impact 7G is recommended because of their extensive experience with this project. A fee has been negotiated for the amount of $15,800.

Is there a motion to approve the request as submitted?

Q. Request for approval of professional services agreement with Martin and Whitacre for the West Hill Sewer Separation Phase Four Staking and Record Drawing

Presented for City Council's consideration is a request to enter into a professional services agreement with Martin & Whitacre for the construction staking and as built drawings for Phase 4 of the West Hill Sewer Separation Project. Martin & Whitacre

has performed these services for the City in the past and the city has been very satisfied with the work done. A fee of $50,000 has been negotiated for this project.

Is there a motion to approve the request as submitted?

R. Request for Setting the Week of Spring Clean Up Week for April 23-27, 2018

Presented for City Council's consideration is a request to approve Public Works setting the dates for Spring Clean Up Week for April 23-27, 2018. The following changes were made to Spring Clean Up Week in 2017: Electronic waste and tires will no longer be picked up curbside. Electronic waste and up to eight tires will be accepted from Muscatine residents at the transfer station.

Is there a motion to approve the request as submitted?

12. **COMMUNICATIONS - RECEIVE AND FILE**

13. **APPROVAL OF BILLS**

It is recommended bills totaling $ 1,589,578.89 be approved and that the City Council authorize the Mayor and City Clerk to issue warrants for the same. It should be noted that this listing is subject to the approval of any related agenda item(s).

14. COMMUNICATIONS - COUNCIL MEMBERS

15. OTHER BUSINESS

16. ADJOURNMENT