

# MUSCATINE CITY COUNCIL



## 2021 MEETING SCHEDULE

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

	<u>Regular Meetings</u>	<u>In-depth Meetings</u>	
January 7 & 21	July 1 & 15	January 14	July 8
February 4 & 18	August 5 & 19	February 11	(No Meeting)
March 4 & 18	September 2 & 16	March 11	September 9
April 1 & 15	October 7 & 21	April 8	October 14
May 6 & 20	November 4 & 18	May 13	(No Meeting)
June 3 & 17	December 2 & 16	June 10	December 9

**Due to COVID-19 precautions City Council Meetings  
Are being held virtually until further notice  
The Public is welcome to join the meeting using  
The login information below.**

**Please join my meeting from your computer, tablet or smartphone.**  
<https://global.gotomeeting.com/join/484381365>

**You can also dial in using your phone.**  
United States: 1 (872)240-3212

**Access Code:** 484-381-365

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/484381365>

## AGENDA

**THURSDAY FEBRUARY 4, 2021**

**7:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**
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 Approval of City Council Minutes**

- A. Regular Council Meeting Minutes– January 21, 2021

**\* Item 8 A-E Petitions and Communications**

- A. Request for renewal of a Class “B” Beer Permit, Outdoor Service and Sunday Sales for Contrary Brewing Co., 411 West Mississippi Drive – Contrary Brewing LLC (pending inspections and insurance)
- B. Request for renewal of a Class “C” Liquor License, Catering Privilege, Outdoor Service and Sunday Sales for The Rendezvous, 3127 Lucas Street – Cindy’s Rendezvous, LLC (pending inspections and insurance)
- C. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Dollar General Store #19625, 807 Grandview Avenue – DOLGENCORP, LLC (pending inspections and insurance)
- D. Request for renewal of a Class “C” Liquor License, Catering Privilege, Outdoor Service and Sunday Sales for Boonie’s on the Avenue, 214 Iowa Avenue – Boonie’s on the Avenue, LLC (pending inspections and insurance)
- E. Request for renewal of a Class “C” Beer Permit and Sunday Sales for Loos Inc., 711 Park Avenue – Loos Inc. (pending inspections and insurance)

\* **Item 9 From the Mayor**

\* **Items 12A-D Receive and File**

- A. Muscatine County Board of Supervisors Minutes January 18, 2021
- B. Muscatine County Board of Supervisors Minutes January 19, 2021
- C. Muscatine County Board of Supervisors Minutes January 25, 2021
- D. MPW December Financial Statements

\* **Bills\***

- \* Approval of attached Bills for Approval totaling \$1,199,788.85, which include receipt summaries and journal entries, 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 Plan

The City periodically amends its Urban Renewal Plan to allow for future tax increment (TIF) funding to be used for new Economic Development Agreements, new projects or programs, or to continue or to amend existing projects or programs. Prior to amending the Urban Renewal Plan, a public hearing is required. The City is also required to hold a consultation meeting with other taxing entities prior to the approval of the Plan Amendment. The Urban Renewal Plan Amendment to be considered for approval at the February 4, 2020 meeting includes: (1) the addition of recently annexed Property to the Urban Renewal Area (for the Colorado Senior Lofts project); (2) updates the description of the City's Hershey Building Redevelopment Project previously approved in the April, 2019 amendment to the Plan; (3) updates the description of the City's Small Business Forgivable Loan Program previously approved in the September, 2014; October, 2016; and February, 2018 amendments to the Plan; and (4) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) providing tax increment financing assistance to Colorado Senior Lofts LLC in connection with the construction of housing affordable to seniors of low and moderate income; (b) providing tax increment financing assistance to JNB Family 1, LP and the Ales Foundation in connection with construction of housing affordable to families of low and moderate income; and (c) providing tax increment financing assistance to Grandview Senior Lofts LLC in connection with the construction of housing affordable to seniors of low and moderate income.

Now is the time for the public to comment.

B. Declaration of Certain City Owned Properties as Surplus and Authorizing the Sale of Said Properties

The City of Muscatine has accumulated excess parcels of land not needed, whose public ownership no longer serves a useful purpose.

Now is the time for the public to comment.

8. **PETITIONS AND COMMUNICATIONS**

9. **FROM THE MAYOR**

10. **FROM THE PLANNING AND ZONING COMMISSION**

-

11. **FROM THE CITY ADMINISTRATOR**

A. Resolution Approving the February, 2021 Urban Renewal Plan Amendment (Public Hearing A)(Nancy Lueck)

Is there a motion to adopt this Resolution as submitted?

B. Ordinance on First Reading Establishing TIF Districts and Resolutions (3) Setting Public Hearings on Proposed Development Agreements (Nancy Lueck)

After approval of the Urban Renewal Plan Amendments, there are several additional steps needed prior to approval of the Development Agreements for the three new housing-related projects. The Grandview Lofts Project is located within a current TIF district. New TIF districts, however, will need to be created by ordinance for the Colorado Lofts Project and the Steamboat Apartments development. Public hearings will need to be set and held on the proposed Development Agreements for the three projects. These Public hearings will be held on February 18, 2021.

Is there a motion to approve the 1<sup>st</sup> reading of this ordinance as submitted?

**B1:** Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Colorado Senior Lofts LLC, Including Annual Appropriation Tax Increment Payments”

Is there a motion to adopt this Resolution as submitted?

**B2:** Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Grandview Senior Lofts LLC, Including Annual Appropriation Tax Increment Payments

Is there a motion to adopt this Resolution as submitted?

**B3:** Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with JNB Family 1, LP and the Ales Foundation, Including Annual Appropriation Tax Increment Payments”

Is there a motion to adopt this Resolution as submitted?

- C. Ordinance Vacating and Deeding Unimproved Alley Right of Way to an Adjacent Property Owner-Third and Final Reading and Resolutions Executing Deed to Convey Vacated Property and Resolution Approving Utility Easement of Alley ROW. (April Limburg)

Millwork Properties, LLC has submitted a request to vacate, and then deed over, the unimproved alley right of way that directly adjoins the rear of their property at 1103 Musser Street. Staff recommends approval of the attached ordinance vacating the alley right of way in Block 7 of George Smalley’s Addition to the City of Muscatine, Iowa. (April Limburg)

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

**C1:** Resolution Executing Deed to Convey and Deed the Vacated Unimproved Alley Right of Way to the Adjacent Property Owner

Is there a motion to adopt this Resolution as submitted?

**C2:** Resolution Approving a Utility Easement of Alley Right of Way

Is there a motion to adopt this Resolution as submitted?

- D. Resolutions Authorizing the Sale of City Property Declared as Surplus to Adjacent Property Owners. (Public Hearing B)

D1 - Resolution Declaring Certain Described Real Estate as Surplus and Authoring the Execution of a Quit Claim Deed to Said Described Real Estate to David R or Sally A Metzger – 1202 Indiana

Is there a motion to adopt this Resolution as submitted?

D2 - Resolution Declaring Certain Described Real Estate as Surplus and Authoring the Execution of a Quit Claim Deed to Said Described Real Estate to Matthew Ray Schumacher and Sarah Roberta Schumacher-1310 Orange Street

Is there a motion to adopt this Resolution as submitted?

D3 - Resolution Declaring Certain Described Real Estate as Surplus and Authoring the Execution of a Quit Claim Deed to Said Described Real Estate to Robert A. Grage and Patricia L. Grage 1014 E. 3<sup>rd</sup> Street

Is there a motion to adopt this Resolution as submitted?

D4 - Resolution Declaring Certain Described Real Estate as Surplus and Authoring the Execution of a Quit Claim Deed to Said Described Real Estate to Bonnie L. Zimmerman – Isett Ave

Is there a motion to adopt this Resolution as submitted?

D5 - Resolution Declaring Certain Described Real Estate as Surplus and Authoring the Execution of a Quit Claim Deed to Said Described Real Estate to Justin L. Moreno or Randy Moreno

Is there a motion to adopt this Resolution as submitted?

- E. Resolution Setting a Public Hearing to Declare Certain Real Estate Owned by the City as Surplus.

The City of Muscatine has accumulated a number of excess parcels of land for which the continued public ownership no longer serves any useful purpose. In order to dispose of these parcels to facilitate their returns to useful purpose, a public hearing is required before the City Council may act on this request. Staff recommends adoption of the attached resolution setting a public hearing for Feb 18th, 2021 to declare certain City owned real estate as surplus.

Is there a motion to adopt this Resolution as submitted?

- F. Resolution Setting Public Hearing for Phase 5 of the West Hill Sewer and Storm Separation Project

The City of Muscatine Public Works Department with the assistance of Stanley Consultants have completed the Plans and Specifications for Phase 5 of the WHSSSP. Prior to approving the plans and specifications and soliciting bids, a public hearing is required. The requested date for this Public Hearing is February 18, 2021 at 7:00 pm.

Is there a motion to adopt this Resolution as submitted?

**12. COMMUNICATION – RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$1,199,788.85 which includes receipt summaries and journal entries 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**