City of Muscatine

CITY COUNCIL
Thursday January 20, 2022

Brad Bark, Mayor

Dennis Froelich, 1st Ward
Jeff Osborne, 2nd Ward
Peggy Gordon, 3rd Ward
Nadine Brockert, 4th Ward
John Jindrich, 5th Ward

Angie Lewis, At Large
DeWayne Hopkins, At Large
Carol Webb, City Administrator
Cinda Hilger, Admin. Professional
Matt Brick, City Attorney

City Council meetings are held on the 1st and 3rd Thursday of each month, In-depth sessions on the 2nd Thursday of each month. All meetings are available for review on the City of Muscatine youtube page.

The public is welcome to attend virtually using the information below.

Please join my meeting from your computer, tablet or smartphone.
https://global.gotomeeting.com/join/603588661

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United States: 1-646-749-3122

Access Code: 603-588-661

AGENDA

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-B Approval of City Council Minutes**

A. January 6, 2022 Regular City Council Meeting Minutes
B. January 13, 2022 In-Depth Council Meeting Minutes

*** Item 8A-G Petitions and Communications**

A. Request for renewal of a Class "E" Liquor License, Class "C" Beer Permit and Class "B" Wine Permit for Fareway Stores, Inc. #998, 2100 Cedar Plaza Drive – Fareway Stores Inc. (pending inspections)
B. Request for renewal of a Class "B" Liquor License, Catering Privilege, Outdoor Service and Sunday Sales for The Merrill Hotel and Conference Center, 119 Mississippi Drive – Riverview Hotel Development, LLC (pending inspections and insurance)
C. Request for Use of City Property from BRB Live LLC (Bobby Bunch) for Food Truck Fight at the Riverfront on September 15, 2022 through September 18, 2022
D. Request for Use of City Property from Great Muscatine Chamber of Commerce & Industry for a Vintage Market at the Riverfront on October 8, 2022
E. Request to Approve Application for Commercial/Industrial tax Abatement – 1608 Grandview Ave – Basulto Properties
F. Request to Approve Application for Commercial/Industrial tax Abatement – 1510 Grandview Ave – David Basulto
G. Request to Approve Application for Commercial/Industrial Tax Abatement – 1604 Grandview Ave – Basulto Properties

*** Item 9A-F From the Mayor**

A. Request to approve new appointment Mariah Roeth to the Historic Preservation Committee
B. Request to approve new appointment Mary Beveridge to the Historic Preservation Committee
C. Request to approve New Appointment Nadine Brockert to the Solid Waste Commission
D. Request to approve New Appointment Angie Lewis to the MUSCOM Board
E. Request to approve New Appointment Jeff Osborne to the Audit Committee

F. Request to approve New Appointment Brad Bark to the MAGIC Board, EMA, E911 and Bi-State Boards

* **Items 12A-C Receive and File**

A. Muscatine County Board of Supervisors Minutes – January 3, 2022
B. Muscatine Power and Water Adopted Budget
C. Nominating Committee Meeting Minutes 1-13-2022

* **Bills***

* Approval of attached Bills for Approval totaling $1,947,331.23, subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

A. 2022 Amendment to the Muscatine Urban Renewal Plan

The City periodically amends its Urban Renewal Plan to allow for future tax increment financing (TIF) or future bond 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.

Now is the time for the public to comment.

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

A. Reading and Presentation of Proclamation for Slavery and Human Trafficking Prevention Month

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

A. Third and Final Reading of an Ordinance Revising Title 10, Chapter 4-FP Flood Plain District & Chapter 5-FC Flood Channel (Floodway) District (Andrew Fangman, Assistant (Andrew Fangman)

Presented for City Council's consideration is the third and final reading of an ordinance revising Title 10, Chapter 4-FP Flood Plain District and Chapter 5-FC

Flood Channel District.

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

B. Resolution Approving Urban Renewal Plan Amendment- Public Hearing A(Nancy Lueck, Finance Director/Carol Webb, City Administrator/ Jodi-Royal Goodwin, Community Development Director)

The City periodically amends its Urban Renewal Plan to allow for future tax increment financing (TIF) or future bond 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. This hearing was set for the January 20 meeting, prior to the City Council taking action to approve the Urban Renewal Plan Amendment.

The Urban Renewal Plan Amendment to be considered for approval at the January 20, 2022 meeting includes: (1) the addition of a new Forgivable Loan Program for businesses located along the Grandview Avenue Corridor that have been significantly impacted by street reconstruction work as well as the COVID-19 pandemic; (2) a new multi-year Wayfinding Program; and (3) future general obligation bond funding for the proposed new Fire Station #3 to be located in the northeast area of the City.

Is there a motion to adopt this resolution as submitted?

C. Resolution Setting the Time and Place to Conduct a Public Hearing on an Ordinance Revising Portions of Title 6, Chapter 8 – Animal Regulations

City Council has directed City staff to prepare changes to portions of Title 6, Chapter 8 of Muscatine City Code related to animal regulations. Prior to City Council action on the proposed ordinance reflecting the requested changes, a public hearing is required. The attached resolution sets the public hearing for February 3, 2022.

Is there a motion to adopt this resolution as submitted?

D. Resolution Approving Contract and Bond for the Papoose Creek Pump Station Platform Modification Project (Jon Koch, WPCP Director)

Presented for City Council's consideration is a resolution approving the contract and bond for the Papoose Creek Pump Station Platform Modification Project. The Papoose Creek Pump Station Platform Modifications Project received six

bids with the lowest responsible bid coming from Tricon General Construction, Inc. in the amount of $166,780.00. This project was original included in the Fiscal Year 2020/2021 budget for $140,000. The funds were carried forward to the current year. The increased amount has been included in the 2021/2022 revised estimate developed during the 2022/2023 budget process. Now is the time to approve the resolution for the contract and bonds for this project to proceed.

Is there a motion to adopt this resolution as submitted?

E. Resolution Authorizing Assessments to Private Properties (Jodi Royal-Goodwin)

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid nuisance abatement fees to private properties. The nuisance abatement costs total $19,868.37, the administrative fees are $3,400.00, and the assessment fees are $4,150.00. The total amount being requested for assessment at this time total $27,418.37.

Is there a motion to adopt this resolution as submitted?

F. Resolution Setting a Public Hearing Regarding the HAWK (High-Intensity Activated CrosswalK) Crossing Project (Pat Lynch, City Engineer)

Presented for City Council's consideration is a resolution setting a public hearing for the High-Intensity Activated CrossWalK (HAWK) Project (a part of the Southend Community Improvement Fund Project) at the intersection of Oregon Street and Earl Avenue. The requested date for this Public Hearing is February 3, 2022 at 7:00 pm in the Council Chambers.

Is there a motion to adopt this resolution as submitted?

G. Resolution Setting a Public Hearing for the Southend Community Improvement Fund Project – Taylor Park Improvements (Rich Klimes – Parks and Recreation Director)

Presented for City Council's consideration is a resolution setting a public hearing for the Taylor Park Improvement project. The City of Muscatine Parks and Recreation Department and Martin + Whitacre Surveyors + Engineers, Inc. has developed the plans and specifications for the Taylor Park Improvement Project. Prior to approving the plans and specifications and soliciting bids, a public hearing is required. The requested date for this Public Hearing is February 3, 2022 at 7:00 pm in Council Chambers.

Is there a motion to adopt this resolution as submitted?

H. Resolution Setting a Public Hearing for the Southend Community Improvement Fund Projects – Taylor Park Splashpad Project (Rich Klimes, Parks and Recreation Director)

Presented for City Council's consideration is a resolution setting a public hearing for the Taylor Park Splashpad Project. The City of Muscatine Parks and Recreation Department and Water's Edge Aquatic Design has developed the plans and specifications for the Taylor Park Splashpad Project. Prior to approving the plans and specifications and soliciting bids, a public hearing is required. The requested date for this Public Hearing is February 3, 2022 at 7:00 pm in Council Chambers.

Is there a motion to adopt this resolution as submitted?

I. Resolution Authorizing Economic Assistance for Certain Small Businesses in the Grandview Corridor

Presented for City Council's consideration is a resolution authorizing economic assistance for certain small businesses in the Grandview Corridor. This resolution authorizes a forgivable loan program to support businesses that have been affected by both the pandemic and traffic restrictions associated with the reconstruction of Grandview Avenue. The combined impacts of the ongoing pandemic with the construction project has had a significant impact on the viability of some businesses along the Grandview Corridor. The proposed program would be funded with $200,000 in tax increment financing to support forgivable loans for up to 20 small businesses impacted during the reconstruction project.

Is there a motion to adopt this resolution as submitted?

J. Resolution Approving the Internal Advance of Funds for the Grandview Avenue Forgivable Loan Program

Presented for City Council's consideration is a resolution approving the internal advance of funds for the Grandview Avenue Forgivable Loan Program. Cities in Iowa are required to certify the amount of TIF funds to be claimed for each TIF district no later than December 1 of the year prior to the fiscal year for which the funds will be collected. The City must have incurred debt in order to claim the TIF funds to be certified. Debt certified can be in the form of general obligation bonds, tax increment revenue bonds, TIF rebate agreements, or internal advances (loans).

The Grandview Avenue Forgivable Loan Program was included in the January 2022 Urban Renewal Plan Amendment, which makes this Loan Program eligible for TIF funding. The Urban Renewal Plan Amendment provides for up to $200,000 in

funding for this Program.

It is recommended that the City Council adopt the Resolution Approving the Internal Advance of $200,000 for the Grandview Avenue Forgivable Loan Program. With this Internal Advance, the forgivable loans can be funded from future TIF (Tax Increment Financing) funds.

Is there a motion to adopt this resolution as submitted?

K. Request to Approve the Issuance of a Purchase Order to the Henley Group for the Installation of a Modular Restroom at Taylor Park as part of the Southend Community Improvement Funds Project (Rich Klimes, Parks and Recreation Director)

Presented for City Council's consideration is a request to approve a purchase order to The Henley Group for the installation of a Skyline 1222 Model EASI-SET Precast Concrete Restroom Building for $37,900. Funds are approved for the installation of the restroom as part of the Southend Community Improvement Fund Project. Five bids were received with the lowest bid received from The Henley Group.

Is there a motion to approve this request as submitted?

L. Request to Approve Muscatine Public Art Advisory Commission Recommendation for Public Art in the Mulberry Avenue and Second Street Roundabout (Melanie Alexander, Art Center Director)

Presented for City Council's consideration is a request to approve a recommendation from the Muscatine Public Art Advisory Commission for Public Art in the Mulberry Avenue and Second Street roundabout. The Muscatine Public Art Advisory Commission has concluded a public vote with the work of three artists being considered for the Mulberry Avenue and Second Street roundabout. Members of the Advisory Commission met on January 11, 2022 to review feedback from the survey and recommends selection of the public art piece, *Zenith* by Nathan Pierce, as it garnered the largest percentage of votes.

Is there a motion to approve this request as submitted?

M. Request to Approve the Issuance of a Purchase order to Databit, Inc. for the Purchase of Computer Workstations (John Kreuzenstein, IT Manager)

Presented for City Council's consideration is a request to approve the issuance of a purchase order to Databit, Inc. in the amount of $28,181.02 for computer

workstations and related software and peripheral components. Nine bids were received with Databit, Inc being the low responsible bidder. Funding for this purchase will come from the Computer Replacement Fund.

Is there a motion to approve this request as submitted?

N. Request to Approve the Issuance of a Purchase Order to Lucas Communications for the Purchase of a Phone System Upgrade for the Public Safety Building (John Kreuzenstein, IT Manager)

Presented for City Council's consideration is a request to approve the issuance of a purchase order to Lucas Communications of Muscatine, Iowa in the amount of $18,480.29, for the purchase of an upgrade to the PBX that is already in place at the Public Safety Building. There is a proposed expenditure of $50,000.00 in the May 2022 City bond issue for the replacement of the PBX. This amount will be reduced to $18,500.00 with the approval of this purchase order.

Is there a motion to approve this request as submitted?

O. Request to Approve the Issuance of a Purchase Order to Midwest Wireless for the Purchase of Seven Digital Radios (Amy Fortenbacher, Transit Supervisor/Brian Stineman, Public Works Director)

Presented for the City Council's consideration is a request to approve the issuance of a purchase order in the amount of $9,315.00 to Midwest Wireless, LLC for the purchase of seven digital radios, one repeater, and labor to install the new radios. Midwest Wireless, LLC is our single source for our radio system. Due to a 10% price increase next month, we are recommending to order as soon as possible. The lead-time is at 12 to 14 weeks, but could be longer if ordering at a later date. The Transit Fund has increased due to CARES funding covering the operating costs this year. The Transit Fund will be used for the cost of this new radio system.

Is there a motion to approve this request as submitted?

P. Request to Approve the Issuance of a Purchase Order to Hoglund Bus Co. for the purchase of two New England Front Runner Gas, Kneeling, Low Floor, Light Duty, Wheelchair Accessible Buses (Amy Fortenbacher, Transit Supervisor/Brian Stineman, Public Works Director)

Presented for the City Council's consideration is a request for the approval to issue a purchase order in the amount of $359,228.00 ($179,614.00 each bus) to Hoglund Bus Co., Inc for the purchase of two New England Front Runner Gas, kneeling, low floor, light duty buses that are wheelchair accessible, to replace

buses 247 and 248. These buses "kneel" at the curb, which will allow riders in wheelchairs to have a more dignified ride compared to the buses with wheelchair lifts. Funding for this purchase will come from Federal CARES grant and Transit Fund Balance.

Is there a motion to approve this request as submitted?

Q. Request to Approve the Issuance of a Purchase Order to Bonnell Industries for the purchase of a 40,000 Pound Gross Weight Single Axle Dump/Plow Truck (Brian Stineman, Public Works Director)

Presented for City Council's consideration is a request to approve a purchase order to Bonnell Industries in Dixon, Illinois in the amount of $196,000 for the purchase of a 2022 Freightliner, 40,000 pound gross vehicle weight, single axle dump/plow truck, with front two-way snow plow, 10 foot underbody plow, and 10 foot stainless steel dump body. Funding for this vehicle replacement was budgeted in FY 2022/23 budget. According to the Finance Director these funds can be moved forward to purchase this vehicle. Due to lack of equipment availability, it is recommended that we move the funds to the revised budget to procure this equipment before it is unavailable.

Is there a motion to approve this request as submitted?

R. Request to Approve Consultant Agreement for Construction Management and Inspections (Brian Stineman, Public Works Director/Pat Lynch, City Engineer)

Public Works requests to enter into a two-year contract with Steve Dalbey d.b.a. Lodi Construction Services, for construction related consulting services for calendar year 2022 and 2023. The Public Works Department has utilized consulting services from Steve Dalbey since construction began on the West Hill Sewer Separation Project in 2012. Funding associated with capital project management services are included in each project budget.

Is there a motion to approve this request as submitted?

12. COMMUNICATION – RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling $1,947,331.23, 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