City of Muscatine

CITY COUNCIL
Thursday May 19, 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://www.gotomeet.me/CityofMuscatine/city-council-meeting

You can also dial in using your phone.
United States: 1-669-224-3412

Access Code: 971-499-597

AGENDA

1. CALL TO ORDER

- INVOCATION- Ty Thomas – Calvary Church

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-C Approval of City Council Minutes**

A. May 5, 2022 Regular Meeting Minutes
B. May 12, 2022 In-Depth Meeting Minutes
C. May 12, 2022 Special Meeting Minutes

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

A. Request on first and second reading for a new Special Class "C" Liquor License, for Keep Muscatine Beautiful, 1-51 Harbor Drive – Community Foundation of Greater Muscatine (pending inspections)
B. Request for renewal of a Class "C" Liquor License for Jody's Corner Tap, 226 Walnut Street – Jody's Corner Tap, Inc. (pending inspections and insurance)
C. Request for Outdoor Service for Hy-Vee Mainstreet, 522 Mulberry Avenue from May 20, 2022 through May 23, 2022 – Hy-Vee Inc. (pending inspections)
D. Request for Outdoor Service for Hy-Vee Food Store, 2400 Second Avenue from May 20, 2022 through May 23, 2022 – Hy-Vee Inc. (pending inspections)
E. Application for Revitalization Property Tax Abatement – 3306 Anastasia Place – George Gerth

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

A. Muscatine County Board of Supervisors Minutes – May 2, 2022
B. Muscatine County Board of Supervisors Minutes – May 9, 2022

* **Bills***

* Approval of attached Bills for Approval totaling $1,589,578.89, which include receipt summaries and journal entries for March 2022, subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

A. Amendment #2 for Fiscal Year 2021/2022 Budget

This public hearing concerns amendment #2 for the Fiscal Year 2021/2022 Budget. This proposed amendment will increase total budgeted expenditures for the city by $690,800 and transfers out will increase by $47,100. Budgeted revenues are proposed to

be amended by $211,900 and transfers in amended by $47,100. (Nancy Lueck, Finance Director)

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

A. Resolution authorizing and approving a loan agreement, providing for the sale and issuances of General Obligation Corporate Purpose Bonds, Series 2022 and providing for the levy of taxes to pay the same. (Nancy Lueck, Finance Director)
   - Agenda Item Summary
   - Resolution

B. Resolution approving amendment #2 to the FY 2021-2022 Budget. This proposed amendment will increase total budgeted expenditures for the city by $690,800 and transfers out will increase by $47,100. Budgeted revenues are proposed to be amended by $211,900 and transfers in amended by $47,100. (Nancy Lueck, Finance Director)
   - Agenda Item Summary
   - Resolution

C. Third and final reading of an ordinance adopting Cargo Container Regulations prohibiting the placement of cargo containers in residential areas, and requiring that cargo containers currently placed in residential areas comply with specific standards by November 15, 2022. (Assistant CD Director, Andrew Fangman)
   - Agenda Item Summary
   - Revised Code
   - Ordinance

D. Third and final Reading of an ordinance amending Title 16, Chapter 8 of City Code regarding Weeds and Vegetation Management. The proposed revised regulations would relocate and centralize weed and vegetation into a single new chapter in Title 16. (Assistant CD Director, Andrew Fangman)
   - Agenda Item Summary
   - Revised Code
   - Ordinance

E. Second and final Reading of an ordinance regarding Zoning Changes for the 1900 Block of Stewart Road. Musco Lighting has submitted an application to rezone 17.4

acres to enable expansion of the manufacturing operations. (Assistant CD Director, Andrew Fangman)

- Agenda Item Summary
- Ordinance

F. First reading of an Ordinance Updating City Code Appendix A of the Code of the City of Muscatine- Schedule of Penalties. Staff recommends updating Appendix A to reflect current City Code and Iowa Code related to civil penalties, fines violations. (Carol Webb, City Administrator)

- Agenda Item Summary
- Revised Code
- Ordinance

G. ~~Resolution Approving Contract and Bond with Heuer Construction widening a portion of the taxilane at the Muscatine Municipal Airport~~. Item pulled from agenda.

H. Resolution approving final plat of Greenhaw Corner. NextGen Motors of Muscatine, LLC has filed a combined preliminary/final plat for Greenhaw Corner, a one lot subdivision located at 310 Cleveland Street. (Andrew Fangman, Assistant Community Development Director)

- Agenda Item Summary
- Resolution

I. Resolution authorizing the assessment of unpaid abatement service fees to private properties. The total amount being requested for assessment at this time totals $50,048.68. (Jodi Royal-Goodwin, Community Development Director)

- Agenda Item Summary
- Resolution
- Special Assessment Report

J. Resolution to enter into an existing 28E Agreement Contract with a number of Cities, Counties and Governmental Entities across Iowa and Illinois to provide a more efficient and effective means of law enforcement. (Brett Talkington, Police Chief)

- Agenda Item Summary
- Resolution
- 28E Agreement

K. Resolution authorizing the write-off of $8,506.42 owed in unpaid rents, unpaid utilities, damages, and maintenance charges by former Clark House and Sunset

Park tenants. (Jodi Royal-Goodwin, Community Development Director)

- Agenda Item Summary
- Resolution

L. Resolution Setting the time and place to conduct a Public Hearing for June 2, 2022, on a request to vacate a utility easement at 2923 Mulberry Avenue. (Andrew Fangman, Assistant Community Development Director)

- Agenda Item Summary
- Resolution
- Public Notice

M. Resolution Setting the time and place to conduct a Public Hearing for June 2, 2022, on a request to vacate utility easement at Lots 2 & 3 of Beau Bien Subdivision. (Andrew Fangman, Assistant Community Development Director)

- Agenda Item Summary
- Resolution
- Public Notice

N. Request to approve a temporary construction easement agreement with Tracy J. Castle for the construction of sidewalks and driveway access to 812 Grandview Avenue. The cost specified in the easement agreement is $100.00. (Brian Stineman, Public Works Director/Pat Lynch, City Engineer)

- Agenda Item Summary
- Easement Agreement

O. Request to approve a permanent easement agreement with Musserville United Methodist Church for the construction and maintenance of the HAWK Crossing equipment at the corner of 1001 Oregon Street. The Church is donating the easement to the city. (Brian Stineman, Public Works Director/Pay Lynch, City Engineer)

- Agenda Item Summary
- Easement Agreement

P. Request to enter Professional Services Agreement with Bolton & Menk to assist Public Works in creating a grading plan for the West Hill Sewer Separation Project Ravine Area that will assist in fill replacement for the remainder of the project. (Brian Stineman, Public Works Director/Pat Lynch, City Engineer)

- Agenda Item Summary
- Professional Services Agreement

Q. Request to approve the submission of two grants to the Iowa Department of

Transportation for Airport State Funding. The grants would fund 85% of total project costs for hangar and roof repairs and/or the first phase of relocating the fuel farm. (Jodi Royal-Goodwin, Community Development Director)

- Agenda Item Summary
- Grant Application

R. Request to approve Change Order #1 to the 891 W. 8th Street House Relocation Project. The change for Change Order #1 consists of material and labor increases due to inflation as well as additional items needed to bring the house up to current code. (Brian Stineman, Public Works Director/Pat Lynch, City Engineer)

- Agenda Item Summary
- Change Order

S. Request to approve the issuance of a purchase order to TMI for the replacement of Module 1 of the Multistack Unit at the Public Safety Building. TMI is the City's contract service provider and provided a quote of $67,829. Funding is available in the Building and Grounds deferred maintenance budget. (Stan O'Brien, Building and Grounds Supervisor/Brian Stineman, Public Works Director)

- Agenda Item Summary
- TMI Quote

T. Request to issue a purchase order for four AED's for installation in multiple City buildings. Four quotes were received with Heartsmart.com having the lowest bid of $7,560. Funding is available in the Building and Grounds budget under first aid and safety supply. (Stan O'Brien, Building and Grounds Supervisor/Brian Stineman, Public Works Director)

- Agenda Item Summary

U. Request to approve a contract amendment with Anderson-Bogart Engineers and Surveyors to complete updates to zoning ordinances for the Muscatine Municipal Airport. (Jodi Royal-Goodwin, Community Development Director)

- Agenda Item Summary
- Agreement

12. COMMUNICATION – RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling $1,589,578.89, which include receipt summaries

and journal entries for March 2022, 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