

# COUNCIL

Santos Saucedo At Large	Diana Broderson Mayor	Scott Natvig At Large		
Robert Bynum 4 <sup>th</sup> Ward		Phil Fitzgerald 1 <sup>st</sup> Ward		
Allen Harvey 5 <sup>th</sup> Ward	<b>2016 MEETING SCHEDULE</b>			
<b>(All meetings start at 7:00 PM unless voted upon by Council.)</b>				
Tom Spread 3 <sup>rd</sup> Ward	<b>Regular Meetings</b>			
Matt Brick City Attorney	January 7 & 21	July 7 & 21	January 14	July 14
	February 4 & 18	August 4 & 18	February 11	(None in August)
	March 3 & 17	September 1 & 15	March 10	September 8
	April 7 & 21	October 6 & 20	April 14	October 13
	May 5 & 19	November 3 & 17	May 12	November 10
	June 2 & 16	December 1 & 15	June 9	December 8
<b>In-depth Meetings</b>			Fran Donelson Administrative Secretary	
			Gregg Mandsager City Administrator	

## AGENDA

### **THURSDAY, OCTOBER 6, 2016 COUNCIL CHAMBERS - CITY HALL – 7:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**
  - A. Swearing In of Six New Firefighters
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 City Council Minutes – September 15, 2016

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

- A. Request on first reading for a new Class “C” Beer Permit, Class “B” Wine Permit, Class “E” Liquor License and Sunday Sales for Express Mart, 4804 S Highway 61 – AVIYA LLC (pending inspections)
- B. Request on first reading for a new Class “B” Wine Permit and Sunday Sales for Express Mart, 4804 S Highway 61 – AVIYA LLC (pending inspections)
- C. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Aldi Inc. #05, 3200 Northport Drive – Aldi Inc. (pending inspections)
- D. Request for renewal of a Class “B” Wine Permit, Class “C” Liquor License, Outdoor Service and Sunday Sales for Salvatore’s, 313 East 2<sup>nd</sup> Street – Salvatore’s By Papa Reno (pending inspections)
- E. Request for renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Missipi Brewing Company, 107 Iowa Avenue – R & D Operations Ltd. (pending inspections and insurance)
- F. Request for renewal of a Class “B” Native Wine Permit, Class “C” Beer Permit and Sunday Sales for A & E Convenience, 4701 South Highway 61 – A&E Convenience LLC (pending inspections)

**\* Item 9A – From the Mayor**

- A. Appointment of John Wojtecki to the Library Board of Trustees

**\* Item 12A-B – Receive and File**

- A. Muscatine County Board of Supervisors – September 6, 12 & 19, 2016
- B. Board of Water, Electric, and Communications Trustees Public Hearing – August 30, 2016

\* **Bills\***

- \* Approval of attached Bills for Approval totaling \$7,089,567.41, which includes journal entries and receipt summaries for June 2016, is subject to the approval of any related agenda item(s).

**6. MINUTES – APPROVAL**

**7. PUBLIC HEARING**

A. Ongoing Community Development Block Grant Project Construction

The purpose of this public hearing is to allow for public comments on the CDBG Block Grant Construction Project.

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. Second and Final Reading of Ordinance Amending Title 10, Chapters 4 and 5 of the City Code, Floodplain Management Regulations

Presented for City Council's consideration is the second and final reading of an ordinance amending Title 10, Chapters 4 and 5 of the City Code, Floodplain Management Regulations. FEMA has issued new Flood Insurance Rate Maps for the area protected by the Island Levee. These maps must be officially made part of the City of Muscatine's Floodplain Regulations in order for Muscatine residents and businesses to continue to purchase flood insurance through the National Flood Insurance Program.

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

B. Resolution Awarding Contract and Approving the Contract and Bond for the Sidewalk Construction Project

Presented for City Council's consideration is a resolution awarding the contract and approving the contract and bond for the 2016 Sidewalk Construction Program. Five bids were received for the project with the low bid from Heuer Construction Inc. in

the amount of \$141,909.15. There is \$100,000 budgeted for this project. Staff is requesting to proceed with the project and look for savings as the work progresses. Any amount over the budgeted \$100,000 will be funded from Road Use Taxes.

Is there a motion to adopt the resolution as submitted?

**C. Resolution Approving Final Plat for the County Park Subdivision**

Presented for City Council's consideration is a resolution approving the final plat for the County Park Subdivision. Muscatine County has filed a combined preliminary/final plat for the Muscatine Pointe Subdivision located at 3500 Harmony Court in Muscatine. The county has accepted a purchase offer from a local developer for the building and approximately 5.24 acres of land at this location. The proposed subdivision is necessary to facilitate this sale. The remaining real estate will be retained by the county and likely become a part of Discovery Park.

Is there a motion to adopt the resolution as submitted?

**D. Resolution Setting Public Hearing on Proposed Development Agreement with KRE LLC Including Annual Appropriation Tax Increment Payments in an Amount Not to Exceed \$155,000**

Presented for City Council's consideration is a resolution setting a public hearing on a proposed development agreement with KRE LLC including annual appropriation tax increment payments in an amount not to exceed \$155,000. On September 15, 2016 City Council set a public hearing for October 20, 2016 on several amendments to the Urban Renewal Plan. These amendments include a proposed development agreement with KRE LLC for the redevelopment of a commercial facility. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, October 20, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

**E. Resolution Setting Public Hearing on Proposed Development Agreement with Harrison Lofts LLC Including Annual Appropriation Tax Increment Payments in an Amount Not to Exceed \$675,000**

Presented for City Council's consideration is a resolution setting a public hearing on a proposed development agreement with Harrison Lofts LLC including annual appropriation tax increment payments in an amount not to exceed \$675,000. On September 15, 2016 City Council set a public hearing for October 20, 2016 on several amendments to the Urban Renewal Plan. These amendments include a proposed development agreement with Harrison Lofts LLC for the construction of an apartment complex which will provide for low and moderate income housing. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, October 20, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

**F. Resolution Authorizing Assessment of Unpaid Abatement Costs and Rental Inspection Fees to Private Properties**

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid abatement costs and unpaid rental inspection fees to private properties. Periodically the city takes action to assess unpaid nuisance abatement costs and rental inspection fees to private properties. The fee being requested for assessment at this time totals \$14,820.46.

Is there a motion to adopt the resolution as submitted?

**G. Resolution Setting Public Hearing on Lease of Certain Premises Located at the Municipal Airport for Fixed Base Operations**

Presented for City Council's consideration is a resolution setting a public hearing on the lease of certain premises located at the Municipal Airport for Fixed Base Operations. The proposed lease has been reviewed and approved by the current lessee (Carver Aero) and by the Airport Advisory Commission. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, October 20, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

**H. Resolution Setting Public Hearing on Vacation of Utility Easements in Riverbend Second Addition (3222 Clermont Drive)**

Presented for City Council's consideration is a resolution setting a public hearing the vacation of utility easements in the Riverbend Second Addition (3222 Clermont Drive). The property owner has submitted an easement vacation plat for a 10' wide utility easement composed of two adjoining 5' utility easements located on Lots 16 and 17 at this location. The property owner plans to combine the two lots. Prior to any formal action by City Council, a public hearing is required. This hearing will take place Thursday, October 20, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

I. Request to Approve Proposal for Supplemental Soil Borings for the Mississippi Drive Corridor Project

Presented for City Council's consideration is a request to approve the proposal for supplemental soil borings for the Mississippi Drive Corridor Project. Proposals were received from two firms with the lowest proposal amount from Braun-Intertec of Cedar Rapids in the amount of \$14,270. The cost for the soil borings will come from the funds budgeted for the Mississippi Drive Corridor Project.

Is there a motion to approve the request as submitted?

J. Request to Approve Closure of Dick Drake Way for Replacement of Existing Railroad Crossing

Presented for City Council's consideration is a request to approve the closure of Dick Drake Way for replacement of the existing railroad crossing approximately 900' southeast of Grandview Avenue. The crossing will remain closed from October 11-13, 2016. The governing agreement is currently being reviewed to determine what, if anything, the city will be billed for this project. Staff is working with CP Rail to see what can be done to minimize the expense to the city.

Is there a motion to approve the request as submitted?

K. Request to Approve Contract for HVAC Maintenance at the Public Safety Building

Presented for City Council's consideration is a request to approve the contract for HVAC maintenance at the Public Safety Building. The city has negotiated a contract with Total Maintenance Inc. (TMI) to provide the necessary maintenance for the HVAC system for an annual sum of \$8,988. Funds are available in the Building and Grounds budget to cover the expense of this contract.

Is there a motion to approve the request as submitted?

L. Request to Approve CVB Marketing Proposal

Presented for City Council's consideration is a request to approve a CVB Marketing Proposal. Three proposals were received for the CVB's proposed marketing plan with the CVB Board recommending approval of McDaniels Marketing in the amount of \$22,607 for a nine-month campaign in digital marketing. Staff is in agreement with the Board's recommendation.

Is there a motion to approve the request as submitted?

M. Request to Approve Contract Modification No. 2 for the Community Development Block Grant Downtown Revitalization Storm Water Project

Presented for City Council's consideration is a request to approve Contract Modification No. 2 for the CDBG Downtown Revitalization Storm Water Project. The contract for this project was awarded to Triple B in the amount of \$69,558. Change Order No. 1 previously approved by City Council had amended the total contract amount to \$33,682.50. This contract modification amends the contract price to \$39,458.50. Grant funds for this project total \$40,000.

Is there a motion to approve the request as submitted?

N. Request to Approve Contract Modification No. 3 for the Community Development Block Grant Downtown Revitalization Façade Project

Presented for City Council's consideration is a request to approve Contract Modification No. 3 for the CDBG Downtown Revitalization Façade Project. As with this type of project, contract modifications are expected as unknown issues present themselves. The total of this contract modification is \$13,043. Remaining grant funds will be used to fund these additional work items.

Is there a motion to approve the request as submitted?

**12. COMMUNICATIONS - RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$5,089,567.41, which includes journal entries and receipt summaries for June 2016, 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**