

COUNCIL

Santos Saucedo At Large	Diana Broderson Mayor	Scott Natvig At Large	
Robert Bynum 4 th Ward		Phil Fitzgerald 1 st Ward	
Allen Harvey 5 th Ward	2016 MEETING SCHEDULE	Michael Rehwaldt 2 nd Ward	
Tom Spread 3 rd Ward	(All meetings start at 7:00 PM unless voted upon by Council.)		
Regular Meetings In-depth Meetings			
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

AGENDA

**THURSDAY, NOVEMBER 3, 2016
COUNCIL CHAMBERS - CITY HALL – 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 City Council Minutes – October 20, 2016

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

- A. First reading for a new Class “C” Liquor License and Sunday Sales for Hubble’s Tap, 214 East 2nd Street – Hubbles Glenda, LLC (pending inspections and insurance)
- B. Request for One Day License for Hy-Vee Mainstreet, 510 East 6th Street – Hy-Vee Inc. (pending inspections)
- C. Request for renewal of a Class “C” Liquor License, Outdoor Sales and Sunday Sales for Bull Pen Sports Bar, 1201 Grandview Avenue – Bull Pen Sports Inc. (pending inspections and insurance)
- D. Request for renewal of a Class “C” Liquor License and Outdoor Sales for Clamshell, 406 Mississippi Drive – Gerardo Vasquez (pending inspections and insurance)
- E. Request for renewal of a Class “C” Beer Permit and Sunday Sales for New York Dollar Store, 109 East 2nd Street – Antonio Sosa (pending inspections and insurance)
- F. Request for renewal of a Class “B” Native Wine Permit, Class “C” Liquor License and Sunday Sales for GeoJohnz, 203 East 2nd Street – GeoJohnz LLC (pending inspections and insurance)
- G. Request from Sulzco LLC to Relocate Building Located at the Water Pollution Control Plant

Sulzco LLC has purchased a pole building located at the Water Pollution Control Plant and is requesting permission to relocate the building to adjoining property on the east side of the treatment plant they recently purchased. If approved, the move will take place November 4, 2016. The appropriate utility companies and regulatory agencies have been contacted and the proof of insurance received.

*** Item 12A-C – Receive and File**

- A. Muscatine County Board of Supervisors Minutes – October 10 & 17, 2016
- B. Board of Water, Electric and Communications Trustees Minutes – September 27, 2016
- C. City of Muscatine Financial Reports – September 2016

* **Bills***

- * Approval of attached Bills for Approval totaling \$3,358,332.57, which includes journal entries and receipt summaries for September 2016, is subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

A. First Reading of an Ordinance Amending Title 1 Administrative Adding Chapter 14 Adjudicative Appeals and Hearings

Presented for City Council's consideration is the first reading of an ordinance amending Title 1 Administrative by Adding Chapter 14 Adjudicative Appeals and Hearings. The addition of this chapter to the City Code will establish the process for appeals and hearings before City Council such as tobacco violations, nuisance appeals or other hearings.

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

B. Resolution Approving the Annual Appropriation for Tax Increment Financing (TIF) Obligations for Wal-View Development Project #1

Presented for City Council's consideration is a resolution approving the annual appropriation for Tax Increment Financing (TIF) obligations for Wal-View Development Project #1. The city entered into a Development Agreement with Wal-View Developments Limited Company/GSTC Logistics Inc. which provides for 10 years of TIF rebates to the company. The fiscal year 2017/2018 rebate will be the third annual rebate under this Agreement.

Is there a motion to adopt the resolution as submitted?

C. Resolution Approving the Annual Appropriation for Tax Increment Financing (TIF) Obligations for H.J. Heinz L.P.

Presented for City Council's consideration is a resolution approving the annual appropriation for Tax Increment Financing (TIF) obligations for H.J. Heinz L.P. The city entered into a Development Agreement with H.J. Heinz L.P. which provides for five years of TIF rebates to the company. The fiscal year 2017/2018 rebate will be the second annual rebate under this Agreement.

Is there a motion to adopt the resolution as submitted?

D. Resolution Approving the Annual Appropriation for Tax Increment Financing (TIF) Obligation for Wal-View Development Project #2

Presented for City Council's consideration is a resolution approving the annual appropriation for Tax Increment Financing (TIF) obligations for Wal-View Development Project #2. The city entered into a second Development Agreement with Wal-View Developments Limited Company/GSTC Logistics Inc. which provides for 10 years of TIF rebates to the company. The fiscal year 2017/2018 rebate will be the first annual rebate under this Agreement.

Is there a motion to adopt the resolution as submitted?

E. Resolution Approving the Annual Appropriation for Tax Increment Financing (TIF) Obligation for Union Tank Car Company

Presented for City Council's consideration is a resolution approving the annual appropriation for Tax Increment Financing (TIF) obligations for Union Tank Car Company. The city entered into a Development Agreement with Union Tank Car Company which provides for 10 years of TIF rebates to the company. The fiscal year 2017/2018 rebate will be the first annual rebate under this Agreement.

Is there a motion to adopt the resolution as submitted?

F. Resolutions Approving Five Internal Advances as follows:

1. Resolution Authorizing Internal Advance of Funds for 2016-2017 Urban Renewal Administration and Professional Support Program

Is there a motion to adopt the resolution as submitted?

2. Resolution Authorizing Internal Advance of Funds and Economic Development Grant for Greater Muscatine Chamber of Commerce and Industry Support Program

Is there a motion to adopt the resolution as submitted?

3. Resolution Authorizing Internal Advance of Funds for Small Business Forgivable Loan Program

Is there a motion to adopt the resolution as submitted?

4. Resolution Authorizing Internal Advance of Funds for Community Branding and Marketing Study

Is there a motion to adopt the resolution as submitted?

5. Resolution Authorizing Internal Advance of Funds for Housing Demand Study

Is there a motion to adopt the resolution as submitted?

G. Resolution Setting Public Hearing on Ordinance Amending Title 10 of the City Code, Floodplain Management Regulations

Presented for City Council's consideration is a resolution setting a public hearing on an ordinance amending Title 10 of the City Code, Floodplain Management Regulations. The Iowa Department of Natural Resources has reviewed the city's floodplain regulations and is requiring changes be made to the City Code in order for the city to be compliant with the standards contained within Title 44 Code of Federal Regulations 60.3. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, November 17, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

H. Resolution Setting Public Hearing on Lease Agreement with MLC Land Company LLC

Presented for City Council's consideration is a resolution setting a public hearing on a lease agreement with MLC Land Company LLC. Staff has been working in cooperation with the developers of the new downtown hotel. As part of the hotel project, it is being proposed the city enter into a 99-year lease with MLC Land Company LLC for a small portion of Mississippi Drive that is located in front of the hotel. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, November 17, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

I. Resolution Authorizing Building Official to Proceed with Specified Work on Premises Located at 519 Orange Street

Presented for City Council's consideration is a resolution authorizing the building official to proceed with specified work on premises located at 519 Orange Street. A portion of the structure at this location has collapsed and has been declared a nuisance and unsafe for occupancy. All known owners with an interest were notified of the nuisance as required by City Code. Staff is requesting City Council authorize the city's contractor to demolish the structure.

Is there a motion to approve the request as submitted?

J. Request to Approve Annual Urban Renewal Report for Fiscal Year 2015/2016

Presented for City Council's consideration is a request to approve the Annual Urban Renewal Report for Fiscal Year 2015/2016. The state requires local governments complete and submit an annual report showing all activity with each of their urban renewal areas during the preceding fiscal year. The report included with this agenda is the updated information for fiscal year 2015/2016.

Is there a motion to approve the request as submitted?

K. Request to Approve Airport Engineering Master Agreement

Presented for City Council's consideration is a request to approve the Engineering Master Agreement for the Municipal Airport. Proposals were received from three firms. The Review Committee, made up of a Carver Aero representative, the Airport Advisory Commission Chairperson, and city staff, has reviewed the agreement and unanimously recommends approval of an Engineering and Construction Services Agreement with Bolton & Menk Inc.

Is there a motion to approve the request as submitted?

12. COMMUNICATIONS - RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling \$3,358,332.57, which includes journal entries and receipt summaries for September 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