

COUNCIL



AGENDA

THURSDAY, NOVEMBER 17, 2016 COUNCIL CHAMBERS - CITY HALL – 7:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**
 - A. Presentation of Life Saving Awards to Police Officer Jacob Elliott and Corporal Matt Fowler
 - B. Introduction of Sister Cities Ukrainian Visitors
 - C. Blue Zones Update

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. Regular City Council Minutes – November 3, 2016
- B. City Council Goal Session Minutes – November 3, 2016
- C. In-Depth City Council Minutes – November 17, 2016

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

- A. Second reading for a new Class “C” Liquor License and Sunday Sales for Hubble’s Tap, 214 East 2nd Street – Hubbles Glenda LLC (pending inspections insurance)
- B. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Kum & Go #436, 501 Cedar Street – Kum & Go LC (pending inspections)
- C. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Kum & Go #437, 709 Grandview Avenue – Kum & Go LC (pending inspections)
- D. Request to Approve Cigarette Permit for Hubble’s Tap, 214 East 2nd Street – Hubble’s Glenda LLC
- E. Request to Approve Application for Revitalization Property Tax Abatement for David and Kim Burdakin
- F. Request to Approve the Use of City Property for the Annual Holiday Stroll

This event will take place on Friday, December 2, 2016 from 5:00 p.m. to 8:30 p.m.

* **Item 12A – Receive and File**

- A. Muscatine County Board of Supervisors Minutes – October 24 & 31, 2016

* **Bills***

- * Approval of attached Bills for Approval totaling \$2,082.298.29 is subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

A. Proposed Land Lease Agreement with MLC Land Company LLC as Part of the New Downtown Hotel

This public hearing concerns a proposed land lease agreement with MLC Land Company LLC as part of the new downtown hotel. 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.

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

Presented for City Council's consideration is the second 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 second reading of this ordinance as submitted?

B. Second and Final Reading of an Ordinance Amending Title 10, Chapter 4 of the City Code, Flood Plain Management Regulations

Presented for City Council's consideration is the second and final reading of an ordinance amending Title 10, Chapter 4 of the City Code, Flood Plain 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. Staff is asking that the rules be suspended and the ordinance adopted on second and final reading.

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

C. Resolution Approving Land Lease Agreement with MLC Land Lease Company LLC

Is there a motion to adopt the resolution as submitted?

D. Resolution Finally Adopting the Proposed Plan for the Muscatine Grandview Avenue Urban Revitalization Area

Presented for City Council's consideration is a resolution finally adopting the proposed plan for the Muscatine Grandview Avenue Urban Revitalization Area. At its October 13, 2016 In-Depth City Council meeting, City Council held a public hearing on the designation of the proposed urban revitalization area followed by the adoption of a resolution stating the intentions of City Council with regard to the Muscatine Grandview Avenue Urban Revitalization Area and the proposed Urban Revitalization Plan. It is now necessary for City Council to adopt the proposed plan.

Is there a motion to adopt the resolution as submitted?

E. First Reading of an Ordinance Designating an Area of the City of Muscatine as the Muscatine Grandview Avenue Urban Revitalization Area

Presented for City Council's consideration is the first reading of an ordinance designating an area of the City of Muscatine as the Muscatine Grandview Avenue Urban Revitalization Area.

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

F. Resolution Finally Adopting the Proposed Plan for the Muscatine Park Avenue Urban Revitalization Area

Presented for City Council's consideration is a resolution finally adopting the proposed plan for the Muscatine Park Avenue Urban Revitalization Area. At its October 13, 2016 In-Depth City Council meeting, City Council held a public hearing on the designation of the proposed urban revitalization area followed by the adoption of a resolution stating the intentions of City Council with regard to the Muscatine Park Avenue Urban Revitalization Area and the proposed Urban Revitalization Plan. It is now necessary for City Council to adopt the proposed plan.

Is there a motion to adopt the resolution as submitted?

G. First Reading of an Ordinance Designating an Area of the City of Muscatine as the Muscatine Park Avenue Urban Revitalization Area

Presented for City Council's consideration is the first reading of an ordinance designating an area of the City of Muscatine as the Muscatine Park Avenue Urban Revitalization Area.

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

H. Resolution Authorizing Assessment of Unpaid Abatement Costs to Private Properties

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid abatement costs 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 \$7,139.78.

Is there a motion to adopt the resolution as submitted?

I. Resolution Setting Public Hearing on Proposed Zoning Change for 922 Hancock Street

Presented for City Council's consideration is a resolution setting a public hearing on a proposed zoning change for 922 Hancock Street. The property owners have submitted a request to rezone .46 acres located on two parcels at this location from R-3 Single Family Residential to S-2 Institutional Office. The owners are proposing to occupy the existing building and construct a building to store their business vehicles. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, December 1, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

J. Resolution Accepting Completed Work for the Community Development Block

Grant Storm Water Project and Authorizing Final Payment

Presented for City Council's consideration is a resolution accepting completed work for the Community Development Block Grant Storm Water Project and authorizing final payment. The bid for this project was awarded to Triple B Construction Corporation in the amount of \$33,682.50. There were two change orders for the project bringing the contract total to \$39,458.50. Staff is recommending City Council accept the completed work and authorize final payment to the contractor.

Is there a motion to adopt the resolution as submitted?

K. Resolution Setting Public Hearing on Proposed Zoning Change for Former Washington Elementary School (610 Maiden Lane)

Presented for City Council's consideration is a resolution setting a public hearing on a proposed zoning change for the former Washington Elementary School (610 Maiden Lane). An application has been received to rezone the above property from R-3 Single Family Residential to S-1 Special Development District. The applicant is proposing to make the existing gymnasium facilities available for rental for sports practices and fitness use, to convert the rest of the building into 19 dwelling units, to construct 12 garages, and to construct a 26 car parking lot to serve the new units. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, December 1, 2016, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

L. Request to Award Contract for Central Business District Snow Removal

Presented for City Council's consideration is a request to award a contract for the Central Business District Snow Removal for 2016/2017. One bid was received was received from Bayfield Snow Removal. Stiff is recommending approval of the bid. Funds for this contract are available in the Snow and Ice Control Budget.

Is there a motion to approve the request as submitted?

M. Request to Install Four-Way Stop at Intersection of Lincoln Boulevard and Harrison Street

Presented for City Council's consideration is a request to install a four-way stop at the intersection of Lincoln Boulevard and Harrison Street. Sidewalks were recently added on Harrison Street and Lincoln Boulevard for pedestrian access to Madison School. Because of the sidewalk installation, the Traffic Committee has determined that more traffic control is necessary at that intersection.

Is there a motion to approve the request as submitted?

N. Request to Approve Professional Services Contract for the T-Hangar Design and Apron Expansion Project at the Municipal Airport

Presented for City Council's consideration is a request to approve a Professional Services Contract for the T-Hangar Design and Apron Expansion Project at the Municipal Airport. The city was awarded grant funding from the Iowa Department of Transportation's Office of Aviation for this project. Staff is recommending the approval of the Professional Services Contract with Bolton & Menk in an amount not to exceed \$35,000 for the design, bidding, and construction administration for this project.

Is there a motion to approve the request as submitted?

O. Request to Accept Chestnut Street Right-of-Way Dedication

Presented for City Council's consideration is a request to accept the Chestnut Street right-of-way dedication. As part of the new downtown hotel project, the MLC Land Company LLC is proposing to dedicate its right-of-way located on Chestnut Street to the city. Staff is requesting City Council approve the right-of-way dedication as part of the overall hotel project.

Is there a motion to approve the request as submitted?

P. Request to Approve Proposed Goals for Fiscal Year 2016/2017

Is there a motion to approve the proposed goals for Fiscal Year 2016/2017 as submitted?

Q. Request to Approve Appointments to the Zoning Board of Adjustment, Audit Committee, and Convention and Visitors Board

Nomination recommendations will be made at this time.

R. Request to Approve Agreement for the HVAC Project at the Public Safety Building

Presented for City Council's consideration is a request to approve an agreement for the HVAC Project at the Public Safety Building. A&J Associates PC has provided a proposal to provide engineering services for this project. It is staff's recommendation City Council approve the proposal for consulting engineering services in order to move forward with this project before the cooling system is needed in 2017.

Is there a motion to approve the request as submitted?

S. Request to Approve Contract Modification #5 for the Community Development Block Grant Downtown Facade Project

Presented for City Council's consideration is a request to approve Contract Modification #5 for the Community Development Block Grant Downtown Façade Project. This contract modification requires additional work items totaling \$2,792 that are required to finish the project. Grant funds will be used to complete this additional work.

Is there a motion to approve the request as submitted?

12. COMMUNICATIONS - RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling \$2,082,298.29 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