

COUNCIL



AGENDA

**THURSDAY, DECEMBER 1, 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-B - Approval of City Council Minutes**

A. Regular City Council Minutes – November 17, 2016

B. Special City Council Minutes – November 15, 2016

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

A. First and second reading for a new Class “B” Beer Permit and Sunday Sales for Pizza Hut, 2512 Park Avenue – Summit Pizza Inc. (pending inspections insurance)

B. Request for renewal of a Class “A” Liquor License, Outdoor Sales and Sunday Sales for Geneva Golf & Country Club, 3100 Bidwell Road – Geneva Golf & Country Club (pending inspections and insurance)

C. Request for renewal of a Class “C” Liquor License and Sunday Sales for Flaming Embers, 131 West 2nd Street – Flaming Ember Inc. (pending inspections and insurance)

D. Request for renewal of a Class “C” Liquor License, Outdoor Sales and Sunday Sales for Las Lomas, 1519 Park Avenue – Juan Inc. (pending inspections and insurance)

E. Request for renewal of a Class “B” Beer Permit for Chicharo’s Mexican Grill, 600 Park Avenue – Chicharos LLC (pending inspections and insurance)

F. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for West Side Store, 2201 Houser Street – DJMB LLC (pending inspections and insurance)

G. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit, Class “E” Liquor License and Sunday Sales for Fast Avenue One Stop, 2111 Park Avenue – BGA LLC (pending inspections and insurance)

H. Request for renewal of a Class “B” Beer Permit and Sunday Sales for Hong Kong Buffet, 2406 Park Avenue – Hong Kong Buffet Inc. (pending inspections and insurance)

* **Item 12A-D – Receive and File**

A. Muscatine County Board of Supervisors Minutes – November 7, 14 & 15, 2016

B. Nominating Committee Minutes – October 12, 2016

C. Board of Water, Electric, and Communications Trustees Minutes – October 25,

2016

D. City of Muscatine Financial Reports – October 2016

* **Bills***

* Approval of attached Bills for Approval totaling \$2,043,584.19 is subject to the approval of any related agenda item(s).

6. **MINUTES – APPROVAL**

7. **PUBLIC HEARING**

A. Proposed Zoning Change for 922 Hancock Street

This public hearing concerns 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.

Now is the time for the public to comment.

B. Proposed Zoning Change for Former Washington Elementary School (610 Maiden Lane)

This public hearing concerns 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.

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. First Reading of an Ordinance Amending the Zoning Ordinance for the Proposed Rezoning of 922 Hancock Street

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

- B. First Reading of an Ordinance Amending Zoning Ordinance for the Proposed Rezoning of the Former Washington Elementary School (610 Maiden Lane)

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

- C. First Reading of an Ordinance Correcting Scriverner's Errors in Ordinance Nos. 93109-0715 and 93568-0816

Presented for City Council's consideration is the first reading of an ordinance correcting scriverner's errors in Ordinance Nos. 93109-0715 and 93568-0816. Errors were made in the preparation of the abovementioned ordinances. This ordinance will correct those errors.

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

- D. Second and Final 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 second and final reading of an ordinance designating an area of the City of Muscatine as the Muscatine Grandview Avenue Urban Revitalization Area. The adoption of this ordinance will create the revitalization area.

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?

- E. Second and Final 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 second and final reading of an ordinance designating an area of the City of Muscatine as the Muscatine Park Avenue Urban Revitalization Area. Adoption of this ordinance will create the revitalization area.

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?

- F. Resolution Authorizing an Internal Advance Funding of an Urban Renewal Project

for Harrison Lofts LLC

Presented for City Council's consideration is a resolution authorizing an internal advance funding of an Urban Renewal Project for Harrison Lofts LLC. Harrison Lofts LLC is in the process of finalizing the tax credit financing of their project with the Iowa Finance Authority. Due to increasing project costs, additional funding of \$10,000 is needed to reach the required 7% local incentive match for this project. Staff is recommending an economic development grant to Harrison Lofts LLC for \$10,000. There are sufficient funds in the Highway 38 Northeast as Amended TIF fund for this grant; however, an internal advance of funds is needed.

Is there a motion to adopt the resolution as submitted?

G. Resolution Accepting a Right-of-Way Dedication for the Mulberry Avenue Reconstruction Project

Presented for City Council's consideration is a resolution accepting a right-of-way dedication for the Mulberry Avenue Reconstruction Project. The agreement for the dedication of this right-of-way was reached prior to the Mulberry Avenue Reconstruction Project, and the city has now received the signed dedication document. The right-of-way is intended to serve future development on and provide access to a currently undeveloped 4.77 acres of land adjoining the proposed right-of-way dedication.

Is there a motion to adopt the resolution as submitted?

H. Resolution Accepting Completed Work for the Community Development Block Grant Façade Improvement Project and Authorizing Final Payment to the Contractor

Presented for City Council's consideration is a resolution accepting completed work for the Community Development Block Grant Façade Improvement Project and authorizing final payment to the contractor. The contract for this project was awarded to Woodruff Construction in the amount of \$319,800. There were five change orders bringing the contract total to \$376,575. One property owner contributed \$28,000 leaving a final contract total of \$348,757. This total was funded by grant funds the city received from the Iowa Economic Development Authority (IEDA). Staff is recommending City Council accept the completed work for the project and authorize final payment to the contractor.

Is there a motion to adopt the resolution as submitted?

I. Request to Enter Agreement for Landfill Feasibility Study

Presented for City Council's consideration is a request to enter into an agreement for a Landfill Feasibility Study. The purpose of this scope of services is to develop a life-cycle cost analyses to evaluate the potential for collaborative solid waste management activities between the Waste Commission of Scott County and the City of Muscatine. Staff is recommending the approval of an agreement for this study with Barker Lemar Engineering Consultants. The cost of the study will be split evenly between the Waste Commission of Scott County and the City of Muscatine. Funds are available in the city's Landfill budget.

Is there a motion to approve the request as submitted?

J. Request to Accept Comprehensive Annual Financial Report and Audit for the Fiscal Year Ended June 30, 2016

Presented for City Council's consideration is a request to accept the Comprehensive Annual Financial Report and Audit for the Fiscal Year Ended June 30, 2016. The CAFR and audit for the year ended June 30, 2016 was completed in November 2016. Following its approval, the report will be submitted to the various grant agencies, the State Auditor's Office, the city's financial advisor, the Government Finance Officers Association Certificate Program and various other interested individuals or entities.

Is there a motion to approve the request as submitted?

K. Request from Water Pollution Control Plant for the Purchase of a Composite Sampler

Presented for City Council's consideration is a request from the Water Pollution Control Plant for the purchase of a composite sampler. One bid was received from GPM for a new refrigerated sampler in the amount of \$7,200. This is the only dealer for the ISCO samplers for the Midwest region. There is \$7,600 budgeted for this purchase.

Is there a motion to approve the request as submitted?

12. COMMUNICATIONS - RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling \$2,043,584.49 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**