

# 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>	Michael Rehwaldt 2 <sup>nd</sup> Ward																										
Tom Spread 3 <sup>rd</sup> Ward	<b>(All meetings start at 7:00 PM unless voted upon by Council.)</b>	Fran Donelson Administrative Secretary																										
Matt Brick City Attorney	<table><tr><td><b><u>Regular Meetings</u></b></td><td><b><u>In-depth Meetings</u></b></td></tr><tr><td>January 7 &amp; 21</td><td>January 14</td></tr><tr><td>February 4 &amp; 18</td><td>February 11</td></tr><tr><td>March 3 &amp; 17</td><td>March 10</td></tr><tr><td>April 7 &amp; 21</td><td>April 14</td></tr><tr><td>May 5 &amp; 19</td><td>May 12</td></tr><tr><td>June 2 &amp; 16</td><td>June 9</td></tr><tr><td>July 7 &amp; 21</td><td>July 14</td></tr><tr><td>August 4 &amp; 18</td><td>(None in August)</td></tr><tr><td>September 1 &amp; 15</td><td>September 8</td></tr><tr><td>October 6 &amp; 20</td><td>October 13</td></tr><tr><td>November 3 &amp; 17</td><td>November 10</td></tr><tr><td>December 1 &amp; 15</td><td>December 8</td></tr></table>	<b><u>Regular Meetings</u></b>	<b><u>In-depth Meetings</u></b>	January 7 & 21	January 14	February 4 & 18	February 11	March 3 & 17	March 10	April 7 & 21	April 14	May 5 & 19	May 12	June 2 & 16	June 9	July 7 & 21	July 14	August 4 & 18	(None in August)	September 1 & 15	September 8	October 6 & 20	October 13	November 3 & 17	November 10	December 1 & 15	December 8	Gregg Mandsager City Administrator
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## AGENDA

**THURSDAY, DECEMBER 15, 2016**  
**COUNCIL CHAMBERS - CITY HALL – 7:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**

A. Discussion on HNI Expansion, Investment and Proposed TIF

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 – December 1, 2016
- B. In-Depth City Council Minutes – December 8, 2016

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

- A. Request to Approve of Use of City Property for the Muscatine Area Farmers Market
- B. Request to Approve Use of City Property for Senior Resources Fundraiser
- C. Request to Approve Application for Revitalization Property Tax Abatement

**\* Item 12A-B – Receive and File**

- A. Muscatine County Board of Supervisors Minutes – November 21 & 28, 2016 and December 5, 2016
- B. Muscatine Power & Water Adopted Budget Certification for Calendar Year 2017

**\* Bills\***

- \* Approval of attached Bills for Approval totaling \$3,209,993.95, which includes journal entries and receipt summaries for October 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. Second and Final Reading of an Ordinance Amending the Zoning Ordinance for the Proposed Rezoning of 922 Hancock Street**

Presented for City Council's consideration is the second and final reading of an ordinance amending the zoning ordinance for the proposed rezoning of 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. Staff is requesting City Council adopt the ordinance on second and final reading and direct for its publication as required by law.

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

**B. Second and Final Reading of an Ordinance Amending Zoning Ordinance for the Proposed Rezoning of the Former Washington Elementary School (610 Maiden Lane)**

Presented for City Council's consideration is the second and final reading of an ordinance amending the zoning ordinance for the proposed rezoning of 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. Staff is requesting City Council adopt the ordinance on second and final reading and direct for its publication as required by law.

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

**C. Second Reading of an Ordinance Correcting Scrivener's Errors in Ordinance Nos. 93109-0715 and 93568-0816**

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

- D. First reading of an Ordinance Correcting Scrivener's Errors, Typographical Errors, and/or Omissions in City Code Sections Title 4, Chapter 4, Title 7, Chapter 5, Title 7, Chapter 9, Title 9, Chapter 4, Title 13, Chapter 5, and Title 15, Chapter 2

Presented for City Council's consideration is the first reading of an ordinance correcting scrivener's errors, typographical errors, and/or omissions in City Code Sections Title 4, Chapter 4, Title 7, Chapter 5, Title 7, Chapter 9, Title 9, Chapter 4, Title 13, Chapter 5, and Title 15, Chapter 2. Errors and omissions were made in the preparation of Ordinance No. 93081-0615 codifying and amending the Muscatine Code of Ordinances. This ordinance will correct those errors.

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

- E. Resolution Declaring Certain Real Estate Owned by the Public as Having No Public Benefit and Authorizing Sale of Said Real Estate

Presented for City Council's consideration is a resolution declaring certain real estate owned by the public as having no public benefit and authorizing the sale of said real estate. The Community Development Department has accumulated a significant number of properties, some vacant and some neglected. A list of these properties was provided to City Council at the December 8, 2016 In-Depth meeting. Staff is requesting City Council adopted the resolution as submitted to allow staff to dispose of the property in the best possible way.

Is there a motion to adopt the resolution as submitted?

- F. Resolution Approving Real Estate Contract and Authorizing Purchase of Real Estate Related to Final Design and Construction of the Mississippi Drive Corridor Project

Presented for City Council's consideration is a resolution approving a real estate contract and authorizing the purchase of real estate related to the final design and construction of the Mississippi Drive Corridor Project. The property in question is located at 207 Green Street and is known as TeStrake Brothers Inc.

Is there a motion to adopt the resolution as submitted?

- G. 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 \$7,795.82.

Is there a motion to adopt the resolution as submitted?

H. Discussion Pertaining to the City/CP Rail Funding Agreement (tentative)

**12. COMMUNICATIONS - RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$3,209,993.95, which includes journal entries and receipt summaries for October 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**

A. Request to Enter Closed Session per Iowa Code Section 21.5.1.c to (a) discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation and per Iowa Code Section 622.10 to (b) discuss attorney/client privileged and attorney work product matters with legal counsel.

**16. ADJOURNMENT**