

# COUNCIL

Santos Saucedo At Large	Mayor	Scott Natvig At Large	
Robert Bynum 4 <sup>th</sup> Ward	<b>2017 MEETING SCHEDULE</b>  <b>(All meetings start at 7:00 PM unless voted upon by Council.)</b>	Phil Fitzgerald 1 <sup>st</sup> Ward	
Allen Harvey 5 <sup>th</sup> Ward		Michael Rehwaltd 2 <sup>nd</sup> Ward	
Tom Spread 3 <sup>rd</sup> Ward		Fran Donelson Administrative Secretary	
Matt Brick City Attorney		Gregg Mandsager City Administrator	
January 5 & 19	<u>Regular Meetings</u>	<u>In-depth Meetings</u>	July 13
February 2 & 16	July 6 & 20	January 12	(None in August)
March 2 & 16	August 3 & 17	February 9	September 14
April 6 & 20	September 7 & 21	March 9	October 12
May 4 & 18	October 5 & 19	April 13	November 9
June 1 & 15	November 2 & 16	May 11	December 14
	December 7 & 21	June 8	

## AGENDA

**THURSDAY, OCTOBER 19, 2017**  
**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 Photograph to the City of Muscatine by Lea Franklin-Braun

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 – October 5, 2017
- B. In-Depth City Council Minutes – October 12, 2017

**\* Items 8A-D – Petitions and Communications**

- A. 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)
- B. Request for renewal of a Class “B” Wine Permit, Class “C” Beer Permit and Sunday Sales for Dollar General #7027, 2000 Cedar Plaza Drive – Dolgencorp LLC (pending inspections)
- C. Cigarette Permit for Rasta Lion Glass LLC, 211 East 2<sup>nd</sup> Street – Tyler Ralfs through June 30, 2018
- D. Request to Approve Application for Commercial/Industrial Tax Abatement for Basulto Properties
- E. Request from Muscatine History and Industry Center for Placement of Wayfinding Sign in 2<sup>nd</sup> Street Right-of-Way

**\* Item 9A – From the Mayor**

- A. Proclamation Declaring October 24, 2017 as “United Nations Day”

**\* Item 12A-D – Receive and File**

- A. Muscatine County Board of Supervisor Minutes – September 25, and October 2, 2017
- B. MP&W Operating Statements – Water Utility – August 2017
- C. MP&W Operating Statements – Communications Utility – August 2017
- D. MP&W Operating Statements – Electric Utility – August 2017

**\* Bills\***

- \* Approval of attached Bills for Approval totaling \$4,362,371.23, which includes journal entries and receipt summaries for July 2017, 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. Final Reading of an Ordinance to Amend Title 7, Chapter 9, Section 4 to Extend the Downtown Parking Zone

Presented for City Council's consideration is the final reading of an ordinance amending Title 7, Chapter 9, Section 4 to extend the Downtown Parking Zone. As part of the Kum & Go construction project, the city has acquired 19 new parking spaces on Sycamore Street between 4<sup>th</sup> and 5<sup>th</sup> streets. The proposed amendment would change parking on Sycamore Street on both sides from Mississippi Drive to 4<sup>th</sup> Street to Mississippi Drive to 5<sup>th</sup> Street.

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

- B. Second Reading of an Ordinance Rezoning Real Estate in the City of Muscatine from R-3 Residential to R-L Large Scale Residential for the Proposed Oak Park Development Project in the City of Muscatine

Presented for City Council's consideration is the second reading of an ordinance rezoning real estate in the City of Muscatine from R-3 Residential to R-L Large Scale Residential for the proposed Oak Park Development Project in the City of Muscatine. The developer is requesting the rezoning of approximately 10 acres of real estate located at the corner of Blaine Street and Isett Avenue from Single-Family Residential to R-L Large Scale Residential Development.

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

- C. First Reading of an Ordinance Authorizing Changes and/or Omissions in City Code

Sections Title 6, Chapter 8, Title 13, Chapter 3, and Title 15, Chapter 8

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

D. Resolution Authorizing the Implementation of a Parking Change on 2<sup>nd</sup> Street

Presented for City Council's consideration is a resolution approving the implementation of a parking change on 2<sup>nd</sup> Street. At the October 12, 2017 In-Depth meeting, it was the consensus of City Council to change the free parking restrictions on 2<sup>nd</sup> Street. City Council is requesting the current "Free Parking up to 3 hours once per day in each parking space" be changed to "Free Parking up to 3 hours once per day in each block". This proposed change would be effective after the necessary signs are installed.

Is there a motion to adopt the resolution as submitted?

E. Resolution Accepting Completed Work for the Kent Stein to Deep Lakes Trail Project and Authorizing Final Payment

Presented for City Council's consideration is a resolution accepting completed work for the Kent Stein to Deep Lakes Trail Project and authorizing final payment. The contract for the project was awarded to Illowa Investment Inc. in the amount of \$1,198,197.30. There were four change orders totaling \$8,371.96 for a final contract amount of \$1,196,026.41. The city has completed the final inspection of the project and it is ready to be closed out.

Is there a motion to adopt the resolution as submitted?

F. Resolution Setting Public Hearing on Proposed Vacation of Utility Easement on Diana Queen Drive

Presented for City Council's consideration is a resolution setting a public hearing on a proposed vacation of a utility easement on Diana Queen Drive. RBW Enterprises LLC is requesting an amendment to their development plan to change the land use on approximately 2.15 acres located along the west side of Diana Queen Drive, Lot 6 through Lot 16 of the Riverbend Addition from single family homes to attached single family homes (duplexes). The developer is requesting vacation of the utility easement between Lots 9, 10 and 11 to facilitate construction by the end of this year. Prior to any formal action by City Council, a public hearing is required. This hearing will take place on Thursday, November 2, 2017, at 7:00 p.m.

Is there a motion to adopt the resolution as submitted?

G. Resolution Authorizing the Assessment of Unpaid Abatement Costs and Unpaid 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 unpaid rental inspection fees to private properties. The nuisance abatement costs for snow, junk, and weed removal total \$8,561.70. The administrative fees are \$1,500 and the assessment fees are \$1,950. The total fee being requested for assessment at this time totals \$12,011.70.

Is there a motion to adopt the resolution as submitted?

H. Request to Approve Annual Financial Report to the State of Iowa for the Year Ended June 30, 2017

Presented for City Council's consideration is a request to approve the submission of the Annual Financial Report to the State of Iowa for the year ended June 30, 2017. This report includes all budgeted funds of the city and was prepared on a budget basis. Revenues and other financing sources totaled \$67,683,702 for the year and expenditures and other uses totaled \$65,668,873. Revenues and other financing sources are \$2,014,829 higher than expenditures and other uses primarily due to the \$2 million payment from the Canadian Pacific Railroad for the Mississippi Drive Corridor Project that was received in March 2017 but not expended until after July 1, 2017. Actual City expenditures in each functional area were within the budgeted amounts as required by the state.

Is there a motion to approve the request as submitted?

I. Request to Approve the Annual Urban Renewal Report to the State of Iowa for the Year Ended June 30, 2017

Presented for City Council's consideration is a request to approve the Annual Urban Renewal Report for the Year Ended June 30, 2017. 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 2016/2017.

Is there a motion to approve the request as submitted?

J. Request to Approve Right-of-Way Lease Agreement with Pearl View Condominiums LLC

Presented for City Council's consideration is a request to approve a right-of-way lease agreement with Pearl View Condominiums LLC. The purpose of the lease agreement is to allow for the construction of a stairway or stoop for the adjoining building. This 20-year lease will renew annually unless either party terminates the lease upon sixty (60) days prior notice.

Is there a motion to approve the request as submitted?

K. Request to Authorize Purchase of Rain Shed Cover for the Muscatine County Landfill

Presented for City Council's consideration is a request to authorize the purchase of a rain shed cover for the Muscatine County Landfill. The engineer for Cell #5 construction at the landfill is recommending the purchase of a rain shed cover to protect the integrity of the landfill slope. Staff is requesting authorization to purchase this cover in an amount not to exceed \$34,000.

Is there a motion to approve the request as submitted?

L. Request to Authorize Issuance of Purchase Order for Quiet Zone Railroad Crossing Upgrades

Presented for City Council's consideration is a request to authorize the issuance of a purchase order for Quiet Zone railroad crossing upgrades. The low quote was received from Smith Feeding Inc. in the amount of \$64,736. Funding for this project will come from a grant provided to the city from the Howe Foundation and will include the cost of supervision for the construction. Staff is requesting City Council authorize the issuance of the purchase order for these upgrades.

Is there a motion to approve the request as submitted?

M. Request to Approve Real Estate Exchange Agreement

Presented for City Council's consideration is a request to approve a real estate exchange agreement. The city and the Muscatine Downtown Investors (Meekers) wish to conduct an exchange agreement that trades and enhances a buildable lot on Nebraska Street and conveys a riverfront dock space to the city in exchange for a remnant of city owned landlocked property near the Washington School site along with some fill material. Staff is requesting approval of the real estate exchange agreement.

Is there a motion to approve the request as submitted?

- N. Request to Approve Three Letters of Support for Application to the Iowa Finance Authority for Housing Tax Credits

Is there a motion to approve the request as submitted?

- O. Request to Approve the Muscatine Pearls of Progress Fund within the Community Foundation of Greater Muscatine.

Is there a motion to approve the request as submitted?

- P. Presentation and Potential Action for the MARRVE Project

At this time, Water Pollution Control Director Jon Koch will give a presentation on the MARRVE Project with potential action to follow.

- Q. Discussion on 5<sup>th</sup> Street Storm Water Issue

12. **COMMUNICATIONS - RECEIVE AND FILE**

13. **APPROVAL OF BILLS**

It is recommended bills totaling \$4,362,371.23 which includes journal entries and receipt summaries for July 2017, 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**