

# COUNCIL

Santos Saucedo At Large	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>2017 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	<b>Regular Meetings</b>	<b>In-depth Meetings</b>
January 5 & 19	July 6 & 20	January 12
February 2 & 16	August 3 & 17	February 9
March 2 & 16	September 7 & 21	March 9
April 6 & 20	October 5 & 19	April 13
May 4 & 18	November 2 & 16	May 11
June 1 & 15	December 7 & 21	June 8
		July 13 (None in August)
		September 14
		October 12
		November 9
		December 14

## AGENDA

**THURSDAY, NOVEMBER 2, 2017**  
**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.

\* **Item 6A - Approval of City Council Minutes**

A. Regular City Council Minutes – October 19, 2017

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

A. Request for transfer of a Class “E” Liquor License from 501 Cedar Street to 416 Cedar Street for Kum & Go #436, 416 Cedar Street – Kum & Go LC (pending inspections)

B. Request for renewal of a Class “C” Beer Permit and Sunday Sales for New York Dollar Store, 109 East 2<sup>nd</sup> Street – Antonio Sosa (pending inspections)

C. Request for renewal of a Class “C” Liquor License, Outdoor Service and Sunday Sales for Bullpen Sports Bar, 1201 Grandview Avenue – Bullpen Sports, Inc. (pending inspections and insurance)

D. Request for renewal of a Class “C” Liquor License and Sunday Sales for Hubble’s Tap, 214 East 2<sup>nd</sup> Street – Hubbles Glenda, LLC (pending inspections and insurance)

E. Request to Approve Closing of Alley #1 (Chestnut Street)

The contractors for the new hotel are asking for the closure of this alley to ensure the safe operation of their crane.

\* **Item 12A-C – Receive and File**

A. Muscatine County Board of Supervisor Minutes –October 9 & 16, 2017

B. Board of Water, Electric, and Communications Trustees Minutes – September 26, 2017

C. City of Muscatine Financial Reports – July, August and September 2017

\* **Bills\***

\* Approval of attached Bills for Approval totaling \$5,472,652.79, which includes journal entries and receipt summaries for August and September 2017, is subject to the approval of any related agenda item(s).

**6. MINUTES – APPROVAL**

**7. PUBLIC HEARING**

**A. Proposed Vacation of Utility Easement on Diana Queen Drive**

This public hearing concerns the 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.

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. Final 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 final 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 final reading of the ordinance as submitted and to direct for its publication as required by law?

**B. Second 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?

- C. Resolution Approving Vacation of Utility Easements at Lots 9 and 10 and Lots 10 and 11 of the Riverbend Fifth Addition (Diana Queen Drive)

Is there a motion to adopt the resolution as submitted?

- D. Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for Wal-View Development Project #1

Presented for City Council's consideration is a Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for Wal-View Development Project #1. The fiscal year 2018/2019 rebate will be the 4<sup>th</sup> annual rebate under this company's development agreement.

Is there a motion to adopt the resolution as submitted?

- E. Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for H.J. Heinz Company L.P.

Presented for City Council's consideration is a Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for H.J. Heinz Company L.P. The fiscal year 2018/2019 rebate will be the 3<sup>rd</sup> annual rebate under this company's development agreement.

Is there a motion to adopt the resolution as submitted?

- F. Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for Wal-View Development Project #2

Presented for City Council's consideration is a Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for Wal-View Development Project #2. The fiscal year 2018/2019 rebate will be the second annual rebate under this company's development agreement.

Is there a motion to adopt the resolution as submitted?

G. Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for Union Tank Car Company

Presented for City Council's consideration is a Resolution Approving Obligation of Funds from the Urban Renewal Tax Revenue Fund for Appropriation to the Payment of Annual Appropriation Tax Increment Rebate Obligations Coming due in the Next Succeeding Year for Union Tank Car Company. The fiscal year 2018/2019 rebate will be the send annual rebate under this company's development agreement.

Is there a motion to adopt the resolution as submitted?

H. Resolutions Approving Five Internal Advances as follows:

1. Resolution Authorizing Internal Advance of Funds for 2017-2018 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 a Housing Demand Study

Is there a motion to adopt the resolution as submitted?

I. Resolution Awarding Contract for the Musser Public Library and HNI Community Center Project

Presented for City Council's consideration is a resolution awarding the contract for the Musser Public Library and HNI Community Center Project. Nine bids were received with the low apparent bidder being Sheets General Construction of Maquoketa, Iowa, in the amount of \$651,900. Staff is requesting City Council take action to accept the bid and award the contract at this time.

Is there a motion to adopt the resolution as submitted?

J. Resolution Approving Allocation of Project-Based Vouchers

Presented for City Council's consideration is a resolution approving the allocation of Project-Based Vouchers (PBVs). Two Request for Proposals were sent out. One was for Oak Park LLC and the other for the Muscatine Center for Social Action's proposed acquisition and rehabilitation project on 4<sup>th</sup> Street. Staff is requesting City Council award eight PBVs to Oak Park LLC with the condition that should the project fail to receive state funding, the awarded allocations be cancelled and that six PBVs be granted to MCSA for the proposed 4<sup>th</sup> Street rehabilitation project.

Is there a motion to adopt the resolution as submitted?

**K. Resolution Approving Utility Easement Agreement Between the City and MLC Land Company LLC for the Hotel Project**

Presented for City Council's consideration is a resolution approving a utility easement agreement between the city and MLC Land Company LLC for the hotel project. The city is being asked to grant an easement to the hotel for a small portion of the sidewalk area on 2<sup>nd</sup> Street to assist in the building of a parking ramp.

Is there a motion to adopt the resolution as submitted?

**L. Request to Approve Issuance of Purchase Order for Refuse Carts**

Presented for City Council's consideration is a request to approve the issuance of a purchase order for refuse carts. The supply of 95-gallon carts has been exhausted and it is time to reorder. A minimum of 112 units is necessary for a production run. Staff is requesting City Council authorize the issuance of a purchase order to Rehrig Pacific Company in the amount of \$5,404 which includes shipping.

Is there a motion to approve the request as submitted?

**M. Request to Approve Project Management Agreement with HNI for Storm Water Improvements**

Presented for City Council's consideration is a request to approve a Project Management Agreement with HNI for storm water improvements. HNI has requested assistance from the city to help alleviate flooding concerns at their Technical Services building located at 912 E. 5<sup>th</sup> Street. This arrangement should allow construction to be completed before the spring of 2018.

Is there a motion to approve the request as submitted?

N. Request to Authorize the Conversion of 8<sup>th</sup> and Cypress Streets to a Permanent Four-Way Stop

Presented for City Council's consideration is a request to authorize the conversion of 8<sup>th</sup> and Cypress streets to a permanent four-way stop. This intersection is frequently changed to a temporary four-way stop intersection to accommodate detours for flooding, construction, and other events. The Traffic Committee feels that concerning this intersection to a permanent four-way stop will alleviate confusion for local and out of town residents.

Is there a motion to approve the request as submitted?

O. Request to Approve Bid for the 2017 CBD Snow Removal/Snow Hauling

Presented for City Council's consideration is a request to approve a bid for the 2017 CBD Snow Removal/Snow Hauling. One bid was received for this project from Bayfield Snow Removal. Bayfield, who performed this work last year, has kept their prices the same. There is \$40,000 budgeted for this work.

Is there a motion to approve the request as submitted?

P. Request to Approve Professional Services Agreement for Grandview Avenue Corridor Project

Presented for City Council's consideration is a request to approve a Professional Services Agreement for the Grandview Avenue Corridor Project. Grandview Avenue from Green Street to Dick Drake Way has been designated for construction by the city in fiscal year 2019/2020. The project corridor has been through the National Environmental Policy Act (NEPA) review and received a categorial exclusion (CAT EX). The next step is to award the final design contract. Staff is recommending the approval of a Professional Services Agreement with Bolton & Menk in the amount of \$1,058,951. Bolton & Menk was selected to keep consistent with the Mississippi Drive Project.

Is there a motion to approve the request as submitted?

**Q. Request to Approve Proposal for West Side Trail Route Study**

Presented for City Council's consideration is a request to approve a proposal for the West Side Trail Route Study. This study will provide options for a trail route that will minimize property acquisition need for the trail, minimize the work needed to get the NEPA clearances so that the project can be done under a categorical exclusion, and allow for public input in the planning process. Ten proposals were received. Staff is recommending City Council approve the proposal from the Steve Ford-Martin Whitacre team in the amount of \$37,500.

Is there a motion to approve the request as submitted?

**R. Request to Approve Grant Agreement with the Iowa Department of Transportation's Department of Aviation for T-Hangar Building Construction at the Municipal Airport**

Presented for City Council's consideration is a request to approve a grant agreement with the Iowa Department of Transportation's Department of Aviation for T-Hangar Building Construction at the Municipal Airport. Staff has submitted and was awarded to funding requests. The first award totals \$150,000 for t-hangar building construction with a local match of \$22,500. The second totals \$239,490 for the Phase II Hangar Expansion Project. The state will fund 85% of the total project or \$203,567 with a 15% local match of \$35,923. Staff is requesting staff approve both grant agreements.

Is there a motion to approve the request as submitted?

**S. Request to Approve Grant Agreement with the Iowa Department of Transportation for Phase II of the Hangar Expansion Project at the Municipal Airport**

Is there a motion to approve the request as submitted?

**T. Request to Authorize the Issuance of a Purchase Order for a Lawn Mower for the Golf Course**

Presented for City Council's consideration is a request to authorize the issuance of a purchase order for a lawn mower for the Golf Course. Six bids were received that met the city's minimum specifications. Staff is recommending the issuance of a purchase to Van Wall Equipment in the amount of \$19,900 for a used 2015 John Deere 2500 B-D Greens Mower. There is \$40,000 budgeted for this purchase.

Is there a motion to approve the request as submitted?

U. Request to Approve Change Order #3 for the Landfill Cell #5 Construction Project

Presented for City Council's consideration is a request to approve Change Order #3 for the Landfill Cell #5 Construction Project. At its October 19, 2017 meeting, City Council took action to approve the purchase of a rain shed cover. This change order in the amount of \$21,321 is for the work involved to install the rain shed cover.

Is there a motion to approve the request as submitted?

V. Request to Approve the Riverside Park Master Plan

Presented for City Council's consideration is a request to approve the Riverside Park Master Plan. Ed Freer with S.E.H. Inc. is present to give a presentation on the overview of the Master Plan.

Is there a motion to approve the request as submitted?

**12. COMMUNICATIONS - RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$5,472,652.79, which includes journal entries and receipt summaries for August and September 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**