

# **Muscatine City Council Agenda**

**THURSDAY, NOVEMBER 7, 2019  
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 6 A Approval of City Council Minutes**

- A. City Council Meeting Minutes – October 17, 2019

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

- A. Request for renewal of Class “B” Native Wine Permit, Class “C” Beer Permit and Sunday Sales for A&E Convenience, 4701 South Highway 61 – A&E Convenience, LLC (pending inspections)
- B. Request for renewal of Class “C” Liquor License and Sunday Sales for Hubble’s Tap, 214 East 2<sup>nd</sup> Street – Hubbles Glenda, LLC & D Operations, Limited (pending inspections and insurance)
- C. Request for renewal of Class “C” Liquor License, Outdoor Service and Sunday Sales for Bull Pen Sports Bar, 1201 Grandview Avenue – Bull Pen Sports, Inc. (pending inspections and insurance)
- D. Request for renewal of Class “C” Beer Permit and Sunday Sales for New York Dollar Store, 109 East Second Street – Antonio Sosa (pending inspections and insurance)

**\* Items 9 A From the Mayor**

- A. Proclamation Declaring November 30, 2019 as Small Business Saturday

**\* Items 12 A-F Receive and File**

- A. Board of Water, Electric and Communications Minutes – Sept 24, 2019
- B. Muscatine County Board of Supervisors Minutes – Oct. 14, 2019
- C. Muscatine County Board of Supervisors Minutes – Oct. 21, 2019
- D. City of Muscatine Financial Reports – July 2019
- E. City of Muscatine Financial Reports – August 2019
- F. City of Muscatine Financial Reports – September 2019

**\* Bills\***

- \* Approval of attached Bills for Approval totaling \$8,938,331.37, subject to the approval of any related agenda item(s).

**6. MINUTES – APPROVAL**

**7. PUBLIC HEARING**

- A. Public hearing on Proposed Amendment to the Consolidated Muscatine Urban Renewal Plan

This Public Hearing concerns the Urban Renewal Plan Amendment. This amendment will update the description of the Downtown Street Improvements Project and facilitate the undertaking of the new urban renewal projects in the urban renewal area, consisting of Musco Sports Lighting TIF and the use of TIF funds to fund small business forgivable loans in blighted areas for code compliance.

Now is the time for the public to comment.

**8. PETITIONS AND COMMUNICATIONS**

**9. FROM THE MAYOR**

Presentation of Proclamation for Small Business Saturday

**10. FROM THE PLANNING AND ZONING COMMISSION**

**11. FROM THE CITY ADMINISTRATOR**

- A. Resolution to Approve the Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area (Public Hearing A)

Presented for City Council's consideration is a Resolution to approve the Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area which is being amended for the purposes of (1) updating the description of the Downtown Street Improvements Project; and (2) identifying new urban renewal projects to be undertaken therein.

Is there a motion to adopt this resolution as submitted?

- B. Resolution Setting a Date of Meeting at which it is proposed to Approve a Development Agreement with Musco Sports Lighting, LLC, Including Annual Appropriation Tax Increment Payments

Presented for City Council's consideration is a Resolution setting a public hearing on the proposed development agreement with Musco Sports Lighting, LLC including annual appropriation tax increment payments. This public hearing will be held on November 21, 2019, at 7:00 p.m. at City Hall Council Chambers.

Is there a motion to adopt this resolution as submitted?

- C. Resolution Setting Public Hearing on Rezoning for Loves Truck Stop  
**(This Public Hearing was previously set for Nov 7<sup>th</sup> and had to be rescheduled.)**

Presented for City Council's consideration is a Resolution setting a public hearing on the proposed zoning change in the City of Muscatine. The Planning and Zoning Commission has received a request to rezone 32.78 acres at the SE corner of US 61 and Mittman Road from Agriculture to Light Industrial Commercial. This public hearing will be held on November 21, 2019, at 7:00 p.m. at City Hall Council Chambers.

Is there a motion to adopt this resolution as submitted?

- D. Resolution Setting a Public Hearing on 2<sup>nd</sup> Street Streetscape Project

Presented for City Council's consideration is a Resolution setting a public hearing on the 2<sup>nd</sup> Street Streetscape Project for November 21, 2019, at 7:00 p.m. at the City Hall Council Chambers.

Is there a motion to adopt this resolution as submitted?

- E. Resolution Approving Annual Appropriations for Tax Increment Financing (TIF) Rebates for Fiscal Year 2020/2021 Under Eight Development Agreements:

1. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund, for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Harrison Lofts, LLC

Is there a motion to adopt this resolution as submitted?

2. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next

succeeding fiscal year – H.J. Heinz Company, L.P.

Is there a motion to adopt this resolution as submitted?

3. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year - HNI Corporation

Is there a motion to adopt this resolution as submitted?

4. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Riverview Hotel Development

Is there a motion to adopt this resolution as submitted?

5. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Union Tank Car Company

Is there a motion to adopt this resolution as submitted?

6. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Wal-View Developments Limited Company/GSTC Logistics, Inc. (Project #1)

Is there a motion to adopt this resolution as submitted?

7. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Wal-View Development Limited Company/GSTC Logistics, Inc. (Project #2)

Is there a motion to adopt this resolution as submitted?

8. Resolution approving obligation of funds from the Urban Renewal Tax Increment Revenue Fund for the appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – White Distribution & Supply LLC

Is there a motion to adopt this resolution as submitted?

F. Resolution Approving Seven Internal Advances as Follows:

1. Resolution Authorizing the Internal Advance of Funds for the 2019/2020 Urban Renewal Administration and Professional Support Program.

Is there a motion to adopt this resolution as submitted?

2. Resolution Authorizing the Internal Advance of Funds and Economic Development Grant for the Greater Muscatine Chamber of Commerce and Industry Support Program

Is there a motion to adopt this resolution as submitted?

3. Resolution Authorizing the Internal Advance of Funds for the Small Business Forgivable Loan Program.

Is there a motion to adopt this resolution as submitted?

4. Resolution Authorizing the Internal Advance of Funds for the Forgivable Loan Program for Code Compliance Improvements.

Is there a motion to adopt this resolution as submitted?

5. Resolution Authorizing the Internal Advance of Funds for the Downtown Façade Improvements Forgivable Loan Program.

Is there a motion to adopt this resolution as submitted?

6. Resolution Authorizing the Internal Advance of Funds for the FY 2020-2021 Debt Service Requirements for the Downtown Streetscape project.

Is there a motion to adopt this resolution as submitted?

7. Resolution Authorizing the Internal Advance of Funds for Engineering Services for the Downtown Streetscape project.

Is there a motion to adopt this resolution as submitted?

G. Resolution in Support of a Workforce Housing Tax Credit Benefit Application

Presented for City Council's consideration is a Resolution in support of a Workforce Housing Tax Credit Benefit Application to be submitted to the Iowa Economic Development Authority by Hershey Property, LLC for a housing project at 216 Sycamore Street in Muscatine, Iowa.

Is there a motion to adopt this resolution as submitted?

H. Request to Approve Proposed Amendment to Grandview Avenue Reconstruction Project Design Agreement

Presented for City Council's consideration is a request to approve an amendment to the Grandview Avenue Reconstruction Project Design Agreement. Additional work required by the City of Muscatine and Muscatine Power & Water required the design consultant, Bolton & Menk, to redesign portions of the project. The design consultant has submitted a proposed amendment totaling \$82,400.00.

Is there a motion to approve this request as submitted?

I. Request to Approve Change Order #1 for Phase 4B of the West Hill Sewer Separation Project

Presented for City Council's consideration is a request to approve Change Order #1 for Phase B of the West Hill Sewer Separation Project. During this contract the contractor has encountered numerous delays and requests for extra work. This is a no cost change order that changes completion dates of the original project.

Is there a motion to adopt this resolution as submitted?

J. Request to Enter into Intergovernmental Transfer of Public Funds Agreement

Presented for City Council's consideration is a request to enter into an Intergovernmental Transfer of Public Funds Agreement with the Iowa Department of Human Services. This agreement is required in order to participate in Ground Emergency Medical Transport (GEMT) of Medicaid Patients.

Is there a motion to approve this request as submitted?

K. Request to Approve Lease for new Finance Copier/Printer

Presented for City Council's consideration is a request to approve the lease of a new copier printer for the finance department. The current copier is under a lease that will end in December of 2019. The new copier lease will provide the same capabilities at a much lower cost due to the State/Local Government Contract the City was able to use.

Is there a motion to approve this request as submitted?

L. Request to approve issuance of two purchase orders for the replacement of the City's data network backbone switches and network access control. This will better control data routing, traffic management and tighten security. Bids were received

from thirteen vendors with the lowest qualified bid coming from ConvergeOne in the amount of \$35,928.90. In addition, the IT Department requests authorization to issue a purchase order to Winsor Consulting in the amount of \$11,360.00 for services related to the network switches. There is \$77,000.00 budgeted for these items.

1. Request to Authorize the issuance of a purchase order to ConvergeOne of West Des Moines for \$35,928.90 for network switches and related materials

Is there a motion to approve this request as submitted?

2. Request to Authorize the Issuance of a Purchase Order to Winsor Consulting in the amount of \$11,360.00 for engineering configuration and other services related to the network switches

Is there a motion to approve this request as submitted?

M. Request to Approve Change Order #3 for the High Strength Waste Project

Presented for City Council's consideration is a request to approve Change Order #3 for the HSW Project. This Change Order is for four items (Baler Pit Exploration, Baler Pit Re-Design, Additional Bollards, and ADA Parking Spot Paint Striping) totaling \$14,340.25.

Is there a motion to approve this request as submitted?

N. Request to Approve the Issuance of a Purchase Order for Station Fire Station Software

Presented for City Council's consideration is a request to approve the issuance of a purchase order to PS Trax in the amount of \$5,838.00 for the purchase of software for the tracking software for the fire department. There is \$6,000 budgeted for this software.

Is there a motion to approve this request as submitted?

O. Review of communication to employees on Title 1 Ordinance Change

P. Discussion and Possible Action on Ending the City Administrator's Contract

Q. Discussion and Possible Action on Seda Consulting LLC Contract

12. **COMMUNICATIONS - RECEIVE AND FILE**

13. **APPROVAL OF BILLS**

It is recommended bills totaling \$8,938,331.37, 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**