

**CITY OF MUSCATINE
REGULAR CITY COUNCIL MINUTES
7:00 p.m. – February 18, 2021**

Mayor Broderson called the City Council meeting for Thursday February 18, 2021, to order at 7:00 p.m. Present were: Councilmembers Hopkins, Froelich, Malcolm, Gordon, Brockert, Jindrich and Brackett.

The Council meeting began with the pledge of allegiance.

Consent Agenda

Councilmember Gordon, seconded by Councilmember Hopkins, moved the Consent Agenda be approved as follows:

- Items 6 A-H: Approval of City Council Minutes
- Items 8 A-F: Petitions and Communications
- Items 9A-B: From the Mayor
- Items 12 A-B: Receive and File
- Bills for Approval Totaling \$5,119,991.72.

Vote: Ayes-7, Nays -0, Motion carried

Public Hearing A

Mayor Broderson stated this public hearing concerns a proposed development agreement with Grandview Senior Lofts, LLC.

There were no oral or written comments from the public.

Councilmember Brockert moved the public hearing be closed, seconded by Councilmember Jindrich.

Vote: Ayes -7, Nays – 0, Motion carried.

Public Hearing B

Mayor Broderson stated this public hearing concerns a proposed development agreement with Colorado Senior Lofts, LLC.

There were no oral or written comments from the public.

Councilmember Jindrich moved the public hearing be closed, seconded by Councilmember Brockert.

Vote: Ayes – 7, Nays – 0, Motion carried.

Public Hearing C

Mayor Broderson stated this public hearing concerns a proposed development agreement with JNB Family 1, LP and the Ales Foundation.

Jean Johnson, 3212 Anastasia Place was present to share her concerns regarding the lack of information provided to the neighboring community regarding this project. Ms. Johnson asks that this item be tabled until more information can be obtained and discussed.

Mike Maxwell 3216 Anastasia Place was present to share his concerns regarding this project and the negative consequences this project could bring to his neighborhood. Mr. Maxwell

stated he would like more information on the development and the exact location of this project.

Councilmember Froelich stated he had received multiple calls from citizens about not being able to get information on this project due to the local internet issues and not understanding the wording in the agreement. Mr. Froelich would also like this item tabled.

Assistant Community Development Director Andrew Fangman stated that this project is part of a development plan previously approved in 2002.

Councilmember Brockert had questions regarding tabling this and having the developer meeting with the residents. Mr. Ales stated that would work for him.

Councilmember Brockert moved the public hearing be closed, seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

Public Hearing D

Mayor Broderson stated this public hearing concerns the plans and specifications for the West Hill Sewer and Storm Separation Project Phase 5.

There were no oral or written comments from the public.

Councilmember Froelich moved the public hearing be closed, seconded by Councilmember Hopkins.

Vote: Ayes – 7, Nays – 0, Motion carried.

Public Hearing E

Mayor Broderson stated this public hearing concerns the declaration of City owned property as surplus.

There were no oral or written comments from the public.

Councilmember Gordon moved the public hearing be closed, seconded by Councilmember Brockert.

Vote: Ayes – 7, Nays – 0, Motion carried.

From the Mayor

Mayor Broderson read a proclamation declaring February 25, 2021, to be observed as Alexander Clark Day.

Dan Clark was present to acknowledge this proclamation and to share a few thoughts regarding Alexander Clark.

From the City Administrator

11A: Councilmember Brackett moved to approve the first reading of Ordinance #2021-0050, amending Title 6, Chapter 3, Section 13 of the Muscatine City Code related to disorderly conduct. Seconded by Councilmember Froelich.

Vote: Ayes -7, Nays-0, Motion carried.

11B: Councilmember Gordon moved to adopt Ordinance #2021-0034 on third and final reading, establishing TIF Districts in the 2021 Consolidated Muscatine Urban Renewal Area. Seconded by Councilmember Brockert.

Vote: Ayes – 7, Nays – 0, Motion carried.

11C: Councilmember Hopkins moved to adopt Resolution #2021-0051, approving a development agreement with Grandview Senior Lofts, LLC and authorizing annual appropriation tax increments payments and pledging certain tax increment revenues to the payment of the agreement. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

11D: Councilmember Gordon moved to adopt Resolution #2021-0052, approving a development agreement with Colorado Senior Lofts, LLC and authorizing annual appropriation tax increments payments and pledging certain tax increment revenues to the payment of the agreement. Seconded by Councilmember Malcolm.

Vote: Ayes – 7, Nays – 0, Motion carried

11E. Councilmember Gordon moved to adopt Resolution #2021-0053, approving a development agreement with JNP Family 1, LP and Ales Foundation, and authorizing annual appropriation tax increments payments and pledging certain tax increment revenues to the payment of the agreement. Seconded by Councilmember Hopkins.

Councilmember Froelich motioned to table this item to a future meeting, seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

11F. Councilmember Brackett moved to adopt Resolution #2021-0054, setting a public hearing for March 4, 2021, on an amended development agreement with Bush Development, LLC and Hershey Property LLC for the Hershey Building Project. Seconded by Councilmember Jindrich.

Vote: Ayes – 7, Nays – 0, Motion carried.

11G. Councilmember Froelich moved to adopt Resolution #2021-0055, approving bid documents for Phase 5 of the West Hill Sewer and Storm Separation Project. Seconded by Councilmember Malcolm.

Vote: Ayes – 7, Nays – 0, Motion carried.

11H. Councilmember Hopkins moved to adopt Resolution #2021-0056, declaring City owned property as surplus. Seconded by Councilmember Jindrich.

Vote: Ayes – 7, Nays – 0, Motion carried.

11I. Councilmember Brockert moved to adopt Resolution #2021-0057, authorizing the execution of a quit claim deed for City owned property declared as surplus, located at 905 Orange Street. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

11J. Councilmember Brockert moved to adopt Resolution #2021-0058, authorizing the donation of City owned property declared as surplus to the Community Foundation of Greater Muscatine. Seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

11K. Councilmember Froelich moved to adopt Resolution #2021-0059, releasing the lien on privately owned property at 212 Grover Street. Seconded by Councilmember Hopkins.

Vote: Ayes – 7, Nays – 0, Motion carried.

11L. Councilmember Hopkins moved to adopt Resolution #2021-0060, authorizing the assessment of unpaid nuisance abatement fees to private property. Seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

11M. Councilmember Jindrich moved to adopt Resolution #2021-0061, setting a public hearing on the maximum tax levy for the fiscal year 2021/2022 budget. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

11N. Councilmember Gordon moved to approve Request #2021-0062, for an agreement with Miller Trucking & Excavating to perform work on the Papoose Sluice Gate Installation Project. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

11O. Councilmember Hopkins moved to approve Request #2021-0063, for a contract between the Muscatine Police Department and the City of Fruitland for Police Services. Seconded by Councilmember Froelich.

There were questions from City Council regarding the rate for services that were addressed by Police Chief Brett Talkington.

Vote: Ayes – 7, Nays – 0, Motion carried.

11P. Councilmember Brackett moved to approve Request #2021-0064, for the purchase of two 2021 Dodge Ram Pickups for the Public Housing Agency and the Collection and Drainage Dept. Seconded by Councilmember Gordon.

Vote: Ayes – 7, Nays – 0, Motion carried.

11Q. Councilmember Gordon moved to approve Request #2021-0065, for the purchase of refuse collection dumpsters. Seconded by Councilmember Brockert.

Vote: Ayes – 7, Nays – 0, Motion carried.

11R. Councilmember Gordon moved to approve Request #2021-0066, for the purchase of an automated refuse collection truck. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

Councilmember Gordon requested the Council consider moving back to in person meetings at the end of March. City Administrator Webb stated that the first meeting would work best with items forthcoming on the agenda that had already been scheduled as virtual.

Councilmember Gordon requested to enter closed session at 8:00 p.m. pursuant to Iowa Code Section 21.5.1.i, to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Seconded by Councilmember Brackett.

Vote: Ayes – 7, Nays – 0, Motion carried.

Councilmember Brackett moved to leave closed session at 8:15p.m. Seconded by Councilmember Froelich.

Vote: Ayes – 7, Nays – 0, Motion carried.

Councilmember Brackett motioned for the meeting to be adjourned at 8:20 p.m.

ALL CITY COUNCIL MEETING RECORDINGS ARE VIEWABLE ON THE CITY OF MUSCATINE YOUTUBE PAGE.

Mayor Diana Broderson

Attest:

Carol Webb, City Administrator