



City of Muscatine

CITY COUNCIL

Thursday, November 17, 2022

Brad Bark, Mayor

Dennis Froelich, 1st Ward
Jeff Osborne, 2nd Ward
Peggy Gordon, 3rd Ward
Nadine Brockert, 4th Ward
John Jindrich, 5th Ward

Angie Lewis, At Large
DeWayne Hopkins, At Large
Carol Webb, City Administrator
Cinda Hilger, Admin. Professional
Brent Hinders, City Attorney

City Council meetings are held at 6:00 p.m. on the 1st and 3rd Thursday of each month, In-depth sessions on the 2nd Thursday of each month. All meetings are available for review on the City of Muscatine YouTube page.

The public is welcome to attend virtually using the information below.

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/CityofMuscatine/city-council-meeting>

You can also dial in using your phone.

United States: 1-669-224-3412

Access Code: 971-499-597

AGENDA

1. **CALL TO ORDER**
2. **INVOCATION - Ray Oehme- Vineyard Church**
3. **ROLL CALL**

4. PLEDGE OF ALLEGIANCE

5. APPROVAL OF AGENDA AS PRESENTED AND/OR AS AMENDED

6. COMMUNICATIONS - CITIZENS

- A. Swearing in of Firefighter Donald Petersen
- B. Nuisance Abatement Appeal - Phillis Phillips-1244 Dale Street

7. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

8. CONSENT AGENDA * (ITEMS 9-14)

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 separately.

9. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

10. * PETITIONS AND COMMUNICATIONS

- A. Request for Street Closure on Demorest Avenue for Sewer Line Repair
- B. Request for Road Closure for sewer and water repairs at 604 E. 6th Street

11. * COMMUNICATION – RECEIVE AND FILE

- A. Muscatine County Board of Supervisors Meeting Minutes October 31, 2022
- B. Muscatine County Board of Supervisors Meeting Minutes - November 7, 2022
- C. Request on second reading on a new Class “C” Beer Permit and Sunday Sales for Best Western Pearl City Inn, 305 Cleveland Street – Pearl City Hospitality LLC (pending inspections)
- D. Request for renewal of a Class “C” Liquor License and Sunday Sales for Hubble’s Tap, 214 East 2nd Street – Hubble’s Glenda LLC (pending inspections)
- E. Request for renewal of a Class “E” Liquor, Class “C” Beer Permit, Class “B” Wine Permit and Sunday Sales for Kum & Go #1436, 416 Cedar Street – Kum & Go LC (pending inspections)
- F. Request for renewal of a Class “C” Liquor License, Sunday Sales and Outdoor Service for Las Lomas, 1519 Park Avenue – Juan, Inc. (pending inspections and insurance)

- G. Request for renewal of a Class “C” Liquor License, Sunday Sales and Outdoor Service for Bull Pen Sports Bar, 1201 Grandview Avenue – Bullpen Sports Bar Inc. (pending inspections and insurance)
- H. Request for renewal of a Class “C” Beer Permit and Sunday Sales for New York Dollar Store, 109 East 2nd Street – Antonio Sosa (pending inspections and insurance)
- I. **Request for renewal of a Class “C” Liquor License, Sunday Sales and Outdoor Service for Headquarters Corp, 2108 Grandview Avenue – Headquarters Corp. (pending inspections and insurance)**
- J. Request for Outdoor Service Permit for Missipi Brewing Co., 107 Iowa Avenue on December 2, 2022 – R&D Operations (pending inspection and insurance)
- K. Request for Use of City Property from Missipi Brewing Co. for Mingle and Jingle event to be held on December 2, 2022.

12. * PURCHASE ORDERS

- A. Request to approve the Issuance of a Purchase Order to Emeral Coast Manufacturing for the purchase of a composite sampler.

13. * APPROVAL OF BILLS

It is recommended bills totaling \$2,000,069.22, 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).

- A. Bills for Approval 11-17-2022

14. * FROM THE MAYOR

15. PUBLIC HEARING

- A. Public Hearing Regarding the Sale of Property at Lot 1 Arrowhead Lake

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Resolutions (6) Approving Internal Advances of Funds for Tax Increment Urban Renewal Projects
 - 1. Resolution Authorizing Internal Advance of Funds for the 2022-2023 Urban Renewal Administration and Professional Support Program

2. Resolution Authorizing Internal Advance of Funds and Economic Development Grant for Greater Muscatine Chamber of Commerce and Industry Support Program
 3. Resolution Authorizing Internal Advance of Funds for Small Business Forgivable Loan Program
 4. Resolution Authorizing Internal Advance of Funds for Forgivable Loan Programs for Code Compliance Improvements
 5. Resolution Authorizing Internal Advance of Funds for the Downtown Facade Improvements Forgivable Loan Program
 6. Resolution Authorizing Internal Advance of Funds for the City Wayfinding Program - Year 1
- B. Resolutions (13) for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations
1. Resolution Obligorating funds from the Urban Renewal Tax Revenue Fund for 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)
 2. Resolution Obligorating funds from the Urban Renewal Tax Revenue Fund for 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 #2).
 3. Resolution Obligorating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Musco Sports Lighting (Project #2)
 4. Resolution Obligorating funds from the Urban Renewal Tax 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
 5. Resolution Obligorating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Riverview Hotel Development.
 6. Resolution Obligorating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – HNI Corporation
 7. Resolution Obligorating funds from the Urban Renewal Tax Revenue Fund for 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

8. Resolution Obligor obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Bush Development, LLC/Hershey Development, LLC - for the Hershey Building Project

9. Resolution Obligor obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year - JNB Oak Park K.L

10. Resolution Obligor obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – NPSW Enterprises, LLC (Arbor Commons)

11. Resolution Obligor obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Fridley Theatres, Inc./Fridley Properties, LLC – Outlot #1

12. Resolution Obligor obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Colorado Senior Lofts LLC

13. Resolution Obligor obligating funds from the Urban Renewal Tax Revenue Fund for appropriation to the payment of annual appropriation tax increment financed obligations which shall come due in the next succeeding fiscal year – Grandview Senior Lofts LLC.

- C. Resolution Adopting the Iowa League of Cities Record Retention Manual as the Official Record Retention Schedule for the City of Muscatine
- D. Resolution Approving Depository Resolution with Community Bank & Trust
- E. Resolution Accepting Completed Work on the Taxilane Expansion & Authorizing Final Payment
- F. Request for approval to enter into agreement with the Iowa DOT, accepting an ARPA (American Rescue Plan Act) grant for MuscaBus.
- G. Request to Approve Annual Street Finance Report for Fiscal Year 2021/2022

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

