



City of Muscatine

CITY COUNCIL MINUTES

Thursday, November 17, 2022

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for November 17, 2022 to order at 06:00 PM

2. **INVOCATION - Ray Oehme- Vineyard Church**

3. **ROLL CALL**

Councilmembers Present: Nadine Brockert, John Jindrich, Jeff Osborne, Peggy Gordon, Angie Lewis, Dennis Froelich, DeWayne Hopkins. Mayor Brad Bark, City Administrator Carol Webb and Administrative Professional Cinda Hilger were also present.

4. **PLEDGE OF ALLEGIANCE**

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

City Administrator Webb stated that there were adjustments to the date of the road closure on item 10A due to weather. Notice will be given when a new date has been set.

Councilmember Peggy Gordon, seconded by Councilmember Dennis Froelich moved to Approve the Motion,.

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

6. **COMMUNICATIONS - CITIZENS**

A. Swearing in of Firefighter Donald Petersen

Mayor Bark swore in Firefighter Donald Petersen.

B. Nuisance Abatement Appeal - Phillis Phillips-1244 Dale Street

Ms. Phillips did not show up to attend the nuisance abatement hearing. Staff presented an overview of the notices that were sent for 1244 Dale and presented pictures of the property.

Councilmember John Jindrich, seconded by Councilmember Dennis Froelich, moved to Uphold the nuisance abatement issued by Community Development.

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

7. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

8. CONSENT AGENDA * (ITEMS 9-14)

Councilmember DeWayne Hopkins, seconded by Councilmember Peggy Gordon, moved to approve the Consent Agenda including Items 9-13. Ayes - 7 , Nays - 0, Motion Passed.

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

- 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

There were no written or oral comments regarding this public hearing.
Councilmember Dennis Froelich, seconded by Councilmember DeWayne Hopkins, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.

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
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Motion.
Vote: Ayes - 7, Nays - 0 None, Motion Passed.
 - 2. Resolution Authorizing Internal Advance of Funds and Economic Development Grant for Greater Muscatine Chamber of Commerce and Industry Support Program

Councilmember Dennis Froelich, seconded by Councilmember Nadine Brockert moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

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

Councilmember DeWayne Hopkins, seconded by Councilmember Peggy Gordon moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

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

Councilmember Jeff Osborne, seconded by Councilmember Peggy Gordon moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

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

Councilmember Nadine Brockert, seconded by Councilmember Jeff Osborne moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

6. Resolution Authorizing Internal Advance of Funds for the City Wayfinding Program - Year 1

Councilmember DeWayne Hopkins, seconded by Councilmember Peggy Gordon moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

B. Resolutions (13) for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations

1. Resolution 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 - Wal-View Developments Limited Company/GSTC Logistics, Inc. (Project #1)

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

2. Resolution 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 - Wal-View Developments Limited Company/GSTC Logistics, Inc. (Project #2).

Councilmember John Jindrich, seconded by Councilmember Nadine Brockert moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

3. Resolution 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 – Musco Sports Lighting (Project #2)

Councilmember Dennis Froelich, seconded by Councilmember DeWayne Hopkins moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

4. Resolution 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 – Harrison Lofts, LLC

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

5. Resolution 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 – Riverview Hotel Development.

Councilmember Angie Lewis, seconded by Councilmember Dennis Froelich moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

6. Resolution 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 – HNI Corporation

Councilmember Angie Lewis, seconded by Councilmember Dennis Froelich moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

7. Resolution 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 – White Distribution & Supply LLC

Councilmember Peggy Gordon, seconded by Councilmember Nadine Brockert moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

8. Resolution 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
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved

to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

9. Resolution Obligating 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

Councilmember Peggy Gordon, seconded by Councilmember Jeff Osborne moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

10. Resolution 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)

Councilmember John Jindrich, seconded by Councilmember Nadine Brockert moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

11. Resolution 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

Councilmember DeWayne Hopkins, seconded by Councilmember Peggy Gordon moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

12. Resolution 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

Councilmember Angie Lewis, seconded by Councilmember Dennis Froelich moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

13. Resolution 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.

Councilmember Nadine Brockert, seconded by Councilmember John Jindrich moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

C. Resolution Adopting the Iowa League of Cities Record Retention Manual as the Official Record Retention Schedule for the City of Muscatine

There were questions from City Council that were addressed by Administrative Secretary Hilger.

Councilmember DeWayne Hopkins, seconded by Councilmember Peggy Gordon, moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

- D. Resolution Approving Depository Resolution with Community Bank & Trust
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

- E. Resolution Accepting Completed Work on the Taxilane Expansion & Authorizing Final Payment

Councilmember Dennis Froelich, seconded by Councilmember DeWayne Hopkins moved to Approve the Motion.

Vote: Ayes - 7, Nays - 0 None, Motion Passed.

- F. Request for approval to enter into agreement with the Iowa DOT, accepting an ARPA (American Rescue Plan Act) grant for MuscaBus.

Councilmember Jeff Osborne, seconded by Councilmember Peggy Gordon moved to Approve the Motion,.

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

- G. Request to Approve Annual Street Finance Report for Fiscal Year 2021/2022
Councilmember Peggy Gordon, seconded by Councilmember Dennis Froelich moved to Approve the Motion,.

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

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

Councilmember Dennis Froelich moved the meeting be adjourned at 06:37pm