



City of Muscatine

CITY COUNCIL

Thursday, August 17, 2023

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 are held at 6:00 p.m. 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://us06web.zoom.us/j/82551691259?pwd=NERydEJOandvWWNXbDM3UkZxZmE4QT09>

August 17, 2023, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION - John Hessling
3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. FROM THE MAYOR

- A. Recognition of the Muscatine High School Girls Softball Team
- B. Request to approve an employment agreement between the City of Muscatine and Carol Webb for the position of City Administrator

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

7. COMMUNICATIONS - CITIZENS

8. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

9. CONSENT AGENDA * (ITEMS 10-14)

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.

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. City of Muscatine Regular City Council Meeting - August 3, 2023
- B. City of Muscatine, Special City Council Meeting - August 10, 2023

11. * PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class "E" Retail Alcohol License for Fast Avenue One Stop, 2111 Park Avenue – Gurung LLC (pending inspections)
- B. Request for renewal of a Class "E" Retail Alcohol License for Express Mart, 4804 U.S. 61 – RP Brothers LLC (pending inspections)
- C. Request on first and second reading on a new Special Class "C" Retail Alcohol License and 5-day Outdoor Service Permit (09/12/2023 – 09/16/2023) for Food Truck Fight, Harbor Drive – BRB Live, LLC (pending inspections and insurance)
- D. Request on first and second reading on a new Special Class "C" Retail Alcohol License and 5-day Outdoor Service Permit (08/22/2023 – 08/26/2023) for Keep Muscatine Beautiful, Almost Friday Fest, Harbor Drive – Community Foundation of Greater Muscatine (pending inspections and insurance)

- E. Request for renewal of a Class “C” Retail Alcohol License for Overlook Ballroom, 101 West Mississippi Drive – Bridgeside Pub LLC (pending inspections and insurance)
- F. Request on first and second reading on a new Special Class “C” Retail Alcohol License and 5-day Outdoor Service Permit (09/27/2023 – 10/01/2023) for Keep Muscatine Beautiful (Almost Friday Fest Event), Harbor Drive – Community Foundation of Greater Muscatine (pending inspections and insurance)
- G. Request for Use of City Property from Troy Philpott with Stinky’s House of Horrors for the Annual Haunted House/Food Drive to be held on October 28th, 2023

12. * COMMUNICATION – RECEIVE AND FILE

- A. Muscatine County Board of Supervisors Meeting Minutes - July 31, 2023
- B. Muscatine County Board of Supervisors Meeting Minutes, August 7, 2023

13. * PURCHASE ORDERS

- A. Request to Approve the Issuance of a Purchase Order to Beck Electric Actuators in the Amount of \$12,872.00 for the Purchase of Two Beck Actuators for the Water and Resource Recovery Facility.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$2,505,671.53, 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. Request to approve bills totaling \$2,505,671.53, and authorizing 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).

15. PUBLIC HEARING

- A. Public Hearing to Discuss Proposed Changes to Title 3, Chapter 2 of City Code, Regarding Right of Way Inspections and Permit Processes.
- B. Public Hearing to Discuss Proposed Changes to Title 11 of City Code Regarding Chapter 4 - Inspections
- C. Public Hearing on Proposed Development Agreement with Kent Pet Group, Inc. For the Construction of a New Production Facility
- D. Public Hearing on Declaration of 619 Hope Avenue as Surplus and Authorizing the Sale by Sealed Bid Process
- E. Public Hearing on Proposed Revisions to the Airport District Zoning Ordinance

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Amending Title 3, Chapter 2 of City Code - Use of City Right of Way - Public Hearing A
- B. First Reading of an Ordinance Amending Title 11, Chapter 4 of City Code - Inspections - Public Hearing B
- C. Resolution Approving Development Agreement with Kent Pet Group, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement - Public Hearing C
- D. A Resolution Declaring City Owned Real Estate (619 Hope Ave) as Surplus and Authorizing the Sale of Said Certain Real Estate by Sealed Bid Process - Public Hearing D
- E. First Reading of an Ordinance Amending the Airport District Zoning Ordinance Contained within Title 10, Chapter 19 of the City Code - Public Hearing E
- F. A Resolution Setting a Public Hearing to Declare Certain Real Estate Owned by the City (891 W 8th Street and adjacent parcel) as Surplus and Authorizing the Sale of Said Certain Real Estate by Sealed Bid Process
- G. Second Reading of an Ordinance Amending Nuisance Regulations Contained Within City Code Title 9, Chapter 3
- H. Second Reading of an Ordinance Amending Title 10, Chapter 20, Section 4 of City Code - Home Occupations
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties
- J. Resolution Setting a Public Hearing to Approve Plans, Specifications, Cost Estimation and Form of Contract for the UV Replacement Project at the Water and Resource Recovery Facility.
- K. Request to Issue a Purchase Order to Taylor Ridge Paving & Construction, LLC for Asphalt Milling and Paving on 67th Ave West in the Amount of \$44,500.00
- L. Request for Authorization to Reissue a Purchase Order to Hoglund Bus Company for the New Low Floor Bus due to an increase in price of \$3,672.00, totaling \$198,278.00 and deleting original Purchase Order.
- M. Request to Approve Entering into an Agreement with the Iowa DOT, for Acceptance of the Public Transit Infrastructure Grant (PTIG) in the Amount of \$400,000.00
- N. Request to Approve the Issuance of a Purchase Order to Trojan Technologies in the Amount of \$415,330.00 for the Purchase of a Replacement UV System for the Water and Resource Recovery Facility

- O. Request to Approve Change Order Number 3 for Fulliam Avenue Reconstruction Phase 1 to Heuer Construction in the Amount of \$17,098.
- P. Request to Approve a Professional Services Agreement with Impact 7G for \$7,370 to Complete Asbestos Testing Related to Implementation of the Downtown Revitalization Project

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT