



City of Muscatine

CITY COUNCIL

Thursday, September 7, 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>

September 7, 2023, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION
3. ROLL CALL

4. PLEDGE OF ALLEGIANCE

5. FROM THE MAYOR

- A. Swearing in of Officer Zachary Mullen

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. August 17, 2023 City Council Regular Meeting Minutes
- B. August 30, 2023 City Council Special Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request for Use of City Property from Chris Anderson with Pearl City Media for the Annual Jingle & Mingle to be held on December 1, 2023
- B. Request on first and second reading on a new Class "B" Retail Alcohol License for Love's Travel Stop #882, 2417 Grandview Avenue – Love's Travel Stops & Country Stores, Inc. (pending inspections)
- C. Request for renewal of a Special Class "B" Retail Native Wine License for Flowers on the Avenue, 1138 East 9th Street – Flowers on the Avenue (pending inspections)
- D. Request on first reading on a new Class "C" Retail Alcohol License for Tacos Jaliscience JEGL, 1608 Grandview Avenue – Tacos Jaliscience JEGL, LLC (pending inspections and insurance)
- E. Request for renewal of a Class "C" Retail Alcohol License for American Legion Club, 110 So. Houser Street – Edward H Bitzer Post No. 27 of the American Legion (pending inspections and insurance)

- F. Request to Approve the Use of City Property from Jefferson PTO/Jefferson Elementary for Back to school Event.

12. * COMMUNICATION – RECEIVE AND FILE

- A. Board of Water, Electric and Communication Meeting Minutes - July 25, 2023
- B. Muscatine County Board of Supervisors Meeting Minutes - August 14, 2023

13. * PURCHASE ORDERS

- A. Request to Approve the Issuance of a Purchase Order to Feld Fire, in the Amount of \$19,640.00, for 2 Sets of Paratech Maxforce Lift Bag Kits.
- B. Request to Approve the Issuance of a Purchase Order to Sulzco, LLC., in the amount of \$16,950.00, for the Pedestrian Bridge Railing Installation at the Pollinator Park.
- C. Request to Approve the Issuance of a Purchase Order to Zimmer & Francescon, in the amount of \$7,722.00, for the Purchase of Two Replacement Check Valve Bodies for the Progress Park Lift Station.
- D. Request to Approve the Issuance of a Purchase Order to Hinckley Medical, in the amount of \$ 17,500.00, for five ambulance cot scales.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$3,260,224.25, 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 - September 7, 2023

15. PUBLIC HEARING

- 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 Property by Sealed Bid Process.
- B. Public Hearing on the Plans and Specifications, Cost Estimate and Form of Contract for the UV Replacement Project at the Water Resource and Recovery Facility.
- C. Public Hearing on the Amendments to the *Section 8 Housing Choice Voucher Administrative Plan*

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. A Resolution Declaring Certain Described Real Estate Owned By the City (Vacant Parcel Adjacent to 891 W. 8th Street) as Surplus and Authorizing the Sale of Said Certain Real Estate by Sealed Bid Process. - Public Hearing A
- B. A Resolution Approving An Easement for the West Hill Sewer Separation Project For Parcel "X", adjacent to 891 W 8th St
- C. A Resolution Declaring Certain Described Real Estate Owned By the City (891 W 8th Street) as Surplus and Authorizing the Sale of Said Certain Real Estate by Sealed Bid Process. - Public Hearing A
- D. A Resolution Approving An Easement For The West Hill Sewer Separation For Parcel "W", Also Known As 891 W 8th St
- E. Resolution Approving the Plans, Specifications, Form of Contract, Cost Estimates and Setting a Bid Opening for the UV Replacement Project. - Public Hearing B
- F. Request to Approve an Amendment to the *Section 8 Housing Choice Voucher Administrative Plan*. - Public Hearing C
- G. Third and Final Reading of an Ordinance Amending Nuisance Regulations Contained Within City Code Title 9, Chapter 3.
- H. Third and Final Reading of an Ordinance Amending Title 10, Chapter 20, Section 4 of City Code - Home Occupations
- I. Second Reading of an Ordinance Amending Title 3, Chapter 2 of City Code - Use of City Right of Way
- J. Second Reading of an Ordinance Amending Title 11, Chapter 4 of City Code - Inspections
- K. Second Reading of an Ordinance Amending the Airport District Zoning Ordinance Contained within Title 10, Chapter 19 of the City Code
- L. A Resolution Authorizing the Execution of a Special Warranty Deed to Said Described Real Estate located at 619 Hope Ave (Parcel No. 0826454008)
- M. Resolution Awarding a Contract for the Vehicle Wash Bay to Bill Bruce Builders, Inc. in the Amount of \$1,295,000
- N. Resolution Setting a Public Hearing on September 14, 2023 at 6:00 pm on the Plans, Specifications, Cost Estimation and Form of Contract for the Downtown Revitalization Project.
- O. Resolution Amending Nuisance Abatement Administrative Fee in Schedule of Permit And Licensing Requirements in Appendix D of City Code
- P. Request to enter into a contract in the amount of \$5785.00 with Yohan Umana for artistic work related to the public art installation, "Muscatine - World's Largest Watermelon Slice", to be installed on the Muscatine Riverfront adjacent to Millennium Plaza.

- Q. Request to Approve the Issuance of a Purchase Order in the Amount of \$50,827.00 to Ed Morse Muscatine for the Purchase of a 3/4 Ton Pickup Truck for the Water & Resource Recovery Facility Maintenance Department.
- R. Request to Approve the Issuance of a Purchase Order to Ed Morse Muscatine in the Amount of \$64,047.00 for the Purchase of a 3/4 ton Pickup Truck with Service Body for the Biosolids Department at the Water & Resource Recovery Facility.
- S. Request to Approve the Issuance of a Purchase Order to Feld Fire, in the Amount of \$279,772.00, for the Purchase of an Ambulance with a Powerload system.
- T. Request to Approve the Issuance of a Purchase Order to Titan Machinery, in the amount of \$131,945.00, for the purchase of a 4x4 Rubber Tire Backhoe Loader.
- U. Request to Approve the Issuance of a Purchase Order in the Amount of \$78,775.00 to Bushman Excavating for Pavement Crushing.
- V. Request to Approve a Purchase Agreement between the City of Muscatine and Muscatine County (Buyers) and J&S Deahr Farms, LLC (Seller) in the amount of \$420,000 for the Purchase of Real Estate described in Exhibit A (Parcel ID 0334300007) for the use of a Law Enforcement Shooting Range & Training Facility.
- W. Review and Discussion of Proposed Amendment #2 to the Development Agreement with R. L. Fridley Theatres, Inc. and Fridley Properties, LLC

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT