



City of Muscatine

CITY COUNCIL

Thursday, November 16, 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>

November 16, 2023, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION- Pam Saturnia, First Presbyterian Church
3. ROLL CALL

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**

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. November 2, 2023 City Council Regular Meeting Minutes
- B. November 9, 2023 City Council In-Depth Meeting Minutes

11. *** PETITIONS AND COMMUNICATIONS**

- A. Request for Renewal of a Class "E" Retail Alcohol License for Kum & Go #1436, 416 Cedar Street – Kum & Go LC (pending inspections)
- B. Request for Renewal of a Class "C" Retail Alcohol License and Outdoor Service for Contrary Brewing Company, 411 West Mississippi Drive – Contrary Brewing LLC (pending inspections)
- C. Request for Renewal of a Class "E" Retail Alcohol License for Westside Store, 2201 Houser Street – West Side Houser Mart LLC (pending inspections)
- D. Request on First Reading on a New Class "C" Retail Alcohol License for The OB, 101 West Mississippi Drive – The OB LLC (pending inspections and insurance)
- E. Request for a Class "C" Retail Alcohol Permit (5-day Alcohol Permit) for The Topsy Traveler's LLC, 2107 Stewart Road – The Topsy Traveler's LLC (pending inspections)
- F. Request for Renewal of a Class "C" Retail Alcohol License for Flaming Embers, 131 West 2nd Street – Flaming Embers Inc. (pending inspections and insurance)
- G. Request for Renewal of a Class "C" Retail Alcohol License for Hubble's Tap, 214 East 2nd Street – Hubble's Glenda LLC (pending inspections and insurance)

- H. Request for renewal of a Class “C” Beer Permit for New York Dollar Store, 109 East 2nd Street – Antonio Sosa (pending inspections and insurance)

12. * COMMUNICATION – RECEIVE AND FILE

- A. November 2, 2023 County Board of Supervisors Meeting Minutes
- B. November 6, 2023 County Board of Supervisors Meeting Minutes
- C. October 30, 2023 Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS

14. * APPROVAL OF BILLS

It is recommended bills totaling \$2,467,189.32, 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. November 16, 2023 Bills for Approval

15. PUBLIC HEARING

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Second Reading of Ordinance Amending Title 6, Chapter 8 of the Code of the City of Muscatine, Regarding Animal Regulations
- B. Third and Final Reading of an Ordinance Creating a Construction Appeal & Advisory Board
- C. Resolutions (15) Approving Annual Appropriations for TIF Rebates for Fiscal Year 2024/2025:
 - I Resolution Providing for the Appropriation of an Amount not to Exceed \$320,000 for the Wal-View Developments Project #1 TIF Rebate for the Fiscal Year Beginning July 1, 2024.
 - II Resolution Providing for the Appropriation of an Amount not to Exceed \$175,000 for the Wal-View Developments Project #2 TIF Rebate for the Fiscal Year Beginning July 1, 2024.
 - III Resolution Providing for the Appropriation of an Amount not to Exceed \$60,000 for the Musco Sports Lighting Project #2 TIF Rebate for the Fiscal Year Beginning July 1, 2024.

- IV Resolution Providing for the Appropriation of an Amount not to Exceed \$38,000 for the Harrison Lofts, LLC TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- V Resolution Providing for the Appropriation of an Amount not to Exceed \$400,000 for the Riverview Hotel Development TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- VI Resolution Providing for the Appropriation of an Amount not to Exceed \$107,000 for the HNI Corporation TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- VII Resolution Providing for the Appropriation of an Amount not to Exceed \$78,000 for the White Distribution & Supply LLC TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- VIII Resolution Providing for the Appropriation of an Amount not to Exceed \$73,000 for the Bush Development, LLC/ Hershey Development LLC TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- IX Resolution Providing for the Appropriation of an Amount not to Exceed \$30,000 for the JNB Oak Park, LP TIF Rebate for the Fiscal year Beginning July 1, 2024.
- X Resolution Providing for the Appropriation of an Amount not to Exceed \$40,000 for the NPSW Enterprises, LLC TIF Rebate for the First Phase of the Arbor Commons Development for the Fiscal year Beginning July 1, 2024.
- XI Resolution Providing for the Appropriation of an Amount not to Exceed \$14,000 for the FridleyTheatres Outlot #1 Development for the Fiscal Year Beginning July 1, 2024.
- XII Resolution Providing for the Appropriation of an Amount not to Exceed \$40,000 for the Colorado Senior Lofts LLC TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- XIII Resolution Providing for the Appropriation of an Amount not to Exceed \$36,000 for the Grandview Senior Lofts LLC TIF Rebate for the Fiscal Year Beginning July 1, 2024.

- XIV Resolution Providing for the Appropriation of an Amount not to Exceed \$30,000 for the JNB Family 1 LP (Steamboat Apartments) TIF Rebate for the Fiscal Year Beginning July 1, 2024.
- XV Resolution Providing for the Appropriation of an Amount not to Exceed \$70,000 for the Love's Travel Stops & Country Stores, Inc. TIF Rebate for the Fiscal Year beginning July 1, 2024.
- D. Resolutions (4) Approving Internal Advances of Funds for Tax Increment Urban Renewal Projects
- I Resolution Authorizing Internal Advance of Funds for the 2023-2024 Urban Renewal Administration and Professional Support Program

- II Resolution Authorizing Internal Advance of Funds for the Economic Development Grant for the Greater Muscatine Chamber of Commerce and Industry (GMCCI) Support Program
- III Resolution Authorizing the Internal Advance of Funds for the Small Business Forgivable Loan Program
- IV Resolution Authorizing the Internal Advance of Funds for the Downtown Façade Improvements Forgivable Loan Program
- E. Resolution Recognizing Muscatine Community Heart & Soul and the Discovery of What Matters Most to the Residents of Our Town
- F. Resolution Amending Abatement Administrative Fee in Appendix D of City Code
- G. Resolution Reaffirming the Ambulance Service Fee Schedule Effective July 1, 2020 and Reaffirming the City's Legal Authority to Collect Such Fees
- H. Resolution Awarding Contract to Heuer Construction in the Amount \$13,001 for the Demolition of a Structure and Removal of Cargo Containers Located at 1522 Grand Ave
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees to Private Properties
- J. Resolution Setting a Public Hearing on the Plans, Specifications, Form of Contract, and Cost Estimate and Setting the Bid Opening for the Sunset Park Lighting Project
- K. Request to Accept Lead Hazard Reduction and Healthy Homes Grant for \$2,956,932.31.
- L. Resolution Amending the Non-Union Pay Plan to add two staff positions fully funded through the Lead Hazard Reduction and Healthy Homes Grant
- M. Request to Approve Annual Urban Renewal Report for Fiscal Year 2022/2023
- N. Request to sign the Preservation Easement agreement with the Iowa State Historic Preservation Office for the purpose of preserving the Japanese Garden at the Laura Musser McColm Historic District / Muscatine Art Center following the conditions of the Paul Bruhn Historic Preservation Program grant award for the Japanese Garden,

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT