



City of Muscatine

CITY COUNCIL

Thursday, April 18, 2024

Brad Bark, Mayor

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

Angie Lewis, At Large
Matt Conard, 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>

April 18, 2024, 6:00 PM

AGENDA

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

4. PLEDGE OF ALLEGIANCE

5. FROM THE MAYOR

- A. Proclamation on Skip the Plastic
- B. Request to Appoint Ken Gilkerson to the Construction Appeal and Advisory Board

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. April 4, 2024 City Council Special Meeting Minutes
- B. April 4, 2024 City Council Regular Meeting Minutes
- C. April 11, 2024 City Council In-Depth Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request to Approve Application for Revitalization Property Tax Abatement - 515 Aspen Trail
- B. Request on second reading for a new Class "B" Retail Alcohol License for Sal Vitale's Take & Bake, 128 East 2nd Street – Sal Vitale and Sons Pizza Factory LLC (pending inspections)
- C. Request for renewal of a Class "E" Retail Alcohol License for Wal-Mart Supercenter #559, 3003 North Highway 61 – Walmart, Inc. (pending inspections)
- D. Request for renewal of a Class "E" Retail Alcohol License for Casey's General Store #1484, 1111 Oregon Street – Casey's Marketing Company (pending inspections)

- E. Request for renewal of a Class “E” Retail Alcohol License for Casey’s General Store #3509, 3509 Steamboat Way – Casey’s Marketing Company (pending inspections)
- F. Request for renewal of a Class “E” Retail Alcohol License for Casey’s General Store #2944, 3010 University Drive – Casey’s Marketing Company (pending inspections)
- G. Request for Outdoor Service Class “C” Retail Alcohol License for The Traveling Nova, LLC, 2210 2nd Avenue – The Traveling Nova LLC (pending inspections)
- H. Request for Use of City Property from Greater Muscatine Chamber of Commerce & Industry for the 4th of July Activities to be held on Thursday, July 4, 2024
- I. Request for Use of City Property from Greater Muscatine Chamber of Commerce & Industry for the 4th of July Parade to be held on Thursday, July 4, 2024
- J. Request for Use of City Property from Megan Francis with Crossroads, Inc. for the Winter Light Display to be held from November 28, 2024 through December 31, 2024 at Weed Park.

12. * COMMUNICATION – RECEIVE AND FILE

- A. April 1, 2024, Muscatine County Board of Supervisors Minutes
- B. April 8, 2024 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order in the Amount of \$5,940 to Boxhub for the Delivery of Two Conex Containers for the Fire Department Training Facility

14. * APPROVAL OF BILLS

It is recommended bills totaling \$2,915,193.85, 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 April 18, 2024

15. * PUBLIC HEARING

- A. Approval of Federal and State Transit Funds (2025 Consolidated Funding Application) and the Application for the FY24 Low-No program 5339c Grant Application for Electric Bus Funding
- B. Public Hearing Regarding the Plans and Specifications for Phase 2 of the Fulliam Avenue Reconstruction Project.

- C. Public Hearing Regarding the Plans and Specifications for the Weed Park Lagoon Project
- D. Public Hearing Regarding Amendment #1 to the City Budget for Fiscal Year 2023/2024
- E. Public Hearing #2 Regarding the Proposed City Budget for Fiscal Year 2024-2024

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Resolution to Approve Federal and State Transit 2025 Consolidated Funding Application.(Public Hearing A)
- B. Resolution to Approve the Application for the FY24 Low-No program 5339c Grant for Electric Bus Funding and Garage.(Public Hearing A)
- C. Resolution Approving Plans and Specifications, Form of Contract, Cost Estimations and Establishing a Bid Opening Date for the Fulliam Avenue Reconstruction Project - Phase 2 (Public Hearing B)
- D. Resolution Approving Plans, Specifications, Form of Contract, Cost Estimations and Establishing a Bid Opening Date for the Weed Park Lagoon Project. (Public Hearing C)
- E. Resolution Approving Amendment #1 to the City Budget for Fiscal Year 2023/2024 and Authorizing the Mayor and City Clerk to Sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required by the Iowa Department of Management (Public Hearing D)
- F. Resolution Adopting the City of Muscatine Budget for the Fiscal Year Ending June 30, 2025. (Public Hearing E)
- G. Resolution to Award Contract for West Hill Sanitary Sewer Separation Project - Phase 6C in the amount of \$6,293,697.60 to Langman Construction.
- H. Resolution to Award the Airport Lighting Project Contract to Kimrey Electric of Urbandale, Iowa, in the Amount of \$718,473.00.
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties
- J. Resolution Approving a Final Plat of Grandview Subdivision
- K. Resolution Approving the Final Plat of Heuer Subdivision
- L. Resolution Setting the Time and Place of a Public Hearing on May 2, 2024, at 6:00 pm in the City Hall Council Chambers on Proposed Zoning Changes at 910 E. 2nd Street
- M. Resolution Setting a Public Hearing for May 2, 2024, at 6:00 pm, in City Council Chambers on an Amendment to Section 1, Chapter 12, Title 10 of City Code

Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core

- N. Resolution Authorizing the Muscatine County Conservation Board to Discharge into the Publicly Owned Treatment Works from Deep Lakes Park
- O. Resolution Approving a Contract with S&R Landscaping, Snow Removal and Landscaping, LLC. in the amount of \$5,000.00 for mowing services at the City's lift stations for 2024.
- P. Resolution Setting a Public Hearing on May 2 at 6:00 pm in City Council Chambers regarding repealing Title 1-10-2.E (1)(b) of the Muscatine City Code regarding Elected Official Communication with City Department Heads and Employees
- Q. Resolution to Amend Resolution No. 93571-0916 to Add One Additional Member to the Nominating Committee in Order to Create an Odd Number of Members and Avoid Tie Votes
- R. Request to Accept the 2024 Housing Market Analysis and Direction on Strategies
- S. Request to Accept Nuisance Property and Abandoned Remediation Fund Loan Agreement and Promissory Note and Authorizing the Mayor to Sign Said Agreement
- T. Request to Approve a Development Agreement with Muscatine Center for Social Action
- U. Request Approval of the Letter of Intent from Pine Creek RNG to Enter Into a Six Month Gas Rights, Site Lease and Easement Agreement to Collect and Process Digester Gas from the Water and Resource Recovery Facility Digesters.
- V. Request for Approval of a Five-Year Concessions Operations Agreement for Muscatine Aquatic Center with JJ Snacks/Carolina Ponce.
- W. A Request to Approve an Agreement between the City of Muscatine and the Greater Muscatine Chamber of Commerce and Industry (GMCCI) to support the provision of Economic Development Services in the amount of \$43,000 for Fiscal Year 2024/2025
- X. A Request to Approve an Agreement between the City of Muscatine and Senior Resources in the amount of \$30,000 to support the provision of Senior Resident Services in Fiscal Year 2024/2025
- Y. A Request to Approve an Agreement between the City of Muscatine and the Greater Muscatine Chamber of Commerce (GMCCI) to provide Tourism and Marketing Services in the amount of \$135,000 for Fiscal Year 2024/2025.
- Z. Presentation on Public Improvement Projects

18. MAYOR AND COUNCIL REPORTS

19. **ADJOURNMENT**