



City of Muscatine

CITY COUNCIL

Thursday, November 7, 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
Tony Kies, Interim City Administrator
Cinda Hilger, Deputy City Clerk
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.

November 7, 2024, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION-Aleese Kenitzer
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. October 17, 2024 Regular City Council Meeting Minutes
- B. October 30, 2024 City Council Goal Setting Minutes
- C. October 29, 2024 Special City Council Meetings (3 Interviews for City Administrator Position)

11. *** PETITIONS AND COMMUNICATIONS**

- A. Request on second reading of a Class "E" Retail Alcohol License for The Crown Liquor & Smoke, 714 Grandview Avenue – Crown Retail 1 LLC (pending inspections)
- B. Request on first reading of a Class "E" Retail Alcohol License for Market Jalisciense LLC, 1608 Grandview Avenue, Ste. 1 – Market Jalisciense LLC (pending inspections)
- C. Request on first reading of a Class "C" Retail Alcohol License for BigBear's Bar and Billiards, 218 Walnut Street – BigBear's LLC (pending inspections)
- D. Request for renewal of a Class "B" Retail Alcohol License for Aldi Inc. #5, 3200 Northport Drive – Aldi Inc. (pending inspections)
- E. Request for renewal of a Class "C" Retail Alcohol License for Headquarters Corp, 2108 Grandview Avenue – Headquarters Corp. (pending inspections)
- F. Request for renewal of a Class "C" Retail Alcohol License for Contrary Brewing Co., 411 West Mississippi Drive – Contrary Brewing LLC (pending inspections)

- G. Request for renewal of a Class “C” Retail Alcohol License for Hubble’s Tap, 214 East 2 nd Street – Hubble’s Glenda LLC (pending inspections and insurance)
- H. Request for renewal of a Class “C” Retail Alcohol License for Missipi Brewing Company, 107 Iowa Avenue – R & D Operations (pending inspections and insurance)
- I. CIGARETTE/TOBACCO PERMITS
JULY 1, 2024 – JUNE 30, 2025
COUNCIL APPROVAL – NOVEMBER 7, 2024
1. The Crown Liquor & Smoke, 714 Grandview Avenue – Crown Retail 1 LLC

12. * COMMUNICATION – RECEIVE AND FILE

- A. October 14, 2024, Muscatine County Board of Supervisors Meeting Minutes
- B. October 21, 2024, Muscatine County Board of Supervisors Meeting Minutes
- C. October 28, 2024 Muscatine County Board of Supervisors Meeting Minutes
- D. September 24, 2024 Board of Water, Electric and Communications Trustees Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of A Purchase Order to Hanell Construction, in the Amount of \$5,860.00, for Replacing the Stained Glass Coverings at Greenwood Cemetery Chapel.
- B. Request to Approve the Issuance of a Purchase Order to Diamond Floor Finish, in an Amount not to Exceed \$6,628.00, for the Refinishing of the Floor at 501 Cedar Street.
- C. Request to Approve the Issuance of a Purchase Order to Pure Fitness Innovations, for an amount not to exceed \$7,249.00, for the purchase of an MJ5 Multi-Station Crossover Machine.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$3,944,850.38, 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 7, 2024 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing in Regard to Potential Environmental Impacts of West Hill Phase 6D Sewer Separation Project.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Amending Title 7, Chapter 9 of the City Code of Muscatine, Iowa - Parking Meters and Rates.
- B. Resolution Establishing Rates for Parking Meters and Parking Meter Hoods, Providing an Option for Parking Meter Fees to be Paid Electronically through a Parking App, and Changing Three Metered Spaces in Lot 7 to Leased Parking Spaces.
- C. Resolutions (7) Approving Internal Advances of Funds for Tax Increment Urban Renewal Projects
 - I Resolution Authorizing Internal Advance of Funds for the 2024-2025 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
 - V Resolution Authorizing the Internal Advance of Funds for the City Wayfinding Program – Years 2 and 3
 - VI Resolution Authorizing the Internal Advance of Funds for the Economic Development Forgivable Loan to Muscatine Downtown Investors, LLC
 - VII Resolution Authorizing the Internal Advance of Funds for the Dredge Spoils Site Relocation Project
- D. Resolutions (14) for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations
 - I Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Wal-View Development Project.
 - II Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Musco Sports Lighting Project.
 - III Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Harrison Lofts, LLC
 - IV Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Riverview Hotel Development

- V Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- HNI Corporation
- VI Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- White Distribution & Supply LLC
- VII Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Bush Development LLC/Hershey Development LLC
- VIII Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- JNB Oak Park, LP
- IX Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- NPSW Enterprises, LLC
- X Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Fridley Theatres Outlot #1
- XI Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Colorado Senior Lofts LLC
- XII Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Grandview Senior Lofts, LLC
- XIII Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- JNB Family 1 NP (Steamboat Apartments)
- XIV Resolution for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations- Love's Travel Stops & Country Stores, Inc
- E. Resolution Relating to Financing of Certain Proposed Projects to be Undertaken by the City; Establishing Compliance with Reimbursement Bond Regulations under the Internal Revenue Code.
- F. Resolution Approving Contract and Bond with Park Associates dba Park Planet for the Pocket Park Playground Development for \$73,180.00 as Part of the Ignite Vitality: Mulberry, a Neighborhood Revitalization Project.
- G. Resolution Approving a Development Agreement with Muscatine Downtown Investors, LLC
- H. Resolution Setting a Public Hearing on November 21, 2024, for Review of the Plans and Specifications for the Lake Park Boulevard Bridge Deck Overlay Project.
- I. Resolution Setting a Public Hearing on November 21, 2024, Regarding Leasing a Portion of the Muscatine Municipal Airport Property Located North of the Runways for Development of a Solar Generating Facility.
- J. Resolution Setting a Public Hearing on November 21st, 2024, for the Purpose of Hearing Community Comments Regarding the Houser Lift Station Improvement Project.

- K. Resolution Accepting Completed Work Performed by Sulco LLC for the Weed Park Lagoon Project and Authorizing Final Payment of \$91,161.44, Including 5% Retainage to be Released 30 Days from the Date of this Acceptance.
- L. Request to Enter into a Contract with RecDesk LLC for Recreation Management Software for the Parks and Recreation Department at the Start-up Cost of \$9,500.00.
- M. Request to Approve Annual Urban Renewal Report for Fiscal Year 2023/2024
- N. Request to Approve Annual Street Finance Report for Fiscal Year 2023/2024.
- O. Request to Approve Fiscal Year 2023/2024 Annual Financial Report to the State of Iowa.
- P. Request to Approve the Issuance of A Purchase Order to Winsor Consulting, in the Amount of \$40,918.48, for Computer Server and Storage Products.
- Q. Request to Approve Contract with Bolton & Menk, Inc. Not to Exceed \$57,500.00, to Engineer and Manage the Sidewalk Project for the Ignite Vitality: Mulberry, a Neighborhood Revitalization Project.
- R. Request to Approve a Contract with The Nelrod Company for the Physical Needs Assessment and Energy Audit for Muscatine Municipal Housing Agency in the Amount of \$9,799.00.
- S. Request to Issue a Purchase Order, in the Amount of \$59,585.00, to Heuer Construction, Inc. for the Repair and Replacement of a Section of Dick Drake Way.
- T. Request to Issue a Purchase Order in the amount of \$65,332.97 to HRT Mission Adaptive Gear for Body Armor for the MSORT Team.
- U. Update on PetData program from Animal Control Officer Courtney Patel
- V. Review Of Three Trees To Be Removed Around Casey's Landing Rock and Planting Additional Trees

18. MAYOR AND COUNCIL REPORTS

19. OTHER BUSINESS

- A. Request to enter closed session pursuant to Iowa Code Section 21.5.1.i, to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session
- B. Request to enter closed session pursuant to Iowa Code Section 21.5.1.i, to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session

- C. Request to enter closed session pursuant to Iowa Code Section 21.5.1.i, to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session
- D. Request to enter closed session pursuant to Iowa Code Section 21.5.1.i, to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session
- E. Discussion and possible action on appointment of Muscatine City Administrator pursuant to the City of Muscatine, Iowa Code of Ordinances 1-10-2(A).

20. ADJOURNMENT