

MUSCATINE CITY COUNCIL



AGENDA

**THURSDAY MARCH 6, 2020
COUNCIL CHAMBERS - CITY HALL – 7:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**
5. **CONSENT AGENDA**

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 in its normal sequence on the Agenda.

*** Items 6A Approval of City Council Minutes**

- A. Regular City Council Meeting Minutes – Feb 20, 2020

* **Items 8A-H Petitions and Communications**

- A. Request to Approve Application for Commercial/Industrial Tax Abatement for Thompson Trucking, 1607 Grandview Avenue
- B. Request on second reading for a Class “B” Native Wine Permit, Special Class “C” Liquor License and Sunday Sales for Sal Vitale’s Pizzeria & Pasta, 1010 Park Avenue – Sal Vitale’s Little Italy LLC (pending inspections)
- C. Request for Outdoor Service for Hy-Vee Wine & Spirits, 522 Mulberry Avenue from March 24, 2020 through March 28, 2020 – Hy-Vee, Inc. (pending inspections)
- D. Request for Use of City Property from Senior Resources on June 6, 2020
- E. Request for Use of City Property from Greater Muscatine Chamber of Commerce and Industry on July 4, 2020 for the 4th of July Parade.
- F. Request for Use of City Property from Greater Muscatine Chamber of Commerce and Industry on July 4th, 2020 for Fireworks
- G. Request for Use of City Property from Rockin on Sycamore Street/Bradley Bark on July 9, 2020 through July 11, 2020
- H. Request for Road Closure for Sewer Repairs in the 1400 Block of Grand Avenue

* **Item 9A-D From the Mayor**

- A. Request to approve new appointment of Derek Reed to the Airport Advisory Commission
- B. Request to approve new appointment of Larry Murray to the Zoning Board of Adjustments
- C. Arbor Day Proclamation
- D. Junior Achievement Day Proclamation

* **Items 12A-E Receive and File**

- A. Muscatine County Board of Supervisors Minutes – February 17, 2020
- B. Nominating Committee Meeting Minutes – February 20, 2020
- C. Board of Water, Electric & Communications Minutes – January 28, 2020
- D. City of Muscatine Financial Report – January 2020
- E. Muscatine Power and Water Financial Statements – January 2020
- F. Muscatine County Board of Supervisors Minutes – February 24, 2020

* **Bills***

- * Approval of attached Bills for Approval totaling \$8,143,016.67 which includes receipt summaries and journal entries for January 2020, subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL
7. PUBLIC HEARING

A. Public Hearing on Proposed Property Tax Levy for Fiscal Year 2020/2021

This public hearing concerns the proposed property tax levy for certain property tax levies for fiscal year 2020/2021.

Now is the time for the Public to comment

B. Public Hearing on Proposal to enter into an Essential Purpose Loan Agreement

This public hearing concerns a proposal to enter into a General Obligation Loan Agreement (the “Essential Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$5,200,000 for the purpose of paying the costs, to that extent, of (1) constructing street, water system, sanitary sewer system, storm water drainage and sidewalk improvements; (2) making improvements to city parks; (3) constructing improvements at the municipal airport; and (4) acquiring and installing street lighting, signage and signalization.

Now is the time for the public to comment

C. Public Hearing on Proposal to enter into a General Purpose Loan Agreement

This public hearing concerns a proposal to enter into a General Obligation Loan Agreement (the “General Purpose Loan Agreement”) and to borrow money thereunder in a principal amount not to exceed \$560,000 pursuant to the provisions of Section 384.24A of the Code of Iowa for the purpose of paying the cost, to that extent, of (1) repairing the fire suppression system at the municipal transfer station; (2) constructing and installing repairs and improvements to municipal buildings and facilities; and (3) improving municipal parking facilities.

Now is the time for the public to comment

D. Public Hearing on Proposal to enter into an Urban Renewal Loan Agreement

This public hearing concerns a proposal to enter into a General Obligation Loan Agreement (the “Urban Renewal Loan Agreement” and together with the Essential Purpose Loan Agreement and the General Purpose Loan Agreement, the “Loan Agreements”) and to borrow money thereunder in a principal amount not to exceed \$1,000,000 pursuant to the provisions of Section 384.24A and Section 384.24(3)(q) of the Code of Iowa for the purpose of paying the cost, to that extent, of undertaking the Municipal Building Project, an authorized urban renewal project in the Consolidated Muscatine Urban Renewal Area, including site acquisition and engineering/study costs for site development

Now is the time for the public to comment

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

- A. Presentation of Proclamation for Arbor Day
- B. Presentation of Proclamation for Junior Achievement Day

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

- A. Resolution Approving the Maximum Property Tax Dollars for Certain Property Tax Levies for the City of Muscatine for Fiscal Year 2020/2021.
(Public Hearing A)

Presented for City Council's consideration is a resolution approving the maximum property tax dollars for certain property tax levies for FY 2020/2021. Senate File 634, approved in 2019, requires all cities to pass a resolution establishing their maximum property tax dollars for certain levies prior to adoption and certification of the final budget.

Is there a motion to adopt this resolution as submitted?

- B. Resolution Setting Public Hearing on Amendment #1 to the FY 2019/2020 Budget

Presented for City Council's consideration is a resolution setting a public hearing on March 19, 2020, for amendment #1 to the FY 2019/2020 budget. This resolution will amend the 2019/2020 budget to the revised estimate amounts considered by the City Council during the budget review process.

Is there a motion to adopt this resolution as submitted?

- C. Resolution Setting a Public Hearing on the Budget for FY 2020/2021

Presented for City Council's consideration is a resolution setting a public hearing on March 19, 2020, for the approval of the FY 2020/2021 City of Muscatine Budget. Prior to any formal action by City Council to approve said budget a public hearing is required.

Is there a motion to adopt this resolution as submitted?

- D. Resolution Taking Additional Action on Proposals to Enter into Loan Agreements. (Public Hearings B, C, D)

Presented for City Council's consideration is a resolution taking additional action on proposals to enter into General Obligation Loan Agreements, Combining Loan Agreements, Setting the Date for the Sale of General Obligation Corporate Purpose Bonds, Series 2020, Authorizing the use of a Preliminary Official Statement in Connection Therewith, and Providing for the Levy of Taxes to pay the same.

Is there a motion to adopt this resolution as submitted?

E. Resolution Relating to Financing of Certain Proposed Projects through General Obligation Bonding

Presented for City Council's consideration is a resolution relating to financing of certain proposed projects to be undertaken by the City of Muscatine, Iowa; establishing compliance with reimbursement bond regulations under the Internal Revenue Code. This resolution concerns the purchase of the former Kum & Go property located at 5th and Cedar Streets.

Is there a motion to adopt this resolution as submitted?

F. Resolution Supporting a Workforce Housing Tax Credit application to the state for the Proposed Steamboat Development

Presented for City Council's consideration is a Resolution

Is there a motion to adopt this resolution as submitted?

G. Resolution Committing to Support an Application to the Iowa Finance Authority by Ales Foundation, for Housing Tax Credits for the Proposed Steamboat Development

Presented for City Council's consideration is a Resolution committing to support an application to the Iowa Finance Authority by Ales Foundation, for Housing Tax Credits for the proposed Steamboat Development.

Is there a motion to adopt this resolution as submitted?

H. Resolution Setting a Public Hearing on Declaring Certain Real Property as Surplus

Presented for City Council's consideration is a resolution setting a public hearing on declaring certain real property as surplus. The City has been approached regarding the possible sale of approximately 29.09 acres of land on 41st Street of unincorporated Muscatine County, currently owned by the City of Muscatine. The City of Muscatine has had no active use for these parcels for a number of

decades.

Is there a motion to adopt this resolution as submitted?

I. Resolution To approve Ramp Easement Agreement with Point Above LLC

Presented for City Council's consideration is a resolution approving a ramp easement agreement with Point Above LLC at 228 West 2nd Street. The substantial renovations being done on this building, trigger a requirement for ADA compliance, and a ramp needs to be installed at the Pine Street entrance. The only location for said ramp would be on City of Muscatine Right of Way. Point Above has requested an easement from the City to build this ramp.

Is there a motion to adopt this resolution as submitted?

J. Resolution Amending and Approving the official Pay Plan for Seasonal and Certain other Part Time Employees

Presented for City Council's consideration is a resolution amending and approving the official pay plan for seasonal and certain other part time employees of the City of Muscatine.

Is there a motion to adopt this Resolution as submitted?

K. Resolution Approving an Amendment to the Official Pay Plan for Non Union Employees

Presented for City Council's consideration is a resolution to amend the non-union pay plan for FY 2020/2021. This amendment includes the addition of a full time Right of Way Inspector to pay grade 4 and the addition of an Athletic Facilities Supervisor to pay grade 5.

Is there a motion to adopt this Resolution as submitted?

L. Request for Approval of Letter of Understanding with Bohnsack & Frommelt LLP.

Presented for City Council's consideration is a request to approve a letter of Understanding between the City of Muscatine and Bohnsack & Frommelt LLP for the Fiscal Year 2019/2020 Audit. Audit procedures require a letter of understanding be signed by the Auditors and the City each year.

Is there a motion to approve this request as submitted?

M. Request to Reduce Time to Remove Traffic Signals at Hershey & Main

Presented for City Council's consideration is a request to reduce the time to remove traffic signals at Hershey and Main. Staff recommends that the traffic signals be covered for a period of three months starting March 31, 2020, and the signals and poles be removed after June 30, 2020.

Is there a motion to approve this request as submitted?

N. Request to Approve Muscatine Police Department School Resource Officer Agreement

Presented for City Council's consideration is a Request to approve a School Resource Officer Agreement between the City of Muscatine Police Department and the Muscatine Community School District. This Agreement provides for two School Resource Officers for the 2020/2021, 2021/2022, and 2022/2023 school years.

Is there a motion to approve this request as submitted?

O. Request to Approve Purchase Agreement for Property located at 501 Cedar Street.

Presented for City Council's consideration is a request to approve a Purchase Agreement for the acquisition of property located at 501 Cedar Street. Acquisition of this property will provide replacement parking for Public Safety Building that was lost due to the County General Services Building Project.

Is there a motion to approve this request as submitted?

P. Request to Enter into Contract for a Public Housing Physical Needs Assessment and Energy Audit

Presented for City Council's consideration is a request to approve entering into a contract with Nelrod Company for the completion of a physical needs assessment and energy audit to facilitate the development of the Muscatine Municipal Housing Agency's 5-year plan as required by the U.S. Department of Housing and Urban Development. The cost of these services is \$9,799.00 and will be paid for with the public housing fund.

Is there a motion to approve this request as submitted?

Q. Request to Approve Hiring of a Recruitment Firm for City Administrator Recruitment

Presented for City Council's consideration is a request to approve entering into a contract with GovHR to assist in the search for a City Administrator.

Is there a motion to approve this request as submitted?

R. Request to Approve Change Orders 001-007 for 2nd and Mulberry Roundabout

Presented for City Council's consideration is a request to approve Change Orders 001-007 for the Mulberry Roundabout Project. These change orders are for payment of additional work for multiple items requested during the project related to unknown underground conditions.

Is there a motion to approve this request as submitted?

S. Request to Approve Change Orders 004-011 for West Hill Separation Phase 4B

Presented for City Council's consideration is a request to approve change orders 004-011 for the West Hill Sewer Separation Phase 4B Project. These change orders are for payment of additional work for multiple items requested during the project. This is the end of change orders for this phase of the contract.

Is there a motion to approve this request as submitted?

T. Request to Approve Issuance of a Purchase Order for Weed Park Restroom Installation

Presented for City Council's consideration is a request to approve the issuance of a purchase order in the amount of \$45,000, to Todd Hackett Construction, for the installation of the new Weed Park modular restroom. Four bids were received with Todd Hackett being the lowest bid. There is \$45,000 budgeted for this phase of the project.

Is there a motion to approve this request as submitted?

U. Request to Approve the Issuance of a Purchase Order for Repairs to the Aquatic Center Water Slide

Presented for City Council's consideration is a request to approve the issuance of a purchase order in the amount of \$9,407.00, to Slidecare, LLC, for the maintenance of the Aquatic Center Waterslides. Three bids were received with Slidecare being the lowest bid. There is \$10,000.00 budgeted for this expense.

Is there a motion to approve this request as submitted?

V. Request to Approve the Issuance of a Purchase Order for Golf Course Mower

Presented for City Council's consideration is a request to approve the issuance of a purchase order in the amount of \$47,850.00, to VanWall Equipment for the purchase of a 2020 John Deere 6500A E-Cut Fairway Mower. Four bids were received with VanWall being the lowest responsible bid. There is \$60,000.00

budgeted for this expense.

Is there a motion to approve this request as submitted?

W. Request by Councilmember Brackett to direct staff to prepare a change to City Code to strike Title 6 Police and Public Safety, Chapter 9 Keeping of Pit Bulls from City Code

Presented for City Council's consideration is a request to direct City staff to prepare a change to City Code that would remove Title 6, Chapter 9 regarding Pit Bulls.

Is there a motion to approve this request as submitted?

X. Presentation on Certified Local Government Annual Report. – Devin Pettit

12. COMMUNICATIONS - RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling \$8,143,016.67 which includes receipt summaries and journal entries for January 2020, 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).

14. COMMUNICATIONS - COUNCIL MEMBERS

15. OTHER BUSINESS

Request to enter closed session per Iowa Code 21.5i - 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. Possible Action to follow.

16. ADJOURNMENT