



City of Muscatine



CITY COUNCIL
Thursday September 2, 2021

Diana Broderson, Mayor

Dennis Froelich, 1st Ward
Osmond Malcolm, 2nd Ward
Peggy Gordon, 3rd Ward
Nadine Brockert, 4th Ward
John Jindrich, 5th Ward

Kelcey Brackett, At Large
DeWayne Hopkins, At Large
Carol Webb, City Administrator
Cinda Hilger, Admin. Professional
Matt Brick, City Attorney

City Council meetings are held on the 1st and 3rd Thursday of each month, In-depth sessions 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://global.gotomeeting.com/join/521397885>

You can also dial in using your phone.

United States: 1 (646)749-3122

Access Code: 521-397-885

AGENDA

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

Lt. Jirak – Information Regarding Liberian Picnic
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. [August 19, 2021 Regular Meeting Minutes](#)

* **Item 8A-G Petitions and Communications**

- A. Request for renewal of a Class “E” Liquor License, Class “B” Wine Permit, Class “C” Beer Permit, and Sunday Sales for Pearl City Tobacco & Liquor Outlet, 200 Green Street – Shaurya LLC (pending inspections)
- B. Request for renewal of a Class “E” Liquor License, Class “C” Beer Permit, Class “B” Wine Permit and Sunday Sales for Fast Avenue One Stop, 2111 Park Avenue – Gurung LLC (pending inspection)
- C. Request for renewal of a Class “E” Liquor License, Class “B” Beer Permit, Class “B” Native Wine Permit and Sunday Sales for Express Mart, 4804 S Highway 61 – Aviya LLC (pending inspections)
- D. Request for renewal of a Class “E” Liquor License, Outdoor Service and Sunday Sales for American Legion Club, 110 South Houser Street – (pending inspections and insurance)
- E. Request for Use of City Property from Mark Seaman/Stanley Center for Peace on September 16, 2021
- F. Request for Use of City Property from City of Muscatine Fire Department for September 11, 2021
- G. Request for Use of City Property from Big Brothers Big Sisters and Special Olympics for Over-the-Edge event on September 23, 2021 through September 24, 2021

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

- A. Request to Approve New Appointment of Sarah Hoag to the Recreation Commission
- B. Request to Approve New Appointment Chris Shoemaker to the Historic Preservation Committee

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

- A. [Muscatine County Board of Supervisors Meeting Minutes August 16, 2021](#)
- B. [Muscatine County Board of Supervisors Meeting Minutes August 23, 2021](#)

- C. [Muscatine Power & Water Financial Statements – July 2021](#)
- D. [Muscatine Power & Water Board Meeting Minutes – July 2021](#)

*** Bills***

- * Approval of attached Bills for Approval totaling \$1,784,141.19, subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

- A. [Third and Final Reading of an Ordinance Adding Section 15, Chronic Nuisance Property, to Title 9, Health and Safety Regulations, Chapter 3 Nuisance \(Andrew Fangman, Assistant Community Development Director\)](#)

The purpose of this item is to add a new section of City Code - Section 15, Title 9, Chapter 3, to address chronic nuisance properties. Adding this section will provide additional tools for remedying properties upon which nuisances are chronically found to exist. Existing code is effective in allowing the City to recover the direct costs of hiring a contractor to abate these nuisances. However, the cost of the large amounts of staff time that chronic nuisance properties consume are not currently being fully recovered. Additionally, for properties upon which nuisance conditions are chronically being allowed to develop, the property having to pay the City for the cost to abate these nuisances has not been effective deterrent.

The proposed code defines a chronic nuisance property as one on which three or more nuisance activities occur or exist within a twelve (12) month period and allows the City, upon notice to the owner of the property and any tenant, that future nuisance service calls may be subject to a special assessment over and above the costs of any abatement. Such special assessments are intended solely to recover the City costs.

Is there a motion to adopt this ordinance on third and final reading and to direct for publication as required by law?

- B. [Third and Final Reading of Ordinance Vacating an Undeveloped Right of Way Adjoining 1820 Angle Street \(Andrew Fangman, Assistant Community Development Director\)](#)

A request to vacate and then sell to the adjoining property owner certain right of way adjoining 1820 Angle Street has been submitted by Paul Neff, owner of Pete's Tap. Mr. Neff desires to make improvements to his business, but is somewhat constrained by the small size of the current parcel and has requested this vacation and sale. The attached ordinance vacates this right of way.

Is there a motion to adopt this ordinance on third and final reading and to direct for publication as required by law?

- C. [Resolution Setting a Public Hearing for September 16, 2021 for the PCC Full Depth Patch Project](#)

The City of Muscatine Public Works Department has compiled a list of streets to be full-depth concrete patched during Fiscal Year 2021/2022. Prior to approving the plans and specifications and soliciting bids, a public hearing is required. The requested date for this Public Hearing is September 16, 2021 at 7:00 pm in Council Chambers.

Is there a motion to adopt this resolution as submitted?

- D. [Resolution Setting a Public Hearing for Sept 16, 2021 for the Papoose Lift Station Safety Platform Project](#)

This is a notice of a Public Hearing to be held September 16th at 7:00 pm to hear objections to the plans, specifications, form of contract, and cost estimate for the proposed Safety Platforms Project.

Is there a motion to approve this resolution as submitted?

- E. [Resolution Conveying Vacated Right-of-Way Adjoining 1820 Angle Street in the City of Muscatine, Iowa, to Oscar's LLC.](#)

A request to sell to the adjoining property owner certain right of way adjoining 1820 Angle Street has been submitted. The right of way has been vacated. The

attached resolution executes the deed which conveys this vacated right of way to the adjoining property owner.

Is there a motion to adopt this resolution as submitted?

F. [Request to Approve the Issuance of a Purchase Order to Teledyne ISCO for Two New 5800 ISCO Refrigerator Samplers](#)

WRRF staff have received a quote from Teledyne ISCO for two new water sampling units for \$15,296.00 (\$7,085.00 each plus freight). These samplers match existing samplers in the plant for repair parts and refrigeration assembly replacement. Other bids were received, but are not parts compatible and refrigeration components cannot be replaced without complete unit replacement. \$14,000.00 was budgeted for this purchase with the remaining cost to be taken from the Laboratory operating equipment budget.

Is there a motion to approve this request as submitted?

G. [Request to Approve the Issuance of a Purchase Order to Zimmer & Francescon, Inc. for the Purchase of a Replacement Pump and Check Valve for the Canon Lift Station](#)

WRRF staff have received two quotes for the replacement of the #1 pump and check valve at the Canon Lift Station. The low bid was from Zimmer and Francescon, Inc. in the amount of \$23,195.00, for a Fairbanks Morse pump and Golden Anderson check valve. \$42,000.00 is budgeted for this project, which will include the pump, check valve, soft start, bearings, installation hardware and seals.

Is there a motion to approve this request as submitted?

H. [Request to Enter into a Contract and Issue a Purchase Order to Feld Fire for a 2022 Type III E450 Gas Ambulance](#)

Presented for City Council's consideration is a request to enter into a contract and to approve the issuance of a purchase order in the amount of \$ 210,934 to Feld Fire, for the purchase of a 2022 Type III E450 gas ambulance. \$ 210,000 was approved in the FY 21/22 budget for this purchase. The quoted amount of \$210,934 will be funded from the spring 2022 bond issue.

Is there a motion to approve this request as submitted?

I. [Request to Approve the Issuance of a Purchase Order to Van Wall Equipment for the Purchase of a 2018 John Deere Tractor for the Golf Maintenance Operations](#)

The Parks and Recreation Department requests approval to purchase a 2018 John Deere tractor. Bids were received from multiple vendors with the lowest bid from Van Wall Equipment for \$24,000, with trade in of equipment. \$25,000 was approved in the FY21/22 Golf Maintenance Operations budget for the purchase of the tractor.

Is there a motion to approve this request as submitted?

- J. [Request to Approve the Issuance of a Purchase Order to Krieger Motor Company for a 2022 Ford F-250 Pickup Truck with Plow and Tommy Lift, for the Park Maintenance Operations.](#)

The Parks and Recreation Department requests approval of a purchase order in the amount of \$36,993.80 to Krieger Motor Company for a 2022 Ford F-250 pickup truck that will be used by the Park Maintenance division for general park maintenance tasks. There is \$40,000 approved in the Park Maintenance budget for the purchase of this vehicle.

Is there a motion to approve this request as submitted?

- K. [Request to Approve the Issuance of a Purchase Order to Krieger Motor Company for a 2022 Chevrolet 1500 Pickup Truck for Park Maintenance Division.](#)

The Parks and Recreation Department requests approval of a purchase order in the amount of \$28,538.20 to Krieger Motor Company for a 2022 Chevrolet 1500 pickup truck, to be used by the Park Maintenance division for general park maintenance tasks. In the FY20/21 Park Maintenance budget, there was \$25,000 approved for the purchase of a used truck. Staff solicited for a used pickup truck in FY20/21 with low mileage, but a truck was not found that would meet the needs for the replacement. The \$25,000 that was budgeted was carried forward to the FY21/22 budget, and staff is recommending replacing the vehicle with a new truck that comes with a full warranty, rather than a used vehicle. Although this purchase is \$3,538.20 above the budgeted amount, other equipment purchased (a 3/4-ton pickup and zero turn mower) were \$5240.20 under budget. Consequently, the increased cost is offset by savings on the other purchases.

Is there a motion to approve this request as submitted?

- L. [Request to Approve the Issuance of a Purchase Order to Boland Recreation for Park Playground Platform Replacements at Fuller Park and Musser Park](#)

The Parks and Recreation Department requests approval for the replacement of the playground platforms at Fuller Park and Musser Park playgrounds. Both

playgrounds were installed with Miracle playground equipment and three vendors were solicited to provide quotes for the cost of equipment, removal and installation of the Miracle playground platforms, with the lowest quote from Boland Recreation for a total of \$112,143. \$ 112,000 was approved in the FY 21/22 budget for playground repairs. The quoted amount of \$112,143 will be funded from the Spring 2022 bond issue.

Is there a motion to approve this request as submitted?

12. **COMMUNICATION – RECEIVE AND FILE**

13. **APPROVAL OF BILLS**

It is recommended bills totaling \$1,784,141.19, 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**

16. **ADJOURNMENT**