



City of Muscatine



CITY COUNCIL
Thursday November 18, 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/567270917>

You can also dial in using your phone.

United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 567-270-917

AGENDA

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-B Approval of City Council Minutes**

- A. [November 4, 2021 Regular City Council Meeting Minutes](#)

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

* **Item 9A From the Mayor**

- A. [Small Business Saturday Proclamation](#)

* **Items 12A Receive and File**

- A. [Muscatine County Board of Supervisors Meeting Minutes November 1, 2021](#)
- B. [Muscatine County Board of Supervisors Meeting Minutes November 8, 2021](#)
- C. [City of Muscatine Financial Reports July 2021](#)
- D. [City of Muscatine Financial Reports August 2021](#)
- E. [City of Muscatine Financial Reports September 2021](#)

* **Bills***

- * Approval of attached Bills for Approval totaling \$7,101,865.79 which included receipt summary and journal entries for July, August and September, subject to the approval of any related agenda item(s).

6. MINUTES – APPROVAL

7. PUBLIC HEARING

- A. [Public Hearing to consider Ordinance Amending Chapter 5, Title 1 of the City Code, Precincts and Ward Boundaries.](#)

[\(Presentation by Assistant Community Development Director Andrew Fangman\)](#)

Now is the time for the public to comment.

- B. [Public Hearing regarding plans and specs for Safety Platform Project rebid.](#)

The original project bids were opened on October 26th. Three responsible bids were opened with prices ranging from \$220,000 to \$258,872. The lowest bid with the alternate deduction was \$185,000.00. There is \$140,000.00 budgeted for this project. WRRF staff and Stanley Consultants agreed that changing the material from aluminum to galvanized steel for the platforms would reduce the cost and maintain the integrity of the structures. With the supply line issues

currently going on, it is anticipated that the project will still come in over the \$140,000.00 budget but changing the material to steel should bring the price closer.

Now is the time for the public to comment.

8. PETITIONS AND COMMUNICATIONS

9. FROM THE MAYOR

[Presentation of Small Business Saturday Proclamation](#)

10. FROM THE PLANNING AND ZONING COMMISSION

11. FROM THE CITY ADMINISTRATOR

A. [Third and Final Reading of an Ordinance Vacating the Undeveloped Lombard Street Right of Way](#)

Presented for City Council's consideration is an ordinance vacating the undeveloped Lombard Street right of way. The City of Muscatine received a request to vacate the undeveloped Lombard Street right of way and Deed said right of way to the adjoining property owner. The adoption of this Ordinance on third and final reading will complete the vacation of the Lombard Street Right of Way.

Is there a motion to approve this Ordinance on the third and final reading and to direct for its publication as required by law?

B. [Second Reading of an Ordinance Vacating Alley Right of Way located between 1248 and 1300 E. 5th Street](#)

Presented for City Council Consideration is the second reading of an ordinance vacating alley right of way between 1248 and 1300 E. 5th Street. The City of Muscatine has submitted a request to vacate alley right of way, and deed said right of way to the adjoining property owners. Approval of this second reading is required prior to final adoption of this Ordinance.

Is there a motion to approve the second reading of this Ordinance as submitted?

C. [First Reading of an Ordinance Amending City Code Title 1, Chapter 5 Precinct and Ward Boundaries - \(Public Hearing A\)](#)

State law requires that upon release of the new decennial census information that ward and precinct boundaries be adjusted, to ensure that they comply with the standards contained in state law, the attached ordinance makes these required adjustments to ward precinct boundaries. Three Readings of this ordinance are required prior to Council taking action.

Is there a motion to approve the first reading of this Ordinance as submitted?

D. [Resolution Authorizing Establishing a Sewer Easement on Undeveloped Lombard Street Right of Way.](#)

Presented for City Council's consideration is a Resolution establishing a sewer easement on the vacated undeveloped Lombard Street right of way. To allow for continued use and maintenance of the utilities, an easement needs to be established prior to the deeding of this right of way to the adjoining property owner.

Is there a motion to adopt this Resolution as submitted?

E. [Resolution Deeding Vacated Lombard Street Right of Way to an Adjacent Property Owner at 1100 E 7th Street](#)

Presented for City Council's consideration is a resolution deeding the vacated undeveloped Lombard Street right of way to the adjoining property owner at 1100 E. 7th Street.

Is there a motion to adopt this Resolution as submitted?

F. [Resolution to Approve the Combined Preliminary/Final Plat for Muscatine Hwy 61 South Subdivision](#)

Presented for City Council's consideration is a Resolution approving the preliminary/final plat for Muscatine Highway 61 South Subdivision. Cedar Street Investments has filed for a combined preliminary/final plat for a two-lot subdivision in unincorporated Muscatine County on the west side of the U.S. 61 Bypass between Mittman Road and Hershey Avenue. The proposed subdivision is located in unincorporated Muscatine County, but falls within the two-mile limit requiring City of Muscatine review and approval.

Is there a motion to adopt this Resolution as submitted?

G. [Resolution Approving Assessments to Private Properties](#)

Presented for City Council's consideration is a resolution authorizing the assessment of unpaid nuisance abatement fees to private properties. The nuisance abatement costs total \$17,950.51, the administrative fees are \$4,300.00, and the assessment fees are \$4,000.00. The total amount being requested for assessment at this time total \$26,250.51.

Is there a motion to adopt this Resolution as submitted?

- H. [Request to Enter into a Professional Services Agreement with Water's Edge Aquatic Design for the Taylor Park Splash Pad Project](#)

Presented for City Council's consideration is a request to enter into a Professional Services Agreement with Water's Edge Aquatic Design in the amount of \$51,300.00 for the design, preparation of construction documents, bidding and construction administration for the Taylor Park Splash Pad Project, which is part of the South End Community Fund Improvement Projects (SCIP).

Is there a motion to approve this Request as submitted?

- I. [Request to Install a Sign Overhanging the Public Right of Way at 122 W. 2nd Street for Meg's Vintage Collective LLC.](#)

Presented for City Council's consideration is an application from Meg's Vintage Collective LLC, to install a sign that will overhang public right of way at 122 West 2nd Street.

Is there a motion to approve this Request as submitted?

- J. [Request to Approve Change Orders #4 and #5 for the Park Avenue 4 to 3 Lane Conversion Project.](#)

Presented for City Council's consideration is a request to approve change orders #4 and #5 to the Park Avenue 4 to 3 Lane Conversion Project. Change order #4 is a decrease of \$4,780.00 and change order #5 is an increase of \$21,213.40. The changes for Change Order #4 consist of modifications to storm sewer manholes located under the existing roadway surface that needed to be adjusted to the new surface. The changes for Change Order #5 consist of additional traffic control for wide loads, a pedestrian push button pole destroyed in a collision, and repairing a sanitary sewer main that had a communications conduit bored through it.

Is there a motion to approve this Request as submitted?

K. [Request to Approve Change Orders #5 and #6 for the Grandview Avenue Reconstruction Project.](#)

Presented for City Council's consideration is a request to approve change orders #5 and #6 to the Grandview Avenue Reconstruction Project for the amounts of \$3,825.00 and \$40,213.20 respectively. The changes for Change Order #5 consist of modifications to storm sewer manholes located within pedestrian paths to make them ADA compliant. The changes for Change Order #6 consist of water main modifications not shown in the construction drawings and filling an abandoned sanitary sewer with flowable mortar.

Is there a motion to approve this Request as submitted?

L. [Request Approval Screen Pilot NDA \(Non-Disclosure Agreement\) with Scott Equipment Company](#)

Presented for City Council's Consideration is a request to approve a Non Disclosure Agreement with Scott Equipment Company. The new Muscatine Organics Recycling Center (MORC) will be piloting a new screening machine for the material processed through the Scott Equipment T42 depackaging machine. The new screen has not yet been patented and Scott Equipment needs a Non Disclosure Agreement signed by the City before shipping the screen for pilot testing.

Is there a motion to approve this Request as submitted?

M. [Request to Approve a Contract for Professional Services Associated with Widening a Section of Taxiway at the Muscatine Municipal Airport](#)

Presented for Council consideration is a request to approve a contract with Bolton & Menk for professional services related to the design and construction to widen a portion of the taxiway at the Muscatine Municipal Airport. In September 2021, Council accepted a grant from the Iowa Department of Transportation to fund this project with a 15% local match. The fee for these services is \$28,500 and is included in the total estimated project cost of \$151,700. The required match is available from the costs savings related to the hangar construction project.

Is there a motion to approve this Request as submitted?

N. [Request to Eliminate Parking on the Even Side of Fairview Avenue Between Canon Avenue and Holly Street](#)

Presented for City Council's consideration is a request to eliminate parking on the even side of Fairview Avenue between Canon Avenue and Holly Street. The Muscatine Traffic Committee has received multiple requests for action regarding parking on both sides of the street on Fairview Avenue between Canon Avenue and Holly Street. Based on the complaints received from multiple property owners that have had vehicles hit and damaged while parked on the street, and the difficulty of snow removal crews and the Muscatine Fire Department to maneuver through this area, along with our investigation of the matter, it is the opinion of the Traffic Committee that in order to provide room for large vehicles and emergency response, as well as reductions in property damage, on-street parking should be eliminated on the even side of the street from Canon Avenue to Holly Street. This removal will match the existing no parking requirements on Fairview from Holly Street to 4th Street.

Is there a motion to approve this Request as submitted?

O. [Resolution Approving Plans, Specifications, Form of Contract, Estimates and Bid Opening Date for the Safety Platforms Project](#)

A public hearing has been conducted and now is the time to approve the resolution for the approval of plans, specifications, form of contract, estimates and setting a bid opening for December 7th, 2021, at 2pm at City Hall Council Chambers for the Safety Platforms Project. Cost estimates for the project are \$150,000.00.

Is there a motion to adopt this Resolution as submitted?

12. COMMUNICATION – RECEIVE AND FILE

13. APPROVAL OF BILLS

It is recommended bills totaling \$7,101,865.79, which include receipt summary and journal entries for July, August and September, 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

[Discussion regarding possible reduction of the Utility Franchise Fee](#)

16. ADJOURNMENT