



# City of Muscatine



CITY COUNCIL  
Thursday December 16, 2021

Diana Broderson, Mayor

Dennis Froelich, 1<sup>st</sup> Ward  
Osmond Malcolm, 2<sup>nd</sup> Ward  
Peggy Gordon, 3<sup>rd</sup> Ward  
Nadine Brockert, 4<sup>th</sup> Ward  
John Jindrich, 5<sup>th</sup> 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 1<sup>st</sup> and 3<sup>rd</sup> Thursday of each month, In-depth sessions on the 2<sup>nd</sup> 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/586832221>

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## **AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**
  - A. Swearing in of Mayor Brad Bark
  - B. Swearing in of At-Large Councilmember Angie Lewis
  - C. Swearing in of 2<sup>nd</sup> Ward Councilmember Jeff Osborne
  - D. Swearing in of 4<sup>th</sup> Ward Councilmember Nadine Brockert

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 6 A-B Approval of City Council Minutes**

- A. [December 2, 2021 Regular City Council Meeting Minutes](#)
- B. [December 9, 2021 In-Depth Meeting Minutes](#)

\* **Items 12 A-B Receive and File**

- A. [Muscatine County Board of Supervisors Meeting Minutes November 29, 2021](#)
- B. [Muscatine County Board of Supervisors Meeting Minutes December 6, 2021](#)

\* **Bills\***

- \* Approval of attached Bills for Approval totaling \$2,459,924.19, subject to the approval of any related agenda item(s).

6. **MINUTES – APPROVAL**

7. **PUBLIC HEARING**

- A. [This public hearing concerns the plans and specifications for the Southend Playground Development Project. This project is part of the Southend Community Improvement Fund Project. The improvement projects were developed in collaboration with the steering committee to make recreational improvements in the southend portion of the Muscatine community. The City Council approved the concept plan at their regular meeting on October 7, 2021.](#)

Now is the time for the public to comment.

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 Ordinance Amending City Code Title 1, Chapter 5 Precinct and Ward Boundaries - \(Andrew Fangman, Assistant Community Development Director\)](#)

Presented for City Council's consideration is the third and final reading of an ordinance amending Title 1, Chapter 5, Precinct and Ward Boundaries. 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 adopt this ordinance on third and final reading and to direct for its publication as required by law?

B. [Second and Final Reading of an Ordinance to Decrease the Utility Franchise Fee for Interstate Power & Light Company \(Nancy Lueck, Finance Director\)](#)

Presented for City Council's consideration is the second and final reading of an ordinance to decrease the Utility Franchise Fee for Interstate Power & Light Company. At the December 2, 2021 Council meeting, the City Council set a public hearing on the proposed decrease in the Utility Franchise Fee rate from 5% to 3%. After the public hearing, the City Council approved the first reading of the ordinance amending the franchise rate. At the December 16, 2021 meeting, the City Council can consider waiving the third reading and approving this ordinance on 2<sup>nd</sup> and final reading.

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

C. [Resolution Approving Plans, Specifications, Form of Contract, Cost Estimate and Setting the Bid Opening Date for the Southend Playground Development Project \(Rich Klimes, Parks and Recreation Director\)](#)

Presented for City Council's consideration is a resolution to approve the plans, specifications, form of contract, cost estimate and setting the bid opening date for the Southend Playground Development Project. A public hearing has been conducted and now is the time to approve the resolution for the approval of the plans, specifications, form of contract, cost estimates and setting a bid opening date

for January 19, 2022, at 2 pm at City Hall Council Chambers for the Southend Playground Development Project. Cost estimates for the project are \$360,000.00.

Is there a motion to adopt this resolution as submitted?

- D. [Resolution Setting the Time and Place to Conduct a Public Hearing on an Ordinance Revising Title 10, Chapter 4 - FP Flood Plain District and Chapter 5 - FC Flood Channel\(Floodway\) District \(Andrew Fangman, Assistant Community Development Director\)](#)

Presented for City Council's consideration is a resolution setting a public hearing on an ordinance revising Title 10, Chapter 4 - Flood Plain District and Chapter 5 - Flood Channel District. The Iowa Department of Natural Resources, acting as the agent for the Federal Emergency Management Agency, is requesting that the City revise the City's floodplain management regulations, contained in Chapter 4 and 5 of City Code. These revisions are necessary for the City's floodplain regulations to comply with Title 44 Code of Federal Regulations 60.3. Such compliance is required for residents and businesses in the City of Muscatine to remain eligible to participate in the National Flood Insurance Program. Prior to City Council action on the proposed ordinance, which would make such revision, a public hearing is required. The attached resolution sets such a public hearing for January 6, 2022.

Is there a motion to adopt this resolution as submitted?

- E. [Resolution to Approve the Combined Preliminary/Final Plat for Stalkfleet Subdivision \(Andrew Fangman, Assistant Community Development Director\)](#)

Presented for City Council's consideration is a resolution to approve the combined preliminary/final plat for Stalkfleet Subdivision, a two-lot subdivision located at 2714 Lucas Street, filed by Kristen and Timothy Stalkfleet. The Planning and Zoning Commission voted to recommend approval of this subdivision at its December 14, 2021 meeting.

Is there a motion to adopt this resolution as submitted?

- F. [Resolution Approving a Memorandum of Agreement with Muscatine County Establishing a Combined City-County Muscatine Ninth Precinct \(Andrew Fangman, Assistant Community Development Director\)](#)

Presented for City Council's consideration is a resolution approving a memorandum of agreement with Muscatine County, establishing a combined city-county

Muscatine ninth precinct. In order to comply with state regulations prohibiting census blocks to be split between multiple precincts, this resolution approves a memorandum of acceptance between the City of Muscatine and Muscatine County establishing the ninth precinct as a joint City-County precinct containing all of census block 5072000.

Is there a motion to adopt this resolution as submitted?

- G. [Resolution Setting a Public Hearing for January 20, 2022 for the Urban Renewal Plan Amendment \( Nancy Lueck, Finance Director/Carol Webb, City Administrator/Jodi Royal-Goodwin, Community Development Director\)](#)

Presented for City Council's consideration is a resolution setting a public hearing on January 20, 2022 for the Urban Renewal Plan Amendment. The City periodically amends its Urban Renewal Plan to allow for future tax increment financing (TIF) or future bond funding to be used for new Economic Development Agreements, new projects or programs, or to continue or to amend existing projects or programs. Prior to amending the Urban Renewal Plan, a public hearing is required. The City is also required to hold a consultation meeting with other taxing entities prior to the approval of the Plan Amendment.

The Urban Renewal Plan Amendment to be considered for approval at the January 20, 2022 meeting includes: (1) the addition of a new Forgivable Loan Program for businesses located along the Grandview Avenue Corridor that have been significantly impacted by street reconstruction work as well as the COVID-19 pandemic; (2) a new multi-year Wayfinding Program; and (3) future general obligation bond funding for the proposed new Fire Station #3 to be located in the northeast area of the City.

Is there a motion to adopt this resolution as submitted?

- H. [Resolution Awarding a Contract for the Demolition of a Structure at 2014 Bryan Avenue to Heuer Construction \(April Limburg, Planner\)](#)

Presented for City Council's consideration is a resolution awarding a contract to Heuer Construction, for the demolition of a structure located at 2014 Bryan Avenue. The City of Muscatine is currently working on removing abandoned and dilapidated homes that are a hazard to public safety. The City of Muscatine desires to remove the abandoned structure and return the parcel to a state in which it can be redeveloped. Three bids were received with Heuer Construction being the low bidder in the amount of \$14,675.

Is there a motion to adopt this resolution as submitted?

- I. [Resolution Awarding Contract for the Papoose Creek Pump Station Platform Modifications Project \(Jon Koch, Director WRRF\)](#)

Presented for City Council's consideration is a resolution awarding a contract for the Papoose Creek Pump Station Platform Project to Tricon, in the amount of \$166,780.00. Six bids were received with Tricon being the lowest responsible bidder. While the bids did not come in at or under budget, it is recommended to proceed with the full project as these safety platforms are long overdue to ensure the safety of workers while performing maintenance on vital equipment. There is \$140,000.00 budget for this project and the remaining \$26,780.000 can be funded from the Plant Operations Fund.

Is there a motion to adopt this Resolution as submitted?

- J. [Resolution for Change of Authorized Signers for City Bank Accounts \(Nancy Lueck, Finance Director\)](#)

Presented for City Council's consideration is a resolution for change of authorized signers for City bank accounts. The City has checking, money market and savings accounts with First National Bank, CBI Bank and Trust, and Community Bank. The authorized signers for the City's checking accounts are the Mayor and City Administrator. For investments and bank transfers the authorized individuals are the Finance Director, the Accounting Supervisor, and the City Administrator.

With the change in Mayors effective January 1, 2022, new corporate resolutions are required with each bank to update the authorized individuals on the respective bank accounts. It should be noted that the actual resolutions include protected information (bank account numbers, social security numbers, etc.), so the resolutions will not be attached to the Council agenda item.

Is there a motion to adopt this resolution as submitted?

- K. [Request to Approve the Issuance of a Purchase Order for Protective Helmets for the Police Department \(Steve Snider, Assistant Chief of Police\)](#)

Presented for City Council's consideration is a request to approve the issuance of a purchase order to Public Order Solutions LLC in the amount of \$6,523.00 for the purchase of 23 Gentex, Argus 017T Public Order Safety Helmets. These helmets will

replace the department's existing supply of aging and outdated helmets. Public Order Solutions is the sole provider for safety Helmets meeting the safety specifications.

Is there a motion to approve this request as submitted?

- L. ~~Request to Approve Consultant Agreement for Construction Management and Inspection (Brian Stineman, Public Works Director/Pat Lynch, City Engineer)~~  
(Pulled from Agenda)

**12. COMMUNICATION – RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$2,459,924.19, 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**