



# City of Muscatine



## CITY COUNCIL Thursday July 7, 2022

Brad Bark, Mayor

Dennis Froelich, 1<sup>st</sup> Ward  
Jeff Osborne, 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

Angie Lewis, 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://www.gotomeet.me/CityofMuscatine/city-council-meeting>

**You can also dial in using your phone.**  
United States: 1-669-224-3412

**Access Code: 971-499-597**

### **AGENDA**

1. **CALL TO ORDER**
  - INVOCATION- Jamie Oehme
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**
  - A. Swearing in of Firefighter Joe Colon
  - B. Swearing in of Firefighter Mike Fleming

## 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-C Approval of City Council Minutes**

- A. [June 9, 2022 In-Depth Meeting Minutes](#)
- B. [June 9, 2022 Special Meeting Minutes](#)
- C. [June 16, 2022 Regular Meeting Minutes](#)

### \* **From the Mayor**

### \* **Item 8A-F Petitions and Communications**

- A. [Request for approve of the issuance of a purchase order to Civic Plus in the amount of \\$15,000.00 for the purchase of SeeClickFlx Pro Software.](#)
- B. [Request to approve street closure at 500 Leroy Street for the replacement of a private sewer connection. This closure will take place July 13-July 20<sup>th</sup>.](#)
- C. Cigarette/Tobacco Permits
  - 1. The Smoke Shop II, 2506 Park Avenue, Suite B – TAR, LLC
- D. Request to approve Liquor License
  - 1. Request on first and second reading on a new Special Class “C” Liquor License and Sunday Sales for GeoJohnz, 203 East 2<sup>nd</sup> Street – GeoJohnz, Inc. (pending inspections)
  - 2. Request for renewal of a Class “C” Beer Permit and Sunday Sales for Happy Joe’s Pizza & Ice Cream Parlor - South, 927 Grandview Avenue – Max Brewer Corporation (pending inspections and insurance)
  - 3. Request for renewal of a Class “C” Liquor License, Catering and Sunday Sales for Overlook Ballroom, 101 West Mississippi Drive, Suite 100 – Bridgeside Pub LLC (pending inspections and insurance)
  - 4. Request for renewal of a Class “C” Liquor License, Catering, Outdoor Service and Sunday Sales for Proof Social, 208 West 2<sup>nd</sup> Street – Wine-Nutz, LLC (pending inspections and insurance)
  - 5. Request for renewal of a Class “C” Liquor License and Catering for Osaka Sushi and Steak House, 1903 Park Avenue – Kume Sushi and Steak House LLC (pending inspections)
  - 6. Request for renewal of a Class “C” Liquor License for Port City Underground, 208 West 2<sup>nd</sup> Street – Lacey Henderson-Mueller (pending inspections and insurance)
  - 7. Request for renewal of a Special Class “C” Liquor License and Outdoor Service for Yacky Shack, 163 Colorado Street – Yacky Shack LLC (pending inspections)

8. Request for renewal of a Class “C” Liquor License, Catering and Sunday Sales for Hy-Vee Market Café, 2400 – 2<sup>nd</sup> Avenue (Café Area) – Hy-Vee, Inc. (pending inspections and insurance)
9. Request for renewal of a Class “E” Liquor License, Class “C” Beer Permit, Class “B” Wine Permit and Sunday Sales for Casey’s General Store #4025, 4701 Hwy 61 – Casey’s Marketing Company (pending inspections and insurance)
- E. Request to approve the Use of City Property
  1. [Request for Use of City Property from Troy and Tosha Anthony for a neighborhood garage sale on July 23, 2022.](#)
  2. [Request for Use of City Property from Dell Wagner with the Muscatine Running Club for the Watermelon Stampede Road Race on August 20, 2022](#)
  3. [Request for Use of City Property Muscatine High School Boys Cross Country 5k on Sept 5, 2022](#)
  4. [Request for Use of City Property from HNI Corporation for the Family Fun Picnic on October 2, 2022](#)
  5. [Request for Use of City Property from Brad Bark for Rockin on 2nd on October 7, 2022 through October 8, 2022](#)
- F. Request to approve Revitalization Property Tax Abatement
  1. [Kenton and Tracy Nelson – 3310 Anastasia Place](#)

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

- A. [Muscatine County Board of Supervisors Minutes – June 6, 2022](#)
- B. [Muscatine County Board of Supervisors Minutes – June 13, 2022](#)
- C. [Muscatine County Board of Supervisors Minutes – June 14, 2022](#)
- D. [Muscatine County Board of Supervisors Minutes – June 20, 2022](#)
- E. [Board of Water Electric and Communications Minutes – May 31, 2022](#)
- F. [Muscatine Power and Water Financial Statements – May 2022](#)
- G. [City of Muscatine Financials May 2022](#)
- H. [City of Muscatine Financials June 2022](#)

\* **Bills\***

- \* Approval of attached Bills for Approval totaling \$3,546,485.71, subject to the approval of any related agenda item(s).

**6. MINUTES – APPROVAL**

**7. PUBLIC HEARING**

- A. [Public hearing regarding the approval of the plans specifications, form of contract and cost estimates for the proposed 67<sup>th</sup> Avenue Sidewalk Improvement Project](#)
- B. [Public hearing regarding an application for Community Development Block Grant Funds to support the Mulberry Neighborhood Revitalization Pilot Project.](#)  
(Presentation by Jodi Royal-Goodwin)

**8. PETITIONS AND COMMUNICATIONS**

**9. FROM THE MAYOR**

A. Life Saving Award Presentation

**10. FROM THE PLANNING AND ZONING COMMISSION**

**11. FROM THE CITY ADMINISTRATOR**

- A. Third and final reading of an Ordinance providing for the Division of Taxes Levied on Taxable Property in the June, 2022 Addition to the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa. (Nancy Lueck, Finance Director / Carol Webb, City Administrator / Andrew Fangman, Assistant Community Development Director)

[Attachments](#)

- B. Resolution approving plans, specifications, form of contract and cost estimate for the 67<sup>th</sup> Avenue Sidewalk Project. (Pat Lynch, City Engineer/Brian Stineman, Public Works Director) (Public Hearing A)

[Attachments](#)

- C. Resolution approving the submission of a Community Development Block Grant application to the Iowa Economic Development Authority, to support the Mulberry Neighborhood Revitalization Pilot Program (Jodi Royal-Goodwin, Community Development Director) (Public Hearing B)

[Attachments](#)

- D. Resolution accepting completed work for the 2021/2022 Hot Mix Asphalt Overlay Project and release of retainage in the amount of \$23,400.41. The city has completed the final inspection and there are no remaining items on the punch list.

[Attachments](#)

- E. Resolution setting a public hearing for July 21, 2022, for the proposed Development Agreement with Kent Corporation for the former McKee Button

Factory Building Renovation (Andrew Fangman, Assistant Community Development Director/Nancy Lueck, Finance Director)

[Attachments](#)

- F. Resolution setting a public hearing for July 21, 2022, on the plans, specifications, form of contract and cost estimate for the proposed Transit Wash Bay Project. (Pat Lynch, City Engineer/Brian Stineman, Public Works Director)

[Attachments](#)

- G. Resolution accepting an easement for a public sanitary sewer lift station at 2405 Grandview Avenue. (Andrew Fangman, Assistant Community Development Director)

[Attachments](#)

- H. Request to approve Change Order #1 for the West Hill Sewer Separation Project Phase 5. This change order consists of modifying the schedule due to unforeseen circumstances encountered by the contractor but does not modify the cost (Pat Lynch, City Engineer/Brian Stineman, Public Works Director)

- I. Request to approve the issuance of a purchase order to Compass Minerals in the amount of \$175,300.00 for the purchase of road salt. There is \$220,000 budget in the Snow and Ice Budget for this purchase (Randy Howell, Roadway Maintenance Supervisor/Brian Stineman, Public Works Director)

[Attachments](#)

- J. Request to approve entering into a Professional Services Agreement with Bolton & Menk, Inc. for general engineering services on an as needed basis. (Brian Stineman, Public Works Director)

[Attachments](#)

- K. Request to amend the Professional Services Agreement with Bolton & Menk, Inc. for the Grandview Avenue Reconstruction Project. This agreement will amend the cost of the agreement with an increase of \$6,000 to provide design services for an ADA compliant sidewalk. Funding is available in the Grandview Construction Budget. (Brian Stineman, Public Works Director)

[Attachments](#)

- L. Request to enter into a Professional Services Agreement with RDG Planning & Design for the design of the proposed Riverfront Amphitheater.

[Attachments](#)

- M. Request to enter into a Professional Services Agreement with IMEG Corp in an amount of \$12,400 for a survey for the proposed Riverfront Amphitheater Project. Funding for this contract is available in funds allocated for the Riverfront Amphitheater Project (Brian Stineman, Public Works Director)

[Attachments](#)

- N. Resolution approving the internal advance of funds to begin design of the Riverfront Amphitheater.

[Attachments](#)

- O. Request to approve authorization for a letter to R.L. Fridley Theatres, Inc. and Fridley Properties, LLC confirming Incremental Property Tax (TIF) Payments for the proposed Multi Family Development on out lot #5 (Nancy Lueck, Finance Director)

[Attachments](#)

- P. Request to approve the issuance of a purchase order in the amount of \$28,628.00, to Deery Brothers, for a 2022 Toyota Tacoma 2WD Extended Cab Pickup for the Police Department (Brett Talkington, Police Chief)

[Attachments](#)

- Q. Request to Accept Downtown Housing Grant from the Iowa Economics Development Authority in the amount of \$200,000 to support the development of 2 downtown housing units.

[Attachments](#)

- R. Request to approve the issuance of a purchase order to Ostrom Painting and Sandblasting, Inc in the amount of \$62,347.14 for the 2022 Paint Striping

Contract. Funding for this is available in the Traffic Control Budget.

[Attachments](#)

- S. Request to approve the issuance of a purchase order to Bushman Excavating in the amount of \$75,000 for the 2022 Pavement Crushing Contract. Funding for this service is available in the Roadway Maintenance Budget.

[Attachments](#)

**12. COMMUNICATION – RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$3,546,485.71, 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 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.

**16. ADJOURNMENT**