



**STUART CITY COUNCIL
TENTATIVE AGENDA
MONDAY, SEPTEMBER 12, 2022
6:30 P.M.
COUNCIL CHAMBERS**

FOR PACKET INFORMATION, PLEASE VISIT WWW.STUARTIA.COM/CITY-COUNCIL

TO LIVE-STREAM THE MEETING: <https://www.youtube.com/channel/UCbKXS0muEOK2MWI50lpcCHg>

1. CALL TO ORDER

2. AGENDA APPROVAL

3. CONSENT AGENDA

- A. APPROVAL OF MINUTES OF 08/08/2022 AND SPECIAL MEETINGS OF 08/15/2022 AND 08/30/2022**
- B. APPROVAL OF FINANCIAL STATEMENT AS OF 08/31/2022**
- C. APPROVAL OF BILLS AS PRESENTED**
- D. APPROVAL OF LIQUOR LICENSE – LOS ALTOS MEXICAN RESTAURANT LLC**
- E. APPROVAL OF LIQUOR LICENSE – STUART FLOWERS & GIFTS, LLC**
- F. APPROVAL OF LIQUOR LICENSE – STUART BOWL & LOUNGE**

4. DISCUSSION OF THE PROCESS / PROCEDURE TO COMPLETE A PERFORMANCE REVIEW OF THE CITY ADMINISTRATOR

NOTE (1): ITEM REQUESTED TO BE ON AGENDA BY COUNCILMEMBER MIKE KALBACH
NOTE (2): SUPPLEMENTARY INFORMATION NOT ENCLOSED IN THE COUNCIL PACKETS

5. SPORTS COMPLEX / JESSICA WOLFE AND BRANDI COIL

NOTE (1): COUNCIL APPROVAL
NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

6. PURCHASE OF LAND / SOCCER COMPLEX / MAYOR COOK

NOTE (1): COUNCIL APPROVAL
NOTE (2): SUPPLEMENTARY INFORMATION NOT ENCLOSED IN THE COUNCIL PACKETS

7. EXTENSION TO CURRENT CEMETERY MOWING CONTRACT FOR ONE MONTH

NOTE (1): MAYOR COOK WILL MAKE A PRESENTATION
NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

8. REZONING GALLIANO PROPERTY FROM LIGHT INDUSTRIAL (LI) TO RESIDENTIAL SINGLE-FAMILY (RS)

- A. PUBLIC HEARING**
- B. ORDINANCE NO. 22-06C “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF STUART, IOWA BY REZONING PROPERTY OWNED BY GALLIANO AND BROSHUIS FROM LIGHT INDUSTRIAL (LI) TO RESIDENTIAL SINGLE FAMILY (RS) ZONING DISTRICT”**

NOTE (1): COUNCIL APPROVAL
NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

9. URBAN RENEWAL PLAN AMENDMENT

- A. PUBLIC HEARING ON PROPOSED PLAN AMENDMENT FOR THE STUART URBAN RENEWAL AREA**
- B. RESOLUTION NO. 22-35C “RESOLUTION TO APPROVE URBAN RENEWAL PLAN AMENDMENT FOR THE STUART URBAN RENEWAL AREA”**

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

10. DEVELOPMENT AGREEMENT WITH CENTRAL IOWA COLLISION, L.L.C.

- A. PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH CENTRAL IOWA COLLISION, L.L.C.**
- B. RESOLUTION NO. 22-36C “RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH CENTRAL IOWA COLLISION, L.L.C., AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF THE AGREEMENT”**

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

11. DEVELOPMENT AGREEMENT WITH SLK HOLDINGS, L.L.C.

- A. PUBLIC HEARING ON PROPOSED DEVELOPMENT AGREEMENT WITH SLK HOLDINGS, L.L.C.**
- B. RESOLUTION NO. 22-37C “RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH SLK HOLDINGS, L.L.C., AUTHORIZING ANNUAL APPROPRIATION TAX INCREMENT PAYMENTS AND PLEDGING CERTAIN TAX INCREMENT REVENUES TO THE PAYMENT OF AGREEMENT”**

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

12. JOYCE HICK / LAND DONATION FOR PARK

NOTE (1): WARREN VARLEY WILL MAKE A PRESENTATION

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

13. BEST OF THE BLOCK BBQ

NOTE (1): RUSS WAGNER WILL MAKE A PRESENTATION

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

14. AVEY SANITATION / GARBAGE COLLECTION / AGREEMENT RENEWAL

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

15. CODE ENFORCEMENT / FEES / RESTRICTIVE COVENANTS

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

16. STUART ECONOMIC DEVELOPMENT DIRECTOR / MATT FUNK

NOTE (1): ECONOMIC DEVELOPMENT DIRECTOR MATT FUNK WILL MAKE A PRESENTATION

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

17. BEGGAR’S NIGHT

NOTE (1): MAYOR WILL SET DATE AND TIME FOR BEGGAR’S NIGHT

NOTE (2): SUPPLEMENTARY INFORMATION NOT ENCLOSED IN THE COUNCIL PACKETS

18. NEW FIRE TRUCK / CHANGE ORDER

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

19. ANNUAL FINANCIAL REPORT YEAR ENDED JUNE 30, 2022

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

20. 2022 URBAN RENEWAL REPORT

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

21. THEIA MANAGEMENT CONSULTING / MARKETTA OLIVER / PROPOSAL FOR CLOSED SESSION TRAINING

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION ENCLOSED IN THE COUNCIL PACKETS

22. CITY HALL EMPLOYEE

A. NEW HIRING / BILLING CLERK

B. SARAH STOFFER / PROMOTION

NOTE (1): COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION NOT ENCLOSED IN THE COUNCIL PACKETS

23. UTILITY WATER PROJECT

A. RESOLUTION NO. 22-38C “RESOLUTION ADOPTING RESIDENTIAL ANTI-DISPLACEMENT AND RELOCATION ASSISTANCE PLAN”

B. RESOLUTION NO. 22-39C “RESOLUTION ADOPTING AN EQUAL OPPORTUNITY POLICY

C. RESOLUTION NO. 22-40C “RESOLUTION ADOPTING A CODE OF CONDUCT POLICY

D. RESOLUTION NO. 22-41C “RESOLUTION ADOPTING A POLICY ON THE PROHIBITION OF THE USE OF EXCESSIVE FORCE”

E. CERTIFICATION OF COMPLIANCE CDBG PROCUREMENT STANDARDS AND AFFIRMATIVE FAIR HOUSING POLICY

NOTE (1): MAYOR COOK WILL MAKE A PRESENTATION

NOTE (2): SUPPLEMENTARY NOT INFORMATION ENCLOSED IN THE COUNCIL PACKETS

24. APPOINTMENTS / BOARD OF ADJUSTMENT / PLANNING & ZONING COMMISSION

NOTE (1): MAYOR WILL MAKE APPOINTMENTS TO THE BOARD OF ADJUSTMENT AND THE PLANNING & ZONING COMMISSION FOLLOWED BY COUNCIL APPROVAL

NOTE (2): SUPPLEMENTARY INFORMATION NOT ENCLOSED IN THE COUNCIL PACKETS

25. PUBLIC FORUM

26. ADJOURNMENT