



City of Muscatine

CITY COUNCIL MINUTES

Thursday, May 2, 2024

1. **CALL TO ORDER**

2. **INVOCATION**

Invocation was given by Councilmember Lampe

3. **ROLL CALL**

Councilmembers Present: Nadine Brockert, Jeff Osborne, Peggy Gordon, Angie Lewis, Don Lampe, Matt Conard. Councilmembers Absent: John Jindrich.

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**

A. Proclamation for School Nurses Day

B. Proclamation Declaring May 12th-19th, 2024 as Police Week

6. **APPROVAL OF AGENDA AS PRESENTED AND/OR AS AMENDED**

Councilmember Lewis, seconded by Councilmember Gordon moved to approve the agenda as presented. Vote: Ayes - 6, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

8. **COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION**

9. **CONSENT AGENDA * (ITEMS 10-14)**

Councilmember Brockert, seconded by Councilmember Lampe, moved to approve the Consent Agenda including Items 10-14. Ayes - 6, Nays - 0, Motion Passed.

10. *** REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES**

A. April 18, 2024 City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request to Approve Application for Revitalization Property Tax Abatement - 618 Cedar Street
- B. Request for renewal of a Class “B” Retail Alcohol License for Dollar General #18711, 3614 Grandview Avenue – Dolgencorp, LLC (pending inspections)
- C. Request for renewal of a Class “E” Retail Alcohol License for Walgreens #05885, 1703 Park Avenue – Walgreen Co. (pending inspections)
- D. Request for renewal of a Class “E” Retail Alcohol License for Circle K #4706600, 802 Cypress Street – Mac’s Convenience Stores LLC (pending inspections)
- E. Request for renewal of a Class “E” Retail Alcohol License and Outdoor Service for Hy-Vee Wine & Spirits, 522 Mulberry Avenue – Hy-Vee, Inc. (pending inspections)
- F. Request for renewal of a Class “E” Retail Alcohol License for Kum & Go #438, 1429 Park Avenue – Kum & Go LC (pending inspections)
- G. Request for Use of City Property from Musser Public Library for the Annual Musser Children’s 4th of July Parade to be held on July, 4, 2024
- H. Request for Use of City Property from Lisa Wolf with the Theo Wolf Family Charity Walk Fundraiser at First Baptist Church to be held on June 1, 2024

12. * COMMUNICATION – RECEIVE AND FILE

- A. April 15, 2024 Muscatine County Board of Supervisors Meeting Minutes
- B. April 17, 2024 Muscatine County Board of Supervisors Special Meeting Minutes
- C. April 22, 2024 County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

14. * APPROVAL OF BILLS

- A. May 2, 2024 Bills for Approval totaling \$7,353,018.98.

15. PUBLIC HEARING

- A. Public Hearing Regarding Amending the Zoning Ordinance of the City of Muscatine, Iowa (Rezoning at 910 E. 2nd St)
There were no written or oral comments regarding this public hearing.
Councilmember Gordon, seconded by Councilmember Lewis, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

- B. Public Hearing Regarding an Amendment to Section 1, Chapter 12, Title 10 of City Code Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core
There were no written or oral comments regarding this public hearing.
Councilmember Lewis, seconded by Councilmember Brockert, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.
- C. Public Hearing Regarding Repealing Title 1-10-2.E (1)(b) of the Muscatine City Code - Elected Official Communication with City Department Heads and Employees
There were no written or oral comments regarding this public hearing.
Councilmember Brockert, seconded by Councilmember Conard, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.
- D. Public Hearing on the FY2025 Annual Plan & Amendments to the Public Housing Admissions and Continued Occupancy Policy & Administrative Plan
There were no written or oral comments regarding this public hearing.
Councilmember Gordon, seconded by Councilmember Conard, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (Rezoning at 910 E. 2nd St)
Councilmember Lewis, Seconded by Councilmember Brockert, moved to Approve the the first reading of the Ordinance.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- B. First Reading of an Ordinance Amending Title 10, Chapter 12, Section 1 Of City Code Allowing for a Portion of the Ground Floor to be Used for Residential Purposes in the C-2 Zoning District, Outside the Downtown Core
Councilmember Gordon, Seconded by Councilmember Lewis, moved to Approve the Motion. Councilmember Osborne had comments regarding this change being applied to other zoning areas as well.
Vote: Ayes - 6, Nays - 0, Motion .
- C. First Reading of an Ordinance Repealing Title 1-10-2.E (1)(b) of the Muscatine City Code - Elected Official Communication with City Department Heads and Employees
Councilmember Lampe, Seconded by Councilmember Conard, moved to approve the first reading of this ordinance.

Councilmember Lewis had questions regarding the passage of this ordinance on fewer than three readings that were addressed by City Administrator Webb.
Vote: Ayes - 6, Nays - 0, Motion .

- D. Resolution to Approve the FY2025 Muscatine Municipal Housing Agency Annual Plan, Admissions and Continued Occupancy Plan & Administrative Plan
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- E. Resolution Setting a Public Hearing on May 16, 2024, for the Review of the Plans, Specifications, Form of Contract and Cost Estimate, and Setting a Bid Date for the Airport Fuel System Relocation Project.
Councilmember Lampe, seconded by Councilmember Brockert moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- F. Resolution to Adopt the Non-Union Pay Plan for Fiscal Year 2024/2025
Councilmember Brockert, seconded by Councilmember Lewis moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- G. Resolution Approving the Contract and Bond for West Hill Sanitary and Storm Sewer Separation Project- 6C
Councilmember Gordon, seconded by Councilmember Osborne moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- H. Resolution Setting the Date for the Sale of General Obligation Corporate Purpose Bonds, Series 2024, and Authorizing the Use of a Preliminary Official Statement in Connection Therewith
Councilmember Brockert, seconded by Councilmember Conard moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- I. Resolution Approving a Grant Application From the Iowa DNR for a Litter Collection Event Trailer
Councilmember Lewis, seconded by Councilmember Gordon moved to Adopt the Resolution.
Solid Waste Manager David Popp was present to share more information on this project.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- J. Resolution Setting a Public Hearing for May 16, 2024, on Amendment #2 to the Fiscal Year 2023/2024 City Budget.
Councilmember Gordon, seconded by Councilmember Lampe moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.

- K. Request to Approve a Slough Pumping Agreement between the City of Muscatine and Louisa-Muscatine Drainage District #13
Councilmember Brockert, seconded by Councilmember Gordon moved to Approve the Request.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- L. Request to Approve Change Order Number 5 to the West Hill Sanitary Phase 5A/B in the amount of \$149,279.68
Councilmember Lewis, seconded by Councilmember Gordon moved to Approve the Request.
City Councilmembers had questions regarding this project that were addressed by City Engineer Coon.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- M. Request to Approve Change Order Number 3 to the West Hill Sanitary Phase 6A/B in the amount of \$86,569.50
Councilmember Lewis, seconded by Councilmember Gordon moved to Approve the Request.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- N. Request to Approve Change Order Number 1 to the Grandview Avenue Sidewalk Extension Project in the amount of \$38,712.50
Councilmember Brockert, seconded by Councilmember Lewis moved to Approve the Request.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- O. Request to Approve the Issuance of A Purchase Order to Park Warehouse, in the Amount of \$35,709.10 for Five Shade Structures At Taylor Park.
Councilmember Lewis, seconded by Councilmember Brockert moved to Approve the Request.
Councilmembers had questions regarding this project timeline that were addressed by Parks and Recreation Director Klimes.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- P. Request To Approve the Issuance of a Purchase Order To CR Landscaping, in the Amount of \$6800.00, For The Installation Of Taylor Park Shade Structures
Councilmember Brockert, seconded by Councilmember Gordon moved to Approve the Request.
Vote: Ayes - 6, Nays - 0, Motion Passed.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

Councilmember Peggy Gordon moved the meeting be adjourned at 6:40 pm.

20. OTHER

- A. Exempt Session Pursuant to Iowa Code 21.9 to discuss strategy in matters relating to employment conditions of employees of the City of Muscatine who are not covered by a collective bargaining agreement.