



City of Muscatine

CITY COUNCIL

Thursday, June 6, 2024

Brad Bark, Mayor

Don Lampe, 1st Ward
Jeff Osborne, 2nd Ward
Peggy Gordon, 3rd Ward
Nadine Brockert, 4th Ward
John Jindrich, 5th Ward

Angie Lewis, At Large
Matt Conard, At Large
Carol Webb, City Administrator
Cinda Hilger, Admin. Professional
Brent Hinders, City Attorney

City Council meetings are held at 6:00 p.m. on the 1st and 3rd Thursday of each month. In-depth sessions are held at 6:00 p.m. on the 2nd Thursday of each month. All meetings are available for review on the City of Muscatine YouTube page.

June 6, 2024, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION-Arturo Barrientos, Calvary Church
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE

5. FROM THE MAYOR

- A. Request to Appoint Kent Jurgersen to the Airport Advisory Commission.
Request to Appoint Sara Fitzer to the Art Center Board of Directors.
Request to Appoint Krista Regennitter to the Public Art Advisory Commission
Request to Reappoint Mark Seaman and Geri Kent to the Art Center Board of Directors.
Request to Appoint Tammi Drawbaugh to the Board of Water, Electric and Communications Board.
Request to Reappoint Jim Hetzler to the Historic Preservation Committee.
Request to Appoint Mario Lebron to the Parks and Recreation Advisory Commission
Request to Appoint Christine Boar to the Parks and Recreation Advisory Commission.
Request to Reappoint Kayla Bendorf to the Planning and Zoning Commission.
Request to Reappoint Julie Wolf to the Zoning Board of Adjustments.
- B. Proclamation for D-Day

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

7. COMMUNICATIONS - CITIZENS

8. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

9. CONSENT AGENDA * (ITEMS 10-14)

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 separately.

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. May 16, 2024 City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. **Cigarette/Tobacco Permits - July 1, 2024 - June 30, 2025**
 - 1. Alex Tobacco & Vape, 839 Park Avenue – Alex Tobacco & Vape
 - 2. Casey's General Store #1484, 1111 Oregon Street – Casey's Marketing Company

3. Casey's General Store #2906, 3509 Steamboat Way – Casey's Marketing Company
4. Casey's General Store #2944, 3010 University Drive – Casey's Marketing Company
5. Casey's General Store #4025, 4701 South Highway 61 – Casey's Marketing Company
6. Circle K #6600, 802 Cypress Street – Mac's Convenience Stores LLC
7. Dollar General Store #7027, 2000 Cedar Plaza Drive – DolgenCorp, LLC
8. Dollar General Store #21855, 901 Cypress Street – DolgenCorp, LLC
9. Dollar General Store #19625, 807 A Grandview Avenue – DolgenCorp, LLC
10. Dollar General Store #18711, 3614 Grandview Avenue – DolgenCorp, LLC
11. Express Mart, 4804 S. Grandview Avenue – RP Brothers LLC
12. Fareway Stores, Inc. #998, 2100 Cedar Plaza Drive – Fareway Stores, Inc.
13. Fast Avenue One Stop, 2111 Park Avenue – Gurung, LLC
14. GM Food Mart, 1814 E Avenue, Thapa Investment LLC
15. GM Mini Mart, 2307 Lucas Street – Malka 13, Inc.
16. Grandview Mart, 714 Grandview Avenue – Malka 13, Inc.
17. Greenleaf Tobacco & Vapor, 3414 Northport Drive #7 – IA Trade, Inc.
18. Greenleaf Tobacco & Vapor, 1608 Grandview Avenue – IA Trade, Inc.
19. Greenleaf Tobacco & Vapor, 2016 Cedar Plaza Drive #6 – IA Trade, Inc.
20. Home Base LLC, 1201 Grandview Avenue – Tonia McCullough
21. Hubble's Tap, 214 East 2nd Street – Hubble's Glenda LLC
22. Hy-Vee Food Store, 2400 Second Avenue – Hy-Vee, Inc.
23. Hy-Vee Fast & Fresh, 2600 Second Avenue – Hy-Vee, Inc.
24. Hy-Vee Mainstreet, 510 E. 6th Street – Hy-Vee, Inc.
25. Hy-Vee Wine & Spirits, 522 Mulberry Avenue, Suite A – Hy-Vee, Inc.
26. Kum & Go #1436, 416 Cedar Street – Kum & Go LC
27. Kum & Go #438, 1429 Park Avenue – Kum & Go LC
28. KWIK Star #1064, 3605 University Drive – KWIK Trip, Inc.
29. Loos' Inc., 711 Park Avenue – Loos Inc.
30. Love's Travel Stop #882, 2417 Grandview Avenue – Love's Travel Stops & Country Store's, Inc
31. Muscatine Citgo Fast Break, 2603 Second Avenue – Reif Oil Company
32. Muscatine County Sheriff's Office, 400 Walnut Street – Muscatine County Sheriff
33. New York Dollar Store, 109 East 2nd Street – Antonio Sosa
34. No More Butts Vapor Lounge, 127 East 2nd Street – No More Butts Vapor Lounge LLC
35. Pearl City Tobacco and Liquor Outlet, 200 Green Street – Shaurya, LLC
36. The Smoke Stop, 211 East 2nd Street – TAR, LLC
37. The Smokin Things, 2506 Park Avenue – TAR, LLC

- 38. Smokin Joe's #16, 1504 Park Avenue – The Outlet Inc.
- 39. Super Saver Liquor of Muscatine, 1510 Isett Avenue, Suite A – MAP Family LLC
- 40. Variety Tobacco and Vape, 2104 A Park Avenue – Variety LLC
- 41. Wal-Mart Supercenter #559, 3003 N. Highway 61 – Wal-Mart Stores, Inc.
- 42. Walgreens #5885, 1703 Park Avenue – Walgreen Co.
- 43. West Side Houser Mart, 2201 Houser Street – West Side Houser Mart, LLC

- B. Request on first and second reading on a new Special Class "C" Retail Alcohol License for
Skinny's Barbeque, 208 West 2 nd Street – Skinny's LLC (pending inspections)
- C. Request for renewal of a Class "E" Retail Alcohol License for Smokin' Joe's Tobacco and
Liquor Outlet #16, 1504 Park Avenue – The Outlet Inc. (pending inspections)
- D. Request for renewal of a Class "B" Retail Alcohol License for Hy-Vee Mainstreet, 510 East
6 th Street – Hy-Vee, Inc. (pending inspections)
- E. Request for renewal of a Class "C" Retail Alcohol License and Outdoor Service for El
Allende, 1107 Grandview Avenue – El Allende, Inc. (pending inspections)
- F. Request for renewal of a Class "C" Retail Alcohol License for Jody's Corner Tap, 226
Walnut Street – Jody's Corner Tap, Inc. (pending inspections and insurance)
- G. Request for renewal of a Class "C" Retail Alcohol License for Home Base LLC, 1201
Grandview Avenue – Home Base, LLC (pending inspections and insurance)
- H. Request for Use of City Property from Mark Seaman with the Stanley Center for Peace and
Security for a Community Paint Day to be held on June 28, 2024
- I. Request for Use of City Property from Dawn Hull with Bridgestone Bandag for a
Company
Picnic to be held on July 27, 2024
- J. Request for Use of City Property from Michael Kleist with Proof Social for a block
party on
2 nd Street between Chestnut and Pine streets to be held on August 17, 2024

12. * COMMUNICATION – RECEIVE AND FILE

- A. Muscatine County Board of Supervisors Meeting Minutes - May 13, 2024
- B. Muscatine County Board of Supervisors Meeting Minutes - May 20, 2024

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order, in the amount of \$6,300.00, to MUSCO Lighting, LLC for the Installation of Power and Lighting at Musser Park, as Part of the Community Foundation of Greater Muscatine South End Improvement Projects.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$5,791,289.24, 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).

- A. June 6, 2024 Bills for Approval

15. PUBLIC HEARING

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Third and Final Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (Rezoning at 910 E. 2nd St)
- B. Third and Final 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
- C. Resolution to Amend Resolution 2024-0223, Supporting an Application to the Iowa Economic Development Authority by BTS Development, LLC., for Workforce Housing Credits for the Proposed Redevelopment of the Former Hawkeye Lumberyard at 910 E. 2nd Street.
- D. Resolution Accepting Completed Work by Heuer Construction of Muscatine for the Grandview Avenue Sidewalk Extension Project, and Authorizing Release of Retainage in the Amount of \$6,136.58.
- E. Resolution Setting a Public Hearing on June 20, 2024, at 6:00 p.m., for the purpose of hearing community comments regarding revisions to Title 7, Chapter 5 of City Code - Automated Traffic Enforcement.
- F. Resolution to Award Contract for Wayfinding Sign Fabrication and Installation to Geograph Industries for an Amount Not to Exceed \$243,204.00, for Phase 1 of Implementation of the Wayfinding Master Plan.
- G. Resolution Setting a Public Hearing on June 20, 2024, for the purpose of hearing community comments regarding the Muscatine Indoor Sports Complex.

- H. Resolution Awarding a Contract to Valley Construction in the Amount of \$65,500.00, for the Demolition of a Structure Located at 417 Mulberry Avenue.
- I. Resolution Awarding a Contract to Sulzco, LLC, in the amount of \$442,172.25 for the Weed Park Lagoon Project.
- J. Resolution Accepting Completed Work by General Contractors, Inc. for the Replacement UV Disinfection System Project at the Water and Resource Recovery Facility and Authorizing Final Payment in the amount of \$27,748.17.
- K. Request to Approve a Contract with the Community Foundation of Greater Muscatine for \$26,250.00, to support the Community Grant Writer position.
- L. Request to Approve an Agreement with Muscatine Center for Social Action in the Amount of \$30,000.00, to Provide Housing Stabilization Services for Fiscal Year 2025.
- M. Request to Approve the Issuance of a Purchase Order to Midwest Breathing Air LLC, in the amount of \$60,853.81, for a Mako BAM07HE3 Breathing Air Fill Station and Compressor.
- N. Request to Approve a Secondary Driveway Entrance at 408 Parham Street
- O. Request to Issue a Purchase Order to Modern Companies, Inc. in the Amount of \$60,932.16 to Replace the Air Conditioning System in the City Council Chambers.
- P. Request to Approve a Letter of Understanding with Bohnsack & Frommelt LLP for the Fiscal Year 2023/2024 Audit
- Q. A Request to Approve an Agreement between the City of Muscatine and the City of Fruitland to Provide Law Enforcement and Emergency Services Conducted by the Muscatine Police Department.
- R. A Request to Approve an Agreement between the City of Muscatine and the Muscatine Humane Society to support the City's provision of Animal Control Services for Fiscal Year 2024/2025
- S. Request to Approve a Docking Agreement between the City of Muscatine and American Cruise Lines

18. MAYOR AND COUNCIL REPORTS

- A. Discussion regarding the Muscatine Trolley
- B. Merge Urban Development on Carver Corner
- C. Discussion Regarding Next Steps for Parking

19. ADJOURNMENT