



City of Muscatine

CITY COUNCIL MINUTES

Thursday, September 5, 2024

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for September 5, 2024, to order at 06:00 PM.

2. **INVOCATION- Ray Oehme, Vineyard Church**

3. **ROLL CALL**

Councilmembers Present: Nadine Brockert, John Jindrich, Jeff Osborne, Peggy Gordon, Angie Lewis, Don Lampe, Matt Conard. Councilmembers Absent: none

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**

- A. Oath of Office for Interim City Administrator Tony Kies.
- B. Request to Approve the Appointment of Suzanne Hunt Theilmann to the Civil Service Commission
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- C. Proclamation for National Assisted Living Week
- D. Proclamation for National Day of Truth and Reconciliation
- E. Proclamation for 2024 Healthiest State Annual Walk Day

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

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to approve the agenda as presented. Vote: Ayes -7, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

Resident Ann Brumbeck, 112 W. 6th Street was present to recognize the City of

Muscatine Police Department, Fire Department and Muscatine County Sheriff's Department for helping celebrate a young resident's birthday.

8. COUNCILMEMBER FOLLOW UP TO CITIZEN COMMUNICATION

9. CONSENT AGENDA * (ITEMS 10-14)

Councilmember Matt Conard, seconded by Councilmember Don Lampe, moved to approve the Consent Agenda including Items 10-14. Ayes - 7 , Nays - 0, Motion Passed.

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. August 1, 2024 City Council Regular Meeting Minutes
- B. August 8, 2024 City Council Special Meeting
- C. August 15, 2024 Regular City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class “E” Retail Alcohol License for Express Mart, 4804 US 61 – RP Brothers LLC (pending inspections)
- B. Request for renewal of a Special Class “B” Retail Native Wine License for Flowers on the Avenue, 1138 East 9 th Street – Flowers on the Avenue (pending inspections)
- C. Request for renewal of a Class “B” Retail Alcohol License for Muscatine Fast Break, 2603 –2 nd Avenue – Reif Oil Company (pending inspections)
- D. Request for Use of City Property from Caleb Mann with Calvary Church for the Annual 5K run to be held on September 28, 2024

12. * COMMUNICATION – RECEIVE AND FILE

- A. July 30, 2024 Board of Water, Electric and Communications Trustees Meeting Minutes
- B. August 12, 2024 Muscatine County Board of Supervisors Meeting Minutes
- C. August 19, 2024 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order, in the Amount of \$18,500.00, to Cedar Creek Kennels for a Dual Purpose Canine with 10 weeks K9 Handler Training.
- B. Request to Approve the Issuance of a Purchase Order, in the Amount of \$11,130.00, to Western Safety Products for two Super Vac 18" Positive Pressure Variable Speed Battery Fans.

- C. Request to Approve the Issuance of a Purchase Order, in the Amount of \$14,446.00, to Henderson Products Inc. for Two 10-foot, V-Box Salt Spreader Stands.
- D. Request to Approve the Issuance of a Purchase order, in the amount of \$8600.00, to Goddard Heating and Cooling for a Furnace and Air Conditioner for the Golf Clubhouse Operations.
- E. Request to Issue a Purchase Order, in the Amount of \$6,123.71, to AccuJet Sewer and Drain Cleaning for the Purpose of Lining Sewer Manholes.

14. * APPROVAL OF BILLS

- A. September 5, 2024 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing to Discuss Proposed Changes to Title 2, Chapter 2-1 of City Code, regarding Airport Advisory Commission Term Limits.
There were no written or oral comments regarding this public hearing.
Councilmember Angie Lewis, seconded by Councilmember Don Lampe, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.
- B. Public Hearing Regarding Proposed Development Agreement with Merge, LLC
There were no written or oral comments regarding this public hearing.
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis, moved for the public hearing to be closed. Vote: Ayes - 7, Nays - None, Motion Passed.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Revising Title 2, Chapter 2-1-6 of City Code Regarding Term Limits for the Airport Advisory Commission
Councilmember Don Lampe, Seconded by Councilmember Matt Conard, moved to approve the first reading of Ordinance. Vote: Ayes - 7, Nays - 0, Motion Passed.
- B. Resolution Approving Development Agreement with Merge, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.
Councilmember Angie Lewis, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution.
Councilmember Brockert stated she is not in agreement on the purchase price

for the property.

Councilmember Osborne stated County Assessments should not be used to determine purchase price of properties being sold by the City.

Vote: Ayes - 6, Nays - 1(Brockert), Motion Passed.

- C. Third and Final Reading of an Ordinance Adopting the Code of Ordinances of the City of Muscatine, Iowa and Repealing the Code in Effect Prior to September 5, 2024.

Councilmember Nadine Brockert, Seconded by Councilmember Angie Lewis, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.

- D. Third and Final Reading of an Ordinance Amending the Zoning Ordinance of the City Of Muscatine, Iowa (Southeast Corner of Hershey Avenue and Green Street) Councilmember Angie Lewis, Seconded by Councilmember Don Lampe, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.

- E. Third and Final Reading of an Ordinance Amending Title 7, Chapter 5 of City Code Relating to Automatic Traffic Enforcement

Councilmember Peggy Gordon, Seconded by Councilmember John Jindrich, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.

- F. **Resolution Setting the Date for a Public Hearing for October 3, 2024, on the October 2024 Amendment to the Muscatine Consolidated Urban Renewal Area.**

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- G. Resolution Setting a Public Hearing for September 19, 2024, at 6:00 PM at City Hall Council Chambers, to Discuss Proposed Changes to Title 2, Chapter 4, Sections 4 and 6 of City Code, Regarding Historic Preservation Commission Appointments and Qualifications.

Councilmember Nadine Brockert, seconded by Councilmember John Jindrich moved to Adopt the Resolution.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- H. **Resolution Setting a Public Hearing for September 19, 2024, on Proposal to Enter into a General Obligation Annual Appropriation Sewer Improvement Loan and Disbursement Agreement and to Borrow Money Thereunder in a Principal Amount not to Exceed \$8,000,000.**

Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Adopt the Resolution.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- I. Resolution of Support for the Renovation of McKee Button Company by Kent Corporation

Councilmember Peggy Gordon, seconded by Councilmember Jeff Osborne

moved to Adopt the Resolution.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- J. Resolution Approving Contract and Bond with Unified Contracting Services, Inc. of Des Moines, Iowa for the Airport Fuel System Relocation Project.
Councilmember Don Lampe, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- K. Resolution Approving the Submittal of a Non-Matching Grant Application to Washington County Riverboat Foundation for the purchase of five, Abbott industries, i-State machines which will allow us to test for cardiac enzymes present in the blood stream during a heart attack.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- L. Request to Approve the Issuance of a Purchase Order, in the amount of \$77,502.05, to Martin Equipment for a Compact Track Loader.
Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- M. Request to Approve the Issuance of a Purchase Order, in the Amount of \$72,328.40, to Logan Contractor Supply for a Crack/Joint Sealer.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- N. Request to Award a Contract with MidAmerica Basement Systems, in the Amount of \$134,697.52 for Underpinning at Sunset Park
Councilmember Peggy Gordon, seconded by Councilmember John Jindrich moved to Approve the Request.
Melissa Rinnert, Housing Program Supervisor was present to share with Council information regarding the underpinning process at Sunset Park.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- O. Request to Issue a Purchase Order, in the Amount of \$116,718.00, to GTG Peterbilt for the Purchase of a 36,200 lb. Gross Vehicle Weight Truck for Roadway Maintenance.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Approve the Request.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- P. Request to Approve a Memorandum of Agreement with Bi-State Regional Commission for \$15,000.00 to Provide Environmental Review Services for the Lead Hazard Reduction Grant.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon

moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- Q. Request to Approve the Issuance of a Purchase Order, in the Amount of \$44,700.00, to Terry and Sons, Inc for Aquatic Center Basin Painting.

Councilmember John Jindrich, seconded by Councilmember Jeff Osborne moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- R. Request to Approve an Addendum to the Professional Services Agreement with ISG Engineering in the Amount of \$30,000.00 for Alternate #1 in the Muscatine Indoor Sports Complex Project.

Councilmember John Jindrich, seconded by Councilmember Angie Lewis moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- S. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of \$30,400.00 for Additional Land Surveying Services on the Remainder of the West Hill Sewer Separation Project Phase 6D

Councilmember Peggy Gordon, seconded by Councilmember Matt Conard moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

18. MAYOR AND COUNCIL REPORTS

Interim City Administrator Kies asked for direction from City Council regarding status of Public Works Asset Management Software Request. City Council consented to have the item brought to the next regular meeting on September 19, 2024, for further review and vote.

19. OTHER BUSINESS

- A. Discussion With Possible Action Regarding Next Steps in Hiring Process of City Administrator.

HR Manager Stephanie Romagnoli reviewed the proposed process for moving forward in the hiring of a City Administrator and answered questions from City Council regarding public input and meetings with candidates.

Council had no further questions and consented to moving forward with the process as outlined.

20. ADJOURNMENT

Councilmember Gordon moved the meeting be adjourned at 6:53 PM.