



City of Muscatine

CITY COUNCIL MINUTES

Thursday, February 20, 2025

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for February 20, 2025 to order at 06:00 PM.

2. **INVOCATION-Raye Oehme**

3. **ROLL CALL**

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

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**

Presentation of Recognition to Travis Edwards on his life saving action during a house fire.

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.

Councilmember Lampe requested items 11D and 17P be pulled and considered on a future agenda.

Vote to approve agenda as amended. Ayes - 7, Nays - 0, motion passed.

7. **COMMUNICATIONS - CITIZENS**

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

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

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

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

- A. January 30, 2025, Special City Council Meeting
- B. January 30, 2025 Budget Session Minutes
- C. February 4, 2025 Budget session Minutes
- D. February 5, 2025 Budget Session Minutes
- E. February 6, 2025 Regular Meeting Minutes
- F. February 6, 2025 Budget Session Minutes
- G. February 8, 2025 Budget Session Minutes
- H. February 11, 2025 Budget Session Minutes
- I. February 13, 2025 Budget Session Minutes
- J. February 17, 2025 Budget Session Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request on first reading of a Class “C” Retail Alcohol License and Outdoor Service for The Creek: An Ardon Creek Lounge, 411 West Mississippi Drive – Glasson Wines LLC (pending inspections and insurance)
- B. Request for renewal of a Class “C” Retail Alcohol License, Outdoor Service and Catering for Boonie’s on the Avenue, 214 Iowa Avenue – Boonie’s on the Avenue, LLC (pending inspections)
- C. Request for renewal of a Class “E” Retail Alcohol License and Outdoor Service for Hy-Vee Food Store, 2400 – 2 nd Avenue – Hy-Vee, Inc. (pending inspections)
- D. Request for Use of City Property from Chris Boar with the Keep Muscatine Beautiful – Community Foundation of Greater Muscatine and Chamber Ambassadors to be held on July 31, 2025, August 1, 2025 and August 2, 2025

12. * COMMUNICATION – RECEIVE AND FILE

- A. February 3, 2025, Muscatine County Board of Supervisors Meeting Minutes
- B. February 10, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of \$5,900.00, to Mark Tree Removal Limits for the West Hill Sewer Separation Phase 6D Project

14. * APPROVAL OF BILLS

- A. February 20, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing for the Purpose of Hearing Community Comments Regarding Removing the City Ordinance Prohibiting Those Over Fourteen Years of Age From Fishing in the Weed Park Lagoon.

There were no written or oral comments regarding this public hearing.

Councilmember Nadine Brockert, seconded by Councilmember Jeff Osborne, moved for the public hearing to be closed. Vote: Ayes - 7, Nays -0, Motion Passed.

- B. Public Hearing for the Purpose of Hearing Community Comments Regarding Amending the Greenwood Cemetery Rules and Regulations.

There were no written or oral comments regarding this public hearing.

Councilmember Nadine Brockert, 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. Second Reading of Ordinance Amending The Zoning Ordinance Of The City Of Muscatine, Iowa (Rezoning Southwest Corner Of The Muscatine Community College Campus)

Councilmember Angie Lewis, Seconded by Councilmember Don Lampe, moved to approve the second reading of Ordinance. Vote: Ayes - 7, Nays - 0, Motion Passed.

- B. Second Reading of Ordinance Amending Title 10 of City Code, Zoning, Creating the CF-Community Facility District.

Councilmember Peggy Gordon, Seconded by Councilmember Angie Lewis, moved to approve the second reading of Ordinance.

Councilmember Jindrich made a motion to amend the ordinance to include a maximum building height of 35 feet, change of minimum yard depth of all other permitted areas to be equivalent to school areas at 50 feet for rear and side yards, and when directly adjacent to a residential property there shall be a solid vegetive barrier of at least 35 feet at maturity in the required setback of 3" caliper or 8 feet tall if a conifer at the time of planting. Seconded by Councilmember Lampe.

Councilmember Osborne had questions regarding the ordinance changes that were addressed by staff.

Vote: Ayes - 5, Nays 2 (Gordon, Osborne) motion passed.

Vote on Amended Ordinance Ayes: 6, Nays 1 (Osborne) Motion passed.

- C. First Reading of Ordinance Amending Title 3 - Public Ways, Chapter 5- Public Parks, Section 10 - Other Regulations to Remove Subsection S - Prohibiting Those Over Fourteen in Age From Fishing in the Weed Park Lagoon - Public Hearing A Councilmember Angie Lewis, Seconded by Councilmember Peggy Gordon, moved to approve the first reading of Ordinance.
Council requested bringing this Ordinance back at next council meeting to be approve on Second an final vote. Vote: Ayes - 7, Nays - 0, Motion Passed.
- D. Resolution to Approve Updates to the Greenwood Cemetery Rules and Regulations.
Councilmember Angie Lewis, seconded by Councilmember Matt Conard moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- E. Resolution Setting a Public Hearing Regarding the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan, 2025 Annual Plan and Capital Fund Program
Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- F. Resolution Approving the Lease of a Portion of the Muscatine Municipal Airport Property, Situated North of the Runways, to Muscatine Power and Water for the Development of a Solar Generating Facility
Councilmember Peggy Gordon, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- G. A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Vacation, Surplus, and Deeding Over to the Adjoining Property Owner the Undeveloped Right of Way of Van Buren Street of the Original Town in the City of Muscatine, Muscatine County, Iowa
Councilmember Don Lampe, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- H. A Resolution Setting the Time and Place to Conduct a Public Hearing to Consider the Vacation, Surplus, and Deeding Over to the Adjoining Property Owners Undeveloped Right of Way of Pearlview Court of the Original Town in the City of Muscatine, Muscatine County, Iowa
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- I. Resolution Setting a Public Hearing on March 6, 2025, for Review of the Plans and Specifications for the Lake Park Boulevard Bridge Deck Overlay Project.

Councilmember Jeff Osborne, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.

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

- J. Resolution Endorsing an Application to the Bi-State Regional Commission for Region 9 Transportation Alternatives (TA) Set-Aside Program Funding for Phase One of the Lower Mad Creek Trail

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

Councilmember Lampe requested that lighting of the trail be added to the proposal.

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

- K. Request for Approval to Submit the 2024 Certified Local Government Annual Report to the Iowa Department of Cultural Affairs

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

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

- L. Request to Approve a Purchase Agreement for 539 Hagerman Drive for the West Hill Sewer Separation Phase 6D Project

Councilmember Peggy Gordon, seconded by Councilmember John Jindrich moved to Approve the Request.

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

- M. Request to Approve the Issuance of a Purchase Order to Iowa Plains Signing, Inc., in the Amount of \$39,100.00, for Two Trailer Message Boards.

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

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

- N. Request to Approve the Application of a Rural and Tribal Assistance Program Grant for a Traffic Study.

Councilmember Peggy Gordon, seconded by Councilmember John Jindrich moved to Approve the Request.

Councilmember Lampe requested that Clermon Street be added to the study.

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

- O. Request to Approve Change Order Number 2 for the West Hill Sewer Separation Project Phase 6C in the Amount of \$213,192.00.

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Request.

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

- P. Request to Approve Change Order #2 for the Muscatine Indoor Sports Complex Project.

Pulled from agenda

18. OTHER BUSINESS

- A. Presentation by Dr Heather Carlson - Updating Council on Progress through the Law Enforcement Mental Health and Wellness Grant
- B. Discussion Regarding Proposal to Amend the City Building Code to Replicate the State Historic Building Code
Consensus with City Council for staff to move forward in preparing the adoption of the State Historic Code with the addressed amendments.

19. MAYOR AND COUNCIL REPORTS

20. ADJOURNMENT

Councilmember Gordon moved the meeting be adjourned at 07:15 PM.