



City of Muscatine

CITY COUNCIL

Thursday, March 6, 2025

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
Matt Mardesen, City Administrator
Cinda Hilger, City Clerk
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.

March 6, 2025, 6:00 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION - Fr. Chris Weber, Saints Mary & Mathias
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. FROM THE MAYOR

- A. Recognition of the Muscatine High School State Bowling Championship Team
Isaac Bravo, Elijah Donath, Gabe Donath, Erick Ford, Derrick Lewandowski,
Owen Riley and Jayden Zahn.
Head Coach Triscia Laucamp and Assistant Coach Mindy Stoltzfus

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. February 18, 2025 Budget Session Minutes
- B. February 20, 2025 Regular City Council Meeting Minutes
- C. February 25, 2025 Budget Session Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request for Use of City Property from Missipi Brewing Company for the Class of 1985 Class Reunion to be held on August 23, 2025 through August 24, 2025.
- B. Request for Road Closure at 320 Main Street for Sewer Repair
- C. Request on second 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)
- D. Request on first reading of a Class "C" Retail Alcohol License for Krave Bar & Grill, 810 Park Avenue – Williamsondm LLC (pending inspections and insurance)
- E. Request for renewal of a Class "C" Retail Alcohol License and Outdoor Service for Mike's Hilltop Tap, 929 Lucas Street – Mike's Hilltop Tap Inc. (pending inspections and insurance)
- F. Request for renewal of a Class "B" Retail Alcohol License for Loos Inc., 711 Park Avenue –
Loos Inc. (pending inspections and insurance)

- G. Request for renewal of a Special Class “C” Retail Alcohol License for Best Western Pearl City Inn, 305 Cleveland Street – Pearl City Hospitality LLC (pending inspections and insurance)
- H. Request for Use of City Property from Chris Boar with the Keep Muscatine Beautiful – to be held on July 31, 2025, August 1, 2025 and August 2, 2025

12. * COMMUNICATION – RECEIVE AND FILE

- A. February 24, 2025 - Muscatine County Board of Supervisors Meeting Minutes
- B. February 17, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Carriage House Carpet, for an Amount Not to Exceed \$23,000, for Carpet Removal and Installation at City Hall and the Public Safety Building.
- B. Request to Approve the Issuance of a Purchase Order to Diamond Floor Finish, for an Amount not to exceed \$14,000.00, for Installation of Epoxy Flooring in Multiple Offices at City Hall and the Public Safety Building.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$1816,898.62, 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. March 6, 2025 Bills for approval - It is recommended bills totaling \$1,816,898.62, 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).

15. PUBLIC HEARING

- 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
- B. 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
- C. Public Hearing for Review of the Plans and Specifications for the Lake Park Boulevard Bridge Deck Overlay Project.

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Third and Final Reading of Ordinance Amending The Zoning Ordinance Of The City Of Muscatine, Iowa (Rezoning Southwest Corner Of The Muscatine Community College Campus)
- B. Third and Final Reading of Ordinance Amending Title 10 of City Code, Zoning, Creating the CF-Community Facility District.
- C. Request to Waive Third Reading and to Approve on Second and Final 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
- D. Resolution to Approve the Plans and Specifications for the Lake Park Bridge Deck Overlay Project. (Public Hearing C)
- E. Resolution Accepting Completed Work by Heuer Construction, Inc. for the Grandview Avenue Reconstruction Project.
- F. Resolution Awarding Contract to Sulzco LLC, in the Amount of \$12,650, for the Demolition of a Structure Located at 718 E 7th Street.
- G. A Resolution Awarding Contract to Sulzco, LLC, in the Amount of \$9,650.00, for the Demolition of a Structure Located at 506 Spring Street.
- H. Resolution Setting Public Hearing on March 20, 2025 on Amending an Ordinance to Mirror the State Historic Building Code in the City Building Code, by Amending Section 4, Chapter 1, Title 8 of City Code
- I. Resolution Setting a Public Hearing on March 20, 2025, for Review of the Plans and Specifications for the West Hill Sewer Separation Phase 6D Project.
- J. Resolution Setting a Public Hearing on March 20, 2025, for Review of the Plans and Specifications for the Fulliam Avenue Reconstruction Phase 3 Project.
- K. Resolution Setting a Public Hearing on March 20, 2025, for Review of the Plans and Specifications for the Cured-In-Place-Pipe-Liner Project.
- L. Resolution Setting a Public Hearing on March 20, 2025, for Review Plans and Specifications for Snow Removal Equipment at the Muscatine Municipal Airport
- M. Request to Enter Into Contract with Top Choice Construction & Roofing as the City General Contractor for Minor City Construction Projects.
- N. Request to Approve a Revision to the Purchase Agreement for 539 Hagerman Drive for the West Hill Sewer Separation Project Phase 6D.
- O. Request to Approve Updated Parks and Recreation Fee Schedule
- P. Request to Approve Change Order #2 for the Muscatine Indoor Sports Complex Project.

- Q. Request to Issue a Purchase Order to Freers & Sons Tree Service, in the Amount of \$27,000.00, for Removal of Trees as Part of the West Hill Sewer Separation Phase 6D.

18. MAYOR AND COUNCIL REPORTS

19. CLOSED SESSION MEETING

- A. Request to enter closed session closed session per Iowa Code Section 21.5.1.c to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in the litigation, and in accordance with Iowa Code Section 622.10 to discuss attorney/client privileged and attorney work product matters with legal counsel.

20. ADJOURNMENT