City of Muscatine

CITY COUNCIL

Thursday, March 20, 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 20, 2025,6:00 PM

AGENDA

1. **CALL TO ORDER**
2. **INVOCATION- Ray Oehme, Vineyard Church**
3. **ROLL CALL**
4. **PLEDGE OF ALLEGIANCE**
5. **FROM THE MAYOR**

A. Proclamation - **Child Abuse Awareness Month - April 2025**

B. Proclamation - **Junior Achievement Day - April 3, 2025**

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. March 6, 2025 City Council Regular Meeting Minutes

B. March 13, 2025 In-Depth Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

A. Request for Road Closure on Oak Street for Replacement of Rooftop HVAC Unit at HNI

B. Request on second reading of a Class "C" Retail Alcohol License for Krave Bar & Grill, 810
Park Avenue – Williamsondm LLC (pending inspections and insurance)

C. Request for renewal of a Class "C" Retail Alcohol License, Outdoor Service and Catering
for Pete's Tap, 1820 Angle Street – Oscar's LLC (pending inspections and insurance)

12. * COMMUNICATION – RECEIVE AND FILE

A. March 3, 2025 Muscatine County Board of Supervisors Meeting Minutes

B. March 10, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

14. * APPROVAL OF BILLS

It is recommended bills totaling $2,315,875.60, 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 20, 2025 Bills for Approval

15. PUBLIC HEARING

A. Public Hearing 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

B. Public Hearing for Review of the Plans and Specifications for the West Hill Sewer Separation Phase 6D Project.

C. Public Hearing for Review of the Plans and Specifications for the Fulliam Avenue Reconstruction Phase 3 Project.

D. Public Hearing for Review of the Plans and Specifications for the Cured-In-Place-Pipe-Liner Project.

E. Public Hearing for Review of Plans and Specifications for Snow Removal Equipment at the Muscatine Municipal Airport

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

A. First Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 of City Code to Mirror the State Historic Building Code. Public Hearing A

B. Resolution to Approve the Plans and Specifications for the West Hill Sewer Separation Phase 6D Project.Public Hearing B.

C. Resolution to Approve the Plans and Specifications for the Fulliam Avenue Reconstruction Phase 3 Project. Public hearing C.

D. Resolution to Approve the Plans and Specifications for the Cured-In-Place-Pipe-Liner Project. Public Hearing D.

E. Resolution Approving Plans and Specifications for Snow Removal Equipment at the Muscatine Municipal Airport. Public Hearing E.

F. First Reading of an Ordinance to Vacate and Deed Undeveloped Right of Way between the Adjoining Property Owner of 607 Van Buren Street and Parcel ID 082518004

G. First Reading of an Ordinance to Vacate and Deed an Undeveloped Right of Way to the Adjoining Property Owners Located at 1719 Pearlview Court and 1715 Pearlview Court

H. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties

I. Resolution Approving the Final Plat of AUR Northland Subdivision

J. Resolution Awarding A Contract to S&R Lawncare LLC, in the amount of $16,500.00, for Lift Station Mowing and Lawn Care Services.

K. Resolution Setting a Public Hearing on April 17, 2025, at 6:00 pm in the City Council Chambers, for the City of Muscatine Transit (Muscabus) Annual Application for State and Federal Transit Funds Through the Consolidated Funding Application.

L. Resolution Setting a Public Hearing on April 3, 2025, at 6:00 pm on an Ordinance Amending City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels, by Amending Section 2, Chapter 26, Title 10, of City Code

M. Resolution Setting a Public Hearing on April 3, 2025, at 6:00 pm on an Ordinance to the City Building Code that Would Remove the Need for the Submission of Engineered Plans for Post-Framed Buildings that are Less 1,440 Square Feet in Size, by Amending Section 4, Chapter 1, Title 8, And Section 2, Chapter 10, Title 8 Of City Code

N. Resolution Setting A Public Hearing on April 3, 2025, at 6:00 pm for the Purpose of Hearing Community Comments Regarding the Sale and Consumption of Alcoholic Beverages at the new MUSCO Sports Center.

O. Resolution Setting a Public Hearing on April 3, 2025, at 6:00 pm on the Status of the Community Development Block Grant Funded Downtown Revitalization Project

P. **Resolution Setting a Public Hearing on April 17, 2025, at 6:00 pm for the Receipt and Approval of Proposals for the Disposal and Development of Certain City-owned Real Property in the Consolidated Muscatine Urban Renewal Area**

Q. **Resolution Setting a Public Hearing on April 17, 2025, at 6:00 pm at which it is Proposed to Approve a Development Agreement with Lumber Lofts, LLC, (BTS) including Annual Appropriation Tax Increment Payments.**

R. Request to Enter Into a Professional Services Agreement with Bolton & Menk, Inc., for an Amount Not to Exceed $24,600.00, for the Design of a Railroad Trail Crossing at Oregon Street.

S. Request to Issue Payment to the Federal Aviation Administration (FAA) in an Amount Not to Exceed $21,293.28 to Perform a Commissioning Flight Inspection of the Runway Lights at the Muscatine Municipal Airport.

T. Request to Approve Supplemental Agreement 2 With Stanley Consultants for the West Hill Sewer Separation Design Contract for an Amount Not to Exceed $1,237,576.00.

U. Request to Approve a Request From 76 Township Trustees To Expand The Muscatine Fire Department Ambulance Coverage For The Entire 76 Township.

V. Request to Approve the Issuance of a Purchase Order in the Amount of $331,000.00 to Superior Seawall, Docks and Dredging for the Marina Dredging Project.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT