



City of Muscatine

CITY COUNCIL MINUTES

Thursday, March 20, 2025

1. **CALL TO ORDER**

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

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

3. **ROLL CALL**

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

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**

Councilmember Lewis requested item 17U be pulled from the agenda for further discussion and review.

Councilmember Don Lampe, seconded by Councilmember Peggy Gordon moved to approve the agenda as amended. Vote: Ayes -6, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

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

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

Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon, moved to approve the Consent Agenda including Items 10-14. Ayes - 6 , Nays - 0, Motion Passed.

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

- 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
There were no written or oral comments regarding this public hearing. Councilmember Nadine Brockert, seconded by Councilmember Matt Conard, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.
- B. Public Hearing for Review of the Plans and Specifications for the West Hill Sewer Separation Phase 6D Project.
There were no written or oral comments regarding this public hearing. Councilmember Peggy Gordon, seconded by Councilmember Don Lampe, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

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

There were no written or oral comments regarding this public hearing. Councilmember Angie Lewis, seconded by Councilmember Matt Conard, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

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

There were no written or oral comments regarding this public hearing. Councilmember Nadine Brockert, seconded by Councilmember Peggy Gordon, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

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

There were no written or oral comments regarding this public hearing. Councilmember Matt Conard, seconded by Councilmember Jeff Osborne, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

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

Councilmember Jeff Osborne, Seconded by Councilmember Angie Lewis, moved to approve the first reading of Ordinance. Vote: Ayes - 6, Nays - 0, Motion Passed.

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

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.

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

Councilmember Angie Lewis, seconded by Councilmember Matt Conard moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.

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

Councilmember Nadine Brockert, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.

- E. Resolution Approving Plans and Specifications for Snow Removal Equipment at the Muscatine Municipal Airport. Public Hearing E.
Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Adopt the Resolution.
Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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
Councilmember Peggy Gordon, Seconded by Councilmember Jeff Osborne, moved to approve the first reading of Ordinance. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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
Councilmember Jeff Osborne, Seconded by Councilmember Angie Lewis, moved to approve the first reading of Ordinance. Vote: Ayes - 6, Nays - 0, Motion Passed.
- H. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties
Councilmember Jeff Osborne, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- I. Resolution Approving the Final Plat of AUR Northland Subdivision
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.
Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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
Councilmember Nadine Brockert, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.

- 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
Councilmember Angie Lewis, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.
Councilmember Peggy Gordon, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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**
Councilmember Angie Lewis, seconded by Councilmember Jeff Osborne moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.**
Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Adopt the Resolution. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.
Councilmember Peggy Gordon, seconded by Councilmember Matt Conard moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.
Councilmember Don Lampe, seconded by Councilmember Matt Conard moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.
- 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.
Councilmember Jeff Osborne, seconded by Councilmember Peggy Gordon moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.

- U. Request to Approve a Request From 76 Township Trustees To Expand The Muscatine Fire Department Ambulance Coverage For The Entire 76 Township.
Item Pulled from Agenda
- 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.
Councilmember Peggy Gordon, seconded by Councilmember Jeff Osborne moved to Approve the Request.
City Councilmembers had questions regarding what the City is dredging verses what is being hired out and why we need to both that were addressed by WPCP Director Jon Koch. There was discussion regarding having a study done to determine how to avoid silt from settling in the harbor. Vote: Ayes - 6, Nays - 0, Motion Passed.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

Councilmember Don Lampe moved the meeting be adjourned at 07:02 PM.