



City of Muscatine

CITY COUNCIL

Thursday, April 3, 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.

April 3, 2025, 6:00 PM

AGENDA

1. **CALL TO ORDER**
2. **INVOCATION-Isaac Doucette**
3. **ROLL CALL**
4. **PLEDGE OF ALLEGIANCE**
5. **FROM THE MAYOR**

A. Proclamation for Drinking Water Week

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 20, 2025 City Council Regular Meeting Minutes

11. *** PETITIONS AND COMMUNICATIONS**

A. Request for Use of City Property from Alex Nagy with Twisted Cat Outdoors for a Catfish Tournament to be held on August 2, 2025

B. Request for Use of City Property from Douglas Cocklin with the Muscatine Area Farmers Market for the final Saturday in October for the Farmers Market to be held on October 25, 2025

C. Request for Use of City Property from Chris Anderson with Pearl City Media for the Annual Holiday Stroll to be held on December 5, 2025

12. *** COMMUNICATION – RECEIVE AND FILE**

A. March 17, 2025 Muscatine County Board of Supervisors Meeting Minutes

B. March 24, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. *** PURCHASE ORDERS AND AGREEMENTS**

14. *** APPROVAL OF BILLS**

It is recommended bills totaling \$2,099,252.74, 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. April 3, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing on an Amendment to Title 10, Chapter 26, Section 2 of the City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels.
- B. Public Hearing on an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of 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.
- C. Public Hearing for the Purpose of Hearing Community Comments Regarding the Sale and Consumption of Alcoholic Beverages at the new MUSCO Sports Center.
- D. Public Hearing on the Status of the Community Development Block Grant Funded Downtown Revitalization Project

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance Amending Title 10, Chapter 26, Section 2 of City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels. Public Hearing A
- B. First Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of 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. Public Hearing B.
- C. First Reading of an Ordinance Amending Title 3, Chapter 5, Section 10 of the City Code to Allow for the Sale and Consumption of Alcoholic Beverages at the MUSCO Sports Center -Public Hearing C
- D. Second Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 of City Code to Mirror the State Historic Building Code.
- E. Request to Waive Third Reading and to Adopt on Second and Final Reading an Ordinance to Vacate and Deed Undeveloped Right of Way between the Adjoining Property Owner of 607 Van Buren Street and Parcel ID 082518004
- F. Request to Waive Third Reading and Adopt on Second and Final Reading 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
- G. Resolution Setting a Public Hearing for April 17, 2025, on the Proposed Amendment #1 to the City Budget for Fiscal Year 2024/2025.
- H. Resolution Setting a Public Hearing for April 17, 2025 on the Proposed City Budget for Fiscal Year 2025/2026 (Public Hearing #2)
- I. Resolution Amending the Muscatine City Council Invocation Policy

- J. Resolution Granting an Easement to Interstate Power & Light Company (Alliant Energy) on a Portion of City Owned Property Located at 1321 Nebraska Street
- K. Resolution to Award Contract for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project to Boulder Contracting, Inc. in the Amount of \$165,504.30.

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

21. MINISTERIAL MEETING

- A. Economic Development Update



DATE: March 10, 2025
TO: Board of Trustees
FROM: Ryan Streck
SUBJECT: Recommendation Requesting the Mayor
and City Council Designate May 4-10,
2025, as Drinking Water Week



Drinking Water Week is observed each year in May to recognize the critical role drinking water plays in our daily lives. The American Water Works Association (AWWA) works in collaboration with its members and partners to share a unified message about the value of clean, safe water and the importance of investing in the infrastructure supporting it.

In order to support and increase the awareness of the public to the benefits of clean drinking water, we wish to have the City designate the week of May 4-10, 2025, to celebrate and recognize MPW for its important contributions to the City of Muscatine.

Provided for the Board's consideration, is a resolution requesting the Mayor and the City Council proclaim May 4-10, 2025, as Drinking Water Week in Muscatine. Also included is a copy of the proposed proclamation for the Mayor and City Council to declare Drinking Water Week.

Board Action Requested:

- Resolution requesting the Mayor and City Council designate May 4-10, 2025, as Drinking Water Week

Attachments

RESOLUTION 25-09
DRINKING WATER WEEK
May 4-10, 2025

WHEREAS, the Board of Water, Electric, and Communications Trustees of the City of Muscatine, Iowa wish to recognize its customers and employees during Drinking Water Week; and,

WHEREAS, water is our most valuable natural resource; and,

WHEREAS, Muscatine's municipal water supply provides many benefits to the community, including supporting public health, providing fire protection, supporting our economy, and sustaining the quality of life we enjoy; and,

WHEREAS, MPW provides our homes, businesses, farms, social service, and local government agencies with reliable, efficient and low-cost water services, employing sound business practices designed to ensure the best possible service at the lowest possible rate; now therefore,

BE IT RESOLVED, the Board of Trustees request the Mayor and City Council designate the week of May 4-10, 2025, as Drinking Water Week in Muscatine, in order to honor the employees of MPW who work together to provide the best possible water services, and its consumer-owners; and,

BE IT FURTHER RESOLVED, Muscatine will join hands with other communities across the nation to celebrate the benefits of a consumer-owned water utility for our local and national progress.

Passed this 25th day of March 2025.

BOARD OF WATER, ELECTRIC AND
COMMUNICATIONS TRUSTEES OF
THE CITY OF MUSCATINE, IOWA

Susan Eversmeyer
Vice Chairperson



DRINKING WATER WEEK
May 4-10, 2025

WHEREAS water is our most valuable natural resource; and

WHEREAS drinking water serves a vital role in daily life, serving an essential purpose to health, hydration and hygiene needs for the quality of life our citizens enjoy; and

WHEREAS our municipal water delivers public health protection, fire protection for our community, and the quality of life we enjoy; and

WHEREAS the hard work of Muscatine's water supply professionals ensure a safe and reliable supply, including water production operators that ensure the safety and quality of our drinking water, and water distribution operators that maintain the infrastructure we rely on to transport our drinking water; and

WHEREAS we are all stewards of the water infrastructure upon which future generations depend; and

NOW, THEREFORE BE IT RESOLVED, the employees of MPW be honored for their contributions of providing low-cost, safe, reliable water services to residents and businesses of the Muscatine community; and,

BE IT FURTHER RESOLVED, by the virtue of the authority vested in me, Mayor of Muscatine, I do hereby proclaim May 4-10, 2025 as Drinking Water Week.

Dr. Brad Bark
Mayor, City of Muscatine



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.

EVENT: Twisted Cat

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

Comments:

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Mar 18, 2025 14:44 CDT)

Mar 18, 2025

Parks & Recreation

Date

☒
YES

☐
NO

Jodi Royal-Goodwin
Jodi Royal-Goodwin (Mar 17, 2025 22:00 CDT)

Mar 17, 2025

Community Development

Date

☒
YES

☐
NO

Kevin Coon
Kevin Coon (Mar 18, 2025 10:19 CDT)

Mar 18, 2025

Public Works

Date

☒
YES

☐
NO

Steve Snider
Steve Snider (Mar 18, 2025 10:24 CDT)

Mar 18, 2025

Police Chief

Date

☒
YES

☐
NO

Jerry Ewers
Jerry Ewers (Mar 18, 2025 10:47 CDT)

Mar 18, 2025

Fire Chief

Date

FINAL APPROVAL:

☒
YES

☐
NO

Matthew T. Mardesen
Matthew T. Mardesen (Mar 18, 2025 17:12 CDT)

Mar 18, 2025

City Administrator

Date

License # _____
Wallet # _____
Sticker # _____
Receipt # _____
Issued _____
Expires _____

CITY OF MUSCATINE

**APPLICATION FOR USE OF ANY STREET, SIDEWALK, ROADWAY, ALLEY,
PARK, PUBLIC WAY, PROPERTY OR FACILITY**

1. Name and address of applicant and sponsoring organization, if any:

Alex Nagy / Twisted Cat Outdoors

Address: 705 North 4th St.

Telephone Number: 573-723-2127

E-mail Address: twistedcatoutdoors@gmail.com

2. Type of event that is planned:

Jack & Jill Catfish tournament.

3. Proposed location:

Main boat ramp north and parking lot.

4. Date(s)/Time(s): August 2nd

5. Expected length of use: 5:00AM- 6:00PM

6. Expected size of group: 50-75 boats 150-200 people

7. Names of any person or persons in charge of the proposed use at the specified location:

Alex Nagy

Address(es): 705 North 4th St. Warsaw, IL 62379

Telephone Number(s): 573-723-2127

E-mail Address(es): twistedcatoutdoors@gmail.com

8. Names and addresses of any persons to be featured as entertainers or speakers:

9. List mechanical or electronic equipment to be used:

PA speakers / Scale

10. Number and type of any motor vehicles or other forms of transportation to be used, including bicycles, boats, carriages and golf carts:

50-75 boats. We could use a golf cart if we are able to get one in the area.

11. Number and types of animals to be used:

0

12. A description of any sound amplification to be used:

1 PA Speaker from 3-5PM during the weigh in.

13. Proposed monitoring of the group and/or activity including the number of people who will direct traffic, set up, clean up and maintain order, if necessary:

Twisted Cat Outdoors Crew

14. All plans for the provision of security:

None

15. Beer or wine consumption? Yes _____ No X

16. Describe any items to be sold or distributed:

Hats and shirts would be the only thing. We will try and get a food vendor if possible through the city.

17. Is water connection requested: Yes _____ No X

18. Is electricity requested: Yes X No _____

19. Have you provided a layout site plan for your proposed activity or event? Yes X No _____

If yes, please attach.

If no, please explain:

We plan on using the north parking lot with the main ramp.

20. Do you understand that you will be financially responsible for all site restoration needed to restore the site to pre-event status? Yes x No _____

The applicant agrees to indemnify, defend and save harmless the City of Muscatine, together with its agents, officers and employees, from any and all claims, lawsuits, damages, losses and expenses, of whatever nature, which may result from or arise from the activity or event covered by the permit, including but not limited to the use of public ways, irrespective of whether said claims are frivolous or meritorious.

Alex Nagy

Authorized Representative

3/13/25

Date

EVENT: Farmers market

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

Comments:

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Mar 18, 2025 14:47 CDT)

Mar 18, 2025

Parks & Recreation

Date

Approval subject to attendance at preevent mee

☒
YES

☐
NO

Jodi Royal-Goodwin
Jodi Royal-Goodwin (Mar 17, 2025 22:01 CDT)

Mar 17, 2025

Community Development

Date

☒
YES

☐
NO

Kevin Coon
Kevin Coon (Mar 18, 2025 10:19 CDT)

Mar 18, 2025

Public Works

Date

☐
YES

☐
NO

Steve Snider
Steve Snider (Mar 18, 2025 10:21 CDT)

Mar 18, 2025

Police Chief

Date

☒
YES

☐
NO

Jerry Ewers
Jerry Ewers (Mar 18, 2025 10:46 CDT)

Mar 18, 2025

Fire Chief

Date

FINAL APPROVAL:

☒
YES

☐
NO

Matthew T. Mardesen
Matthew T. Mardesen (Mar 18, 2025 17:13 CDT)

Mar 18, 2025

City Administrator

Date

License # _____
Wallet # _____
Sticker # _____
Receipt # _____
Issued _____
Expires _____

CITY OF MUSCATINE

**APPLICATION FOR USE OF ANY STREET, SIDEWALK, ROADWAY, ALLEY,
PARK, PUBLIC WAY, PROPERTY OR FACILITY**

1. Name and address of applicant and sponsoring organization, if any:

Muscatine Area Farmers Market Inc.

Address: 2506 Park Avenue Suite C PMD 30

Telephone Number: 563-220-2708

E-mail Address: muscatinemarket@gmail.com

2. Type of event that is planned:

Farmers Market

3. Proposed location:

Lot #7 - 3rd St. across from Muscatine City Hall

4. Date(s)/Time(s): adding the final Saturday in October 25, 2025

5. Expected length of use: 4:30 am - 12:30 pm

6. Expected size of group: 45-55 vendors on the Saturday

7. Names of any person or persons in charge of the proposed use at the specified location:

Muscatine Area Farmers Market Inc. Board & Market Manager
Bonnie Buelt, Al Cardwell, Douglas Cocklin, Monica Duffe, Jodi Hanson, Larry Murray,
Mike Schneekloth, Mary Wildermuth
Market Manager - Douglas Cocklin

Address(es): 2506 Park Ave Suite C PMD 30, Muscatine, IA 52761

Telephone Number(s): 563-220-2708

E-mail Address(es): muscatinemarket@gmail.com

8. Names and addresses of any persons to be featured as entertainers or speakers:

to be determined.

9. List mechanical or electronic equipment to be used:

Speakers for musicians. Electrical is needed every Saturday from power post.

10. Number and type of any motor vehicles or other forms of transportation to be used, including bicycles, boats, carriages and golf carts:

N/A

11. Number and types of animals to be used:

N/A

12. A description of any sound amplification to be used:

Musician/DJ will have a small speaker.

13. Proposed monitoring of the group and/or activity including the number of people who will direct traffic, set up, clean up and maintain order, if necessary:

We have a Market Manager and board members on site.

14. All plans for the provision of security:

We have a Market Manager and board members on site.

15. Beer or wine consumption? Yes _____ No X

16. Describe any items to be sold or distributed:

Produce, Baked Goods, Canning Items, Hot Food, Handcrafted Items, Homegrown Flowers,

17. Is water connection requested: Yes _____ No X

18. Is electricity requested: Yes X No _____

19. Have you provided a layout site plan for your proposed activity or event? Yes X No _____

If yes, please attach.

If no, please explain:

20. Do you understand that you will be financially responsible for all site restoration needed to restore the site to pre-event status? Yes X No _____

The applicant agrees to indemnify, defend and save harmless the City of Muscatine, together with its agents, officers and employees, from any and all claims, lawsuits, damages, losses and expenses, of whatever nature, which may result from or arise from the activity or event covered by the permit, including but not limited to the use of public ways, irrespective of whether said claims are frivolous or meritorious.

Douglas Cocklin

Authorized Representative

03/14/2025

Date

Red areas are to be left open for emergency vehicles. NO setting up in these areas.

Yellow areas are for tent vendor set up only.

Purple area are for Trailer Hitch & Mobile Truck vendors only in row 5 & 6.

Blue area is for hot food vendors only in row 4. NO regular vendors allowed to set up with food vendors. 10' required to be left between food vendors (city code).

Orange triangles are where cones will be placed. You may set up at maximum 2 feet from the end of a parking space and no further. The end of a parking space is marked with yellow lines. Must leave 20 ft. across open (city code).

When arriving, set up at "Start Here" and start the domino effect. No setting up in random spaces and no gaps left open for other vendors (NO saving spaces for others). Start in row 1, 2, & 3. (No more than 3 ft between vendors)



EVENT: Pearl City Media

TO BE COMPLETED BY CITY DEPARTMENTS:

I have reviewed the attached application with the following recommendations:

Recommend
Approval

☒
YES

☐
NO

Richard Klimes
Richard Klimes (Mar 18, 2025 14:46 CDT)

Mar 18, 2025

Parks & Recreation

Date

Comments:

Approval Subject to attendance at preevent meeti

☒
YES

☐
NO

Jodi Royal-Goodwin
Jodi Royal-Goodwin (Mar 17, 2025 21:59 CDT)

Mar 17, 2025

Community Development

Date

☒
YES

☐
NO

Kevin Coon
Kevin Coon (Mar 18, 2025 10:17 CDT)

Mar 18, 2025

Public Works

Date

☒
YES

☐
NO

Steve Snider
Steve Snider (Mar 18, 2025 10:23 CDT)

Mar 18, 2025

Police Chief

Date

☒
YES

☐
NO

Jerry Ewers
Jerry Ewers (Mar 18, 2025 10:47 CDT)

Mar 18, 2025

Fire Chief

Date

FINAL APPROVAL:

☒
YES

☐
NO

Matthew T. Mardesen
Matthew T. Mardesen (Mar 18, 2025 17:13 CDT)

Mar 18, 2025

City Administrator

Date

License # _____
Wallet # _____
Sticker # _____
Receipt # _____
Issued _____
Expires _____

CITY OF MUSCATINE

**APPLICATION FOR USE OF ANY STREET, SIDEWALK, ROADWAY, ALLEY,
PARK, PUBLIC WAY, PROPERTY OR FACILITY**

1. Name and address of applicant and sponsoring organization, if any:

Pearl City Media/Discover Muscatine

Address: 215 E 2nd St., Muscatine IA 52761

Telephone Number: (563)259-7040

E-mail Address: info@pearlcitymedia.com

2. Type of event that is planned:

Annual community event featuring entertainment, holiday refreshments and decorations throughout the downtown community, promoting Muscatine throughout south east Iowa.

3. Proposed location:

Primary location of event: 2nd St from Pine to Mulberry plus each side street down to, but not including the alleyway area. Pine Street Parking lot. See included map

Start of setup (non-streets areas, sidewalks): 2 pm

Setup on side streets: 3 pm

Setup on 2nd St: 4 pm

Event: 5:00 pm - 8:30 pm (event); Start of setup: 2:00 pm throughout the area (not on streets)

Clean up: 8:30 - ? as needed

4. Date(s)/Time(s): Friday, December 5th

5. Expected length of use: 8 hours including setup and clean up; 2.5 actual event

6. Expected size of group: 3-5,000 based on previous MPD estimates

7. Names of any person or persons in charge of the proposed use at the specified location:

Chris Anderson, Josiah Anderson

Address(es): 208 W 2nd St #17

Telephone Number(s): (563)299-7387

E-mail Address(es): chris@pearlcitymedia.com

8. Names and addresses of any persons to be featured as entertainers or speakers:

On city property - Tiny's Tunes - DJs
Inside venues - ex. MHS Band/Orchestra, Miss Louise, similar to previous years

9. List mechanical or electronic equipment to be used:

Holiday displays (lights), sound amplification/speakers, PA
MPW lit truck, broadcast equipment

10. Number and type of any motor vehicles or other forms of transportation to be used, including bicycles, boats, carriages and golf carts:

Golf carts by events staff

11. Number and types of animals to be used:

On city property: None

12. A description of any sound amplification to be used:

DJ equipment
High school bands/choirs

13. Proposed monitoring of the group and/or activity including the number of people who will direct traffic, set up, clean up and maintain order, if necessary:

Monitoring of the event:
* minimum of two event volunteers at intersections plus 1 in the middle of the block
* vendor agreements will include directives on assisting in maintaining order if needed
* all will have access to event leadership for assistance if needed
* as in the past we would appreciate the continued partnership with the Muscatine Police Department for assistance, advice and guidance
Setup:
* each vendor/event is responsible for their own setup/tear down and agreement will include specific directives regarding setup times, setup options, tear down, clean up, etc.
* overall, PCM will provide overall direction, layout and resources and monitor vendors for compliance with directives
* PCM team will provide overall clean-up

14. All plans for the provision of security:

Pearl City Media will provide a volunteer team to coordinate with the Muscatine Police Department for security of the event. In addition to the minimum of two volunteers per block, the event will provide additional security based on recommendations/guidance of MPD.
Businesses that chose to be open during the event will be responsible for their own security or request assistance from the event that will be coordinated with event security and MPD (if needed).

15. Beer or wine consumption? Yes _____ No XX

16. Describe any items to be sold or distributed:

By the event: maps/flyers
Vendors: refreshments/small food items, small trinkets. All vendors/organizations wishing to sell/distribute will be referred to the City for appropriate permits. Vendors will be contractually bound for securing all trash/litter associated with their items.

17. Is water connection requested: Yes _____ No XX

18. Is electricity requested: Yes XX No _____

19. Have you provided a layout site plan for your proposed activity or event? Yes XX No _____

If yes, please attach.

If no, please explain:

Notes on attached plan:
* Communication with downtown businesses with maps, information and ability for feedback with begin in October
* Continuing the more defined central path through the event
* Dump trailer/s will be available to assist in trash collection
* Emergency access at the determination of MPD/MFD, but currently based on our understanding of their previous requests

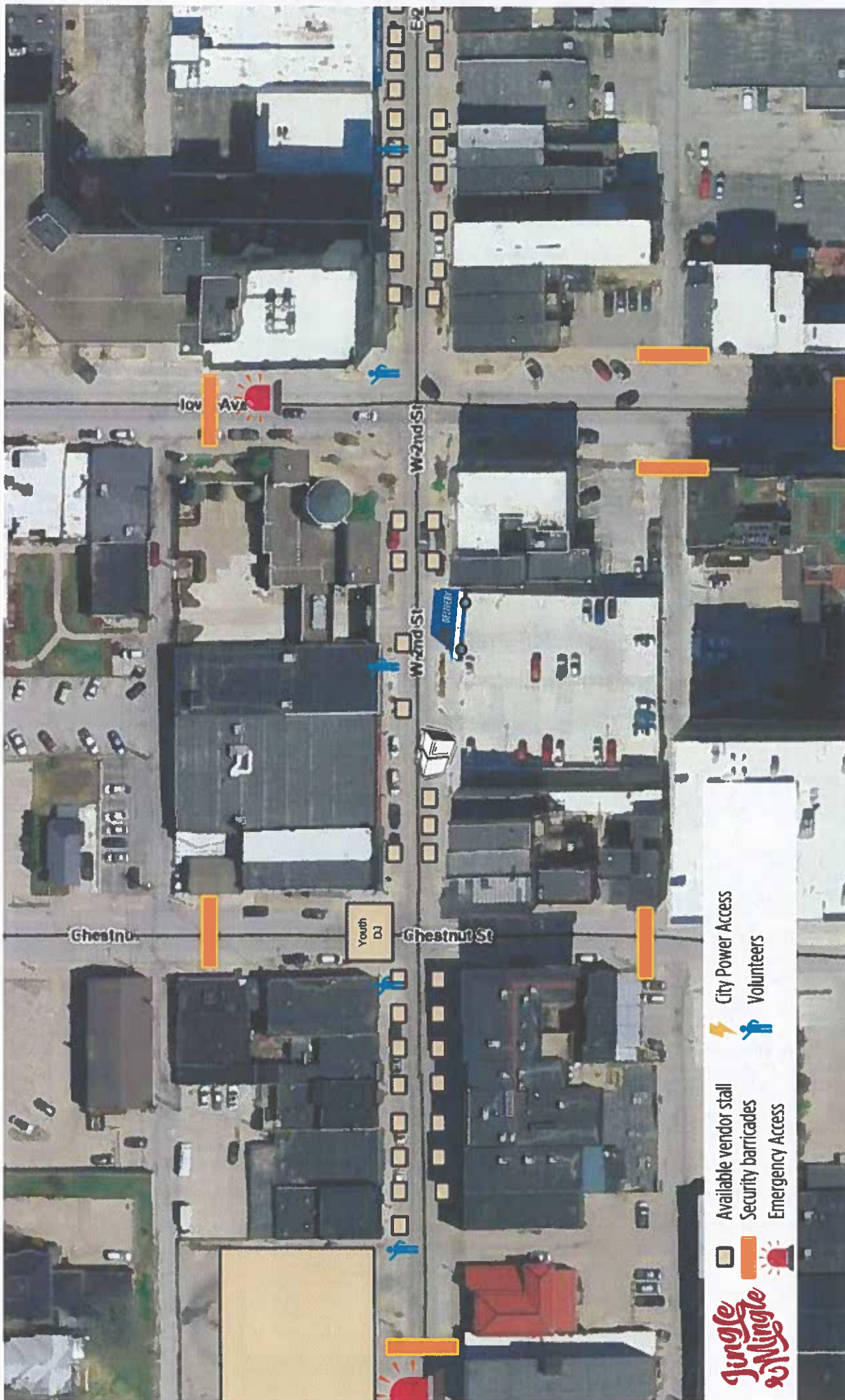
20. Do you understand that you will be financially responsible for all site restoration needed to restore the side to pre-event status? Yes XX No _____

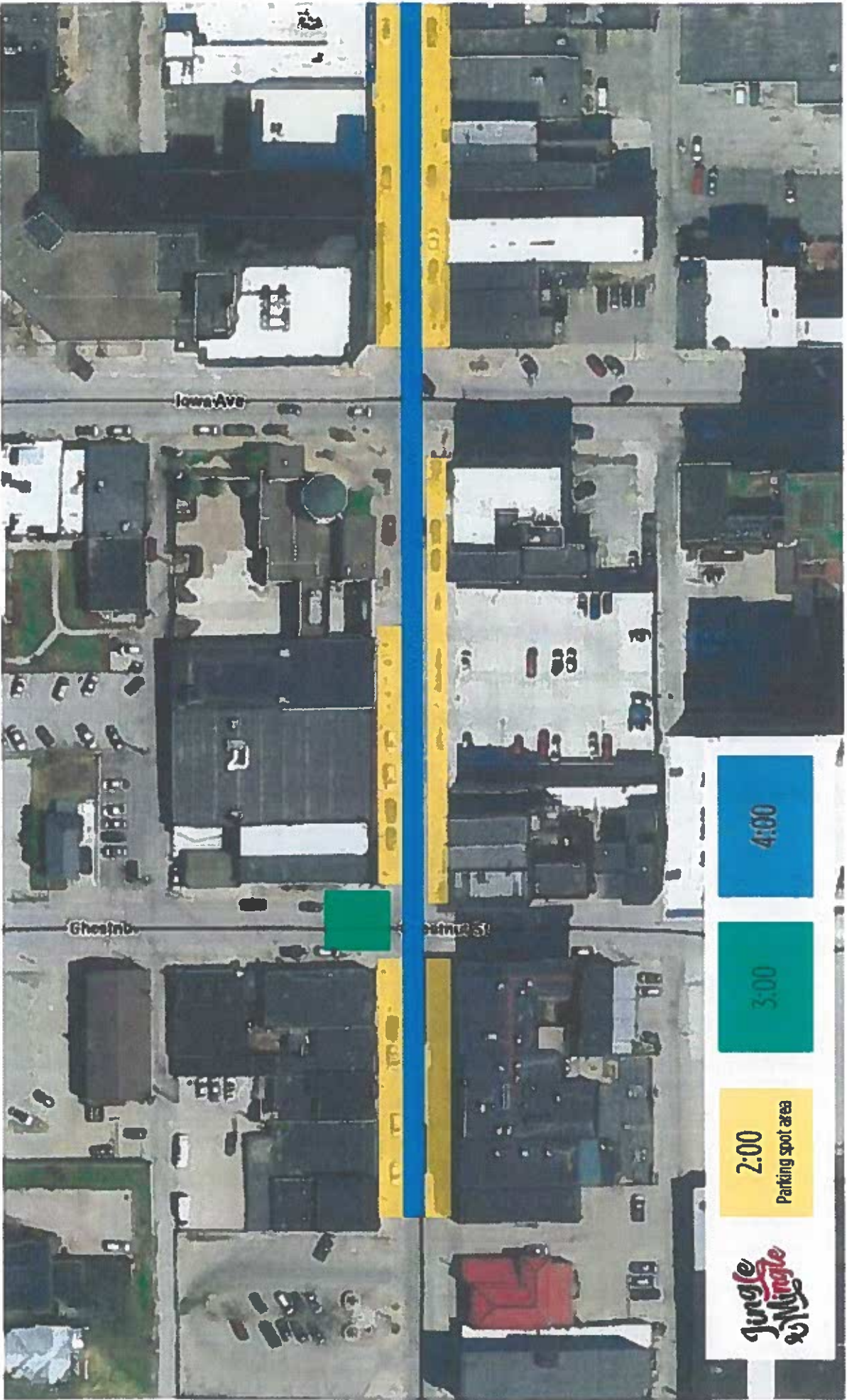
The applicant agrees to indemnify, defend and save harmless the City of Muscatine, together with its agents, officers and employees, from any and all claims, lawsuits, damages, losses and expenses, of whatever nature, which may result from or arise from the activity or event covered by the permit, including but not limited to the use of public ways, irrespective of whether said claims are frivolous or meritorious.


Authorized Representative

03/12/2025

Date





Muscatine County Board of Supervisors
Monday, March 17, 2025

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Sauer and Sorensen present. Mather was absent. Vice-Chair Chick presiding.

On a motion by Sorensen, second by Sauer, the agenda was approved as presented. Ayes: All.

A Public Hearing was called to order by Vice-Chair Chick at 9:01 A.M. on the adoption of regulations pertaining to private burial sites in Muscatine County and amendments to the Zoning Ordinance for the regulation of data centers.

County Development Director Eric Furnas held discussion with the Board on the proposed adoption of regulation pertaining to private burial sites in Muscatine County which was approved by the Zoning Commission on May 3, 2024. Furnas stated the Zoning Commission has recommended a definition in the ordinance for land use and to define what zoning districts should be allowed. The Zoning Commission recommended private burial sites be required to obtain a special permit in the R-1 Residential and the A-1 Agricultural District with established requirements. Furnas stated that both of the public hearings today is for additional public input or changes, if recommended. Furnas stated following the public hearing the actual ordinance amendments and the three required hearings will be scheduled. No one from the public spoke for or against the proposed adoption of regulation pertaining to private burial sites in Muscatine County.

On a motion by Sorensen, second by Kirchner, the public hearing was closed at 9:09 A.M. on the proposed adoption of regulation pertaining to private burial sites in Muscatine County. Roll call vote: Ayes: All.

A Public Hearing was called to order by Vice-Chair Chick at 9:10 A.M. on the adoption of amendments to the Zoning Ordinance for the regulation of data centers. Furnas reviewed the definition of the cryptocurrency mining or production installations and data center as a physical facility that uses computing and networking equipment to collect, store and process data, as well as distribute and access resources. It may also include supporting equipment such as batteries, back-up generators and cooling equipment. The Board held discussion regarding the concerns of data centers in regards to electricity usage, water consumption and the risk of fire. Information Services Bill Riley stated a concern with approved data centers using modular power centers. Sorensen stated concerns that the county tax payer may incur costs if nuclear power became a reality within the range of a data center. No one from the public spoke for or against the proposed amendments to the Zoning Ordinance for the regulation of data centers.

On a motion by Sorensen, second by Kirchner, the Board the public hearing was closed at 9:21 A.M. on the amendments to the Zoning Ordinance for the regulation of data centers. Roll call vote: Ayes: All.

A Public Hearing was called to order by Vice-Chair Chick at 9:22 A.M. on proposed

amendments to the Fiscal Year 24/25 Muscatine County Budget.

Budget Administrator Kala Naber held discussion with the Board regarding the Fiscal Year 24/25 Muscatine County Budget. Naber stated budget amendments do not increase taxes but align the current department budgets with the actual expenditures and revenues that are occurring. Naber reviewed the budget proposed amendments by service area.

On a motion by Sorensen, second by Sauer, the public hearing was closed at 9:25 A.M. Roll call vote: Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #03-17-25-01 Amending the Fiscal Year 24/25 Budget. Roll call vote: Ayes: All.

**RESOLUTION #03-17-25-01
AMENDING THE FISCAL YEAR 2024/25 BUDGET**

WHEREAS, the Board of Supervisors has held a Public Hearing pursuant to Chapter 331, Code of Iowa, to amend the Fiscal Year 2024/25 County Budget; and

WHEREAS, the explanation is increased expenditures and increased revenues during the current fiscal year; and

WHEREAS, after consideration of all comments at said hearing, the Board of Supervisors has determined that it will be necessary to amend the Fiscal Year 2024/25 budget; and

WHEREAS, the amendment does not increase the taxes to be collected in the Fiscal Year ending June 30, 2025;

THEREFORE, BE IT HEREBY RESOLVED that the following service area expenditures and revenues of the Fiscal Year 2024/25 County Budget be amended:

PUBLIC SAFETY & LEGAL SERVICES expenditures increased by	\$570,500
PHYSICAL HLTH & SOCIAL SERVICES expenditures increased by	\$9,300
COUNTY ENVIRONMENT expenditures increased by	\$181,305
ROADS & TRANSPORTATION expenditures increased by	\$0
GOV'T SERVICES TO RESIDENTS expenditures increased by	\$0
ADMINISTRATION expenditures increased by	\$25,000
NONPROGRAM expenditures increased by	\$0
CAPITAL PROJECTS expenditures increased by	\$76,520
DEBT SERVICE expenditures increased by	\$0
	\$862,625
INTERGOVERNMENTAL revenues increased by	\$79,920
LICENSES & PERMITS revenues increased by	\$0
CHARGES FOR SERVICES revenues increased by	\$106,500

USE OF MONEY & PROPERTY revenues increased by	\$900,000
MISCELLANEOUS revenues increased by	\$128,505
LONG TERM DEBT PROCEEDS increased by	\$0
PROCEEDS OF FIXED ASSET SALES increased by	<u>\$0</u>
	\$1,214,925

PASSED AND APPROVED this 17th day of March, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Danny Chick, Vice-Chair
Muscatine County Board of Supervisors

On a motion by Sorensen, second by Kirchner, the Board approved Resolution #03-17-25-02 Fiscal Year 24/25 Budget Appropriations. Roll call vote: Ayes: All.

**RESOLUTION # 03-17-25-02
FY 2024/25 BUDGET APPROPRIATIONS**

WHEREAS, a public hearing has been held pursuant to Section 331.434(6), Code of Iowa, regarding proposed increases in expenditure amounts for Fiscal Year 2024/25: and

WHEREAS, the amendment does not increase the taxes to be collected in the Fiscal Year ending June 30, 2025: and

WHEREAS, all comments from the public have been heard;

THEREFORE, BE IT RESOLVED that the following amounts be appropriated as follows:

01	Board/Administration	0
02	Auditor	0
03	Treasurer	0
04	Attorney	0
05	Sheriff	10,000
06	Jail	554,500
07	Recorder	0
20	Engineer	0
22	Conservation Board	145,705
24	DHS	0
25	Community Services	0
28	Medical Examiner	0
30	Court Services	0
31	Board of Health	3,400

51	General Services	0
52	Information Services	25,000
53	Zoning	23,500
60	Mental Health Administration	0
99	Nondepartmental	100,520
	Subtotal Expenditures	862,625
	Transfers	1,866,500
	Total Including Transfers	\$2,729,125

It is further resolved that all appropriations made pursuant to this RESOLUTION lapse at the close of business on June 30, 2025.

Passed and approved this 17th day of March, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Danny Chick, Vice-Chair
Muscatine County Board of Supervisors

On a motion by Sauer, second by Sorensen, the Board approved claims dated March 17, 2025 in the amount of \$976,951.53. Ayes: All.

Muscatine County Historic Preservation Commissioners Lynn Pruitt and Bill Koellner held discussion and possible action authorizing the Historic Preservation Commission to purchase and install 12 inch by 18 inch signage to commemorate historic transportation. Pruitt stated at this time there are approximately 25 signs to place in the county at historic ferry crossings where railroads used to travel and also place signage where there were depots. Koellner stated they have received positive comments on the signage they placed for the historic school and churches project. County Engineer Bryan Horesowsky requested the Historic Preservation Commission work with the Engineer's department with the placement of signs. Koellner stated the Commission will work with the department. Koellner stated the "Preserve Iowa Summit", the state's premier conference will be held June 5-7, 2025 at the Merrill Hotel with tours of historic sites.

On a motion by Sorensen, second by Kirchner, the Board authorized the Historic Preservation Commission to purchase and install signage to commemorate historic transportation features throughout Muscatine County. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved Resolution #03-17-25-03 Authorizing Weight Embargoes on Secondary Roads in Muscatine County, Iowa. Roll call vote: Ayes: All.

RESOLUTION # 03-17-25-03
AUTHORIZING WEIGHT EMBARGOES ON SECONDARY ROADS
IN MUSCATINE COUNTY, IOWA

WHEREAS, the Muscatine County Board of Supervisors recognizes that recent weather conditions have caused soft subgrade and surface conditions to develop on some Secondary Roads; and

WHEREAS, Sections 321.236(8), 321.255, 321.471 and 321.473 of the Code of Iowa provide the authority for local authorities to impose restrictions as to the weight of vehicles to be operated on any highway under their jurisdiction and Section 321.463 establishes the penalty for violating said restrictions;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of Muscatine County, Iowa, that an embargo be authorized where necessary on the Secondary Roads System for Muscatine County. The County Engineer is directed to restrict all traffic to an 11-ton gross load where deemed necessary on certain sections of the road system and to erect signs to advise the traveling public of these limits, in accordance with Section 321.472. If conditions warrant, the embargo is rescinded by the removal of signs by direction of the County Engineer.

Passed and approved this 17th day of March, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Danny Chick, Vice-Chair
Muscatine County Board of Supervisors

County Engineer Bryan Horesowsky updated the Board on secondary road projects and stated he attended the Region 9 Transportation Technical Committee meeting.

Furnas reviewed a variance granted by the Muscatine County Board of Adjustment on March 7, 2025. Case #25-03-01, an application filed by Deven Wilson, Record Owner who requested to allow the Zoning Administrator to issue a variance to allow an accessory structure to be built in the front yard space. The affected property is located in Bloomington Township, in parts of the NE ¼ of Section, 13-T77N-R2W, 2772 180th Street, containing approximately 22.76 acres, and is zoned R-1 Residential District. The Board of Adjustment determined that the accessory structure would not negatively impact the public or surrounding parcels. Due to the property's topography, there are limited flat spots to build. The property is accessed via easement across agricultural property, so it does not have frontage to any public roadway.

On a motion by Sorensen, second by Sauer, the Board accepted a variance for Case #25-03-01 granted by the Muscatine County Board of Adjustment. Ayes: All.

Furnas held discussion with the Board regarding Resolution #03-17-25-04 Approval of the Combined Preliminary and Final Plat of AUR Northland Subdivision. Furnas stated an

application has been filed by Matthew Elam, Record Owner, and AUR Northland LLC, Proposed Buyer, requesting approval of the combined preliminary/final plat of the one lot subdivision, AUR Northland Subdivision. The proposed subdivision would be located in Sweetland Township, in the SW ¼ of Section 19-T77N-R1W, and would contain approximately 3.26 acres. The reasons for allowing the request, the Zoning Commission found that the lot would meet the required lot size for the R-1 Residential District, the property will remain zoned R-1 Residential and the new lot will be used for a Data Center and not a dwelling, the requirement for a subdivision road could be waived.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #03-17-25-04 Approval of the Combined Preliminary and Final Plat of AUR Northland Subdivision. Roll call vote: Ayes: All.

RESOLUTION #03-17-25-04
APPROVAL OF THE COMBINED PRELIMINARY AND FINAL PLAT OF
AUR NORTHLAND SUBDIVISION

WHEREAS, there has been presented before the Board of Supervisors of Muscatine County, Iowa, a dedication and plat of the proposed subdivision “AUR Northland Subdivision”; and

WHEREAS, said plat has heretofore been approved by the Zoning Commission of Muscatine County, Iowa; and

WHEREAS, said dedication and plat fully conform with all laws of the State of Iowa and all ordinances of Muscatine County, Iowa, applicable thereto; and

WHEREAS, the platting of said subdivision is conducive to orderly development within Muscatine County, Iowa, is not in conflict with any extensions of the established road systems of Muscatine County, Iowa, and is in harmony with the comprehensive plan of zoning now in effect within Muscatine County, Iowa; and

WHEREAS, the subdivision of said real estate and the plat thereof were accepted and approved by the Muscatine County Board of Supervisors following a public meeting on March 17, 2025.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Muscatine County, Iowa, as follows:

- Section 1. The said subdivision is hereby designated as “AUR Northland”, a subdivision in Muscatine County, Iowa, and that the descriptions of lots and parcels of land located therein shall be according to the number and designation thereof as set forth on said plat.
- Section 2. The Chairperson of the Board of Supervisors and the Auditor of Muscatine County, Iowa, are hereby authorized and directed to certify this Resolution in order that the same and all other matters material to said subdivision may be recorded in the Office of the Recorder of Muscatine County, Iowa.

PASSED and APPROVED this 17th day of March, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Danny Chick, Vice-Chair
Muscatine County Board of Supervisors

On a motion by Sorensen, second by Kirchner, the Board re-appointed Janelle Spies on the Muscatine County Zoning Board of Adjustment for a five-year term ending March 31, 2030. Ayes: All.

Furnas requested a Board consensus to contact Terry Goerd, E-2 Commercial Electrical Inspector, to begin the contracting process with him, as there is no one currently within the zoning staff with this required commercial industrial inspector license. The Board consensus was to allow Furnas to start the contracting process/paperwork with Goerd.

On a motion by Sorensen, second by Sauer, the Board approved to name the Budget Administrator acting Budget and Administrative Services Director with placement at Grade 18 Step 5, effective today March 17, 2025. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #03-17-25-05 Suspending the Collection of Taxes. Roll call vote: Ayes: All.

**RESOLUTION #03-17-25-05
SUSPENDING THE COLLECTION OF TAXES**

WHEREAS, notice from the Director of Human Services has been received regarding the eligibility of Mervin Preston, Muscatine, Iowa, (the ‘recipient’) for medical and facility care; and

WHEREAS, as such recipient of such assistance is deemed to be unable to contribute to the public revenue pursuant to Section 427.9, Code of Iowa; and

WHEREAS, the recipient is the owner of property described as follows:

Address:	4605 Concert St, Muscatine, IA 52761
Parcel No:	0918201960/WS300840
Legal Description:	18-77-1W Bldgs on Leased Land Lot 213 Ripleys/70AA45435 1998 FRSN Mobile Home WS300840 05 Gry Ripleys

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors:

1. That the County Treasurer is hereby ordered to suspend the collection of all taxes, including special assessments, rates or charges, interest, fees and costs for the current year and those unpaid from prior years. As long as the petitioner is authorized by DHS no interest accrues during suspension but payments can be made.
2. If the parcel is sold, passes by bequest or inheritance to any person other than the spouse or minor child of the petitioner, all taxes and special assessments become due and payable by the next semi-annual installment date. Interest at the rate of 1 ½% per month will start on the next delinquency date after the suspended taxes become due.

Passed and approved this 17th day of March, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Danny Chick, Vice-Chair
Muscatine County Board of Supervisors

On a motion by Sauer, second by Sorensen, the Board approved a renewal application for a Class C Retail Alcohol License and Outdoor Service Permit for West Liberty Golf & Country Club, 1248 Country Heights Lane, West Liberty, Iowa. Ayes: All.

On a motion by Kirchner, second by Sauer, the Board approved a renewal and ownership change application for a Special Class C Retail Alcohol License and Outdoor Service Permit for Muscatine Municipal Golf Course, 1820 Hwy 38, Muscatine, Iowa. Ayes: All.

On a motion by Sorensen, second by Kirchner, the Board approved the minutes of the March 10, 2025 regular meeting. Ayes: All.

Correspondence:

Chick and Sorensen received an email from Emergency Management Director Chris Jasper regarding the delivery of Drainage District #13 pumps.

Chick received a phone call from Ron McConnaha regarding the annual Tax Budget Statement he received.

Kirchner received a phone call from a resident regarding solar energy questions and asked if he could address the Board sometime in the future.

Committee & Meeting Reports:

Chick attended a Greater Muscatine Chamber of Commerce and Industry Finance Committee meeting on March 11, 2025.

Chick attended a Mississippi Valley Workforce Area Board Operations meeting on March 12, 2025.

Sorensen attended a Greater Muscatine Chamber of Commerce and Industry Advocacy Meeting on March 11, 2025.

Furnas updated the Board on the County Courthouse Roof project stating the top of the roof is finished and the upper-level scaffolding will be coming down this week.

Emily Daufeldt, 1176 Davis Avenue, West Liberty, Iowa, addressed the Board with a handout stating her thoughts and concerns on the impact of proposed solar energy farms and levels of PFAS (per and polyfluoralkyl substances).

The meeting was adjourned at 10:30 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chair
Board of Supervisors

Muscatine County Board of Supervisors
Monday, March 24, 2025

The Muscatine County Board of Supervisors met in regular session at 9:00 A.M. with Chick, Kirchner, Mather, Sorensen and Sauer present. Chairperson Mather presiding.

On a motion by Sorensen, second by Sauer, the agenda was approved as presented. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved Resolution #03-24-25-01 Suspending the Collection of Taxes. Roll call vote: Ayes: All.

**RESOLUTION #03-24-25-01
SUSPENDING THE COLLECTION OF TAXES**

WHEREAS, notice from the Director of Human Services has been received regarding the eligibility of Alexis Anaya c/o Maggie Anaya and Georgina Munoz, Conesville, Iowa, (the 'recipient') for medical and facility care; and

WHEREAS, as such recipient of such assistance is deemed to be unable to contribute to the public revenue pursuant to Section 427.9, Code of Iowa; and

WHEREAS, the recipient is the owner of property described as follows:

Address: 514 Burlington St, Conesville, IA 52739
Parcel No: 1117302026
Legal Description: 17-76-4W N 307' Lot 4 Singleton's SD W ½ SW ¼

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Muscatine County Board of Supervisors:

1. That the County Treasurer is hereby ordered to suspend the collection of all taxes, including special assessments, rates or charges, interest, fees and costs for the current year and those unpaid from prior years. As long as the petitioner is authorized by DHS no interest accrues during suspension but payments can be made.
2. If the parcel is sold, passes by bequest or inheritance to any person other than the spouse or minor child of the petitioner, all taxes and special assessments become due and payable by the next semi-annual installment date. Interest at the rate of 1 ½% per month will start on the next delinquency date after the suspended taxes become due.

Passed and approved this 24th day of March, 2025.

ATTEST:

/s/Tibe Vander Linden
Muscatine County Auditor

/s/Nathan Mather, Chairperson
Muscatine County Board of Supervisors

On a motion by Chick, second by Kirchner, the Board approved a new ownership application for a Special Class C Retail Native Wine License and Outdoor Service Permit for Glasson Wines LLC dba Ardon Creek Vineyard and Winery 2399 Independence Avenue, Letts, Iowa 52754. Ayes: All.

On a motion by Sorensen, second by Sauer, the Board approved the minutes of the March 17, 2025, regular meeting. Ayes: All.

Correspondence:

Sauer received two calls from citizens regarding solar power. Sauer stated one caller stated they were in favor of solar power and the other caller was against it.

Sorensen received two calls from citizens. Sorensen stated one call was regarding solar power and the other call concerned another topic.

Sorensen received several correspondences regarding the disability service access points for conservator and guardianships in regards to the ASO with the Eastern Iowa Mental Health Region.

Mather and Kirchner received a call from a citizen regarding solar power.

Mather received photographs from Lynn Pruitt from the Historic Bridge Foundation.

Mather received information regarding the West Liberty Library Annual Meeting.

Chick received a call from Diane Glenney on solar power.

Chick received an email from Jim Simons regarding a property. Chick spoke to County Development Director Eric Furnas regarding the property.

Committee & Meeting Reports:

Chick and Kirchner attended the Muscatine County Fair Event Center ground-breaking Ceremony on March 19, 2025.

Sorensen attended an Eastern Iowa Mental Health Region meeting on March 17, 2025.

Sauer attended the County Conservation Board meeting on March 17, 2025.

Sauer attended the River Bend Transit Board of Directors meeting on March 19, 2025.

Sauer attended the Muscatine County Board of Health on March 19, 2025.

Chick questioned if the pumps to the Drainage District #13 pumping station were delivered. Emergency Management Director Chris Jasper stated the pumps are being delivered today and are expected to be welded in place tomorrow.

Jasper stated today starts Iowa Severe Weather Awareness Week. Jasper stated the Iowa state-wide tornado drill will occur on Wednesday, March 26, 2025 at 10:00 A.M., which Muscatine will participate in to set off the outdoor sirens. Jasper stated the regular monthly siren tests will start in April and run through October. Jasper reviewed the county burn ban process stating the fire chiefs throughout the county determine when the ban is placed and when it is lifted. Jasper stated the policy will be reviewed. The county burn ban is still in place as there are 40-45 mile per hour winds expected today.

County Attorney Jim Barry updated the Board regarding the group representing the county on litigation on opioids has stated the law suits for manufacturers, pharmacies and chain stores are through the process and they are now working on the pharmacy benefit managers. The proposal

is to eliminate anyone from the class for purposes of the lawsuit who is less than 50,000 in population, which will be Muscatine County. If there are any funds received then Muscatine County will still participate with the distribution of the funds. Barry recommended to proceed with the council's litigation strategy and reasoning based on what has happened in the federal court system to date. The Board consensus was to proceed with the recommendation.

The Board recessed at 9:10 A.M. and reconvened at 9:15 A.M.

On a motion by Sorensen, second by Sauer. The Board went into closed session at 9:16 A.M. (at employee's request) pursuant to Chapter 21.5.1 (i), Code of Iowa, for performance evaluation. Roll call vote: Ayes: All. On a motion by Sorensen, second by Sauer, the Board returned to open session at 9:39 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 9:39 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors

Muscatine County Board of Supervisors
Monday, March 24, 2025

The Muscatine County Board of Supervisors met in special session at 9:00 A.M. with Chick, Kirchner, Mather, Sorensen and Sauer present. Chairperson Mather presiding.

On a motion by Sorensen, second by Sauer, the agenda was approved as presented. Ayes: All.

A Public Hearing was called to order by Chairperson Mather at 10:00 A.M. on the FY25/26 Muscatine County Proposed Property Tax Levy.

Budget and Administrative Services Director Kala Naber presented the Public Hearing Notice with the current year county-wide certified property tax of \$15,998,419.00 (county wide) with a proposed increase of \$763,945.00 and the current rural amount of \$2,641,659.00 with an increase of \$90,205.00. Naber stated the main reason for the increase is due to the 218% increase for Jail Medical Services as the services are being contracted with Advanced Correctional Health for required jail nurses, supervisor and mental health professionals. Naber reviewed a graph of the services the county provides and reviewed each service area. Sorensen stated the overall county budget expenditures is \$55,000,000 with property tax dollars to be collected at approximately \$18,000,000. Naber reviewed the county expenditures presentation for secondary roads and the jail and how each expenditure is funded. Mather stated the federal and other county reimbursements the county receives for housing federal or other county inmates help to defray some of the costs for our jail. Naber reviewed the breakdown of the proposed tax budget statement each parcel owner received.

Naber reviewed a tool on the county website to estimate your property taxes. Naber stated the tool is found under the Administration Office page "Quick Links" the "Proposed Property Tax Notices" and click on "Citizen Property Tax Estimator FY25-26". Naber stated citizens can input their assessed property value for 2023 and 2024 (found on the MAGIC website) and proposed tax rates for school, county and city to estimate property taxes. Naber stated the rollback (state limitation on growth assessment) is included in the estimator with the FY25/26 rollback having been set by the state at 47,432% and current year is set at 46,343%.

Rodney Bowman, 105 Pond Street, Muscatine, questioned the percentage increase shown on the tax budget statement. Sorensen stated the estimator on the tax budget notice shows a 13% proposed tax increase however the county proposed tax increase is 4.2%. Bowman stated he is almost 73 years old and received a 3% cost of living increase from the federal government under Social Security benefits and in turn has to pay additional Medicare cost. Bowman asked why the county is not held to the same 3% increase. Sorensen stated the current county urban tax rate is 6.97688 with a proposed FY25/26 urban tax rate of 7.02601 which is a .05 cent per thousand increase. Bowman stated his property has received three raises in assessment values over the past 10 years. Bowman stated at some point there is a limit in what his expenses can stand. Chick stated the county is held to a state standard with assessment values. Chick stated state legislation is under review for valuations at 2% with seniors being capped at current values. Chick stated assessment values are not controlled by the Board of Supervisors. Bowman stated something

needs to happen to drive down property taxes as property assessments have risen and people will move out of the county. Mather questioned if Bowman has challenged his assessment.

Neil Nelson, 105 Summer Place, Fruitland, stated he has called to question the increase in his property valuation/assessment and he was told that if he challenged his assessment, the assessment will go up as he may be hiding things. Nelson stated he was accused of having things on this property that he does not have. Nelson stated he understands the Board does not have control over property valuations however the Board are our representatives and something needs to be done regarding the tax rate. Nelson stated the time of the public hearing held during the week in the morning does not allow working citizens to attend. Mather stated the public hearings held in the evening have not been well attended and the county does accept written comments. Mather stated the difficulty with budgeting is that prices have gone up and hiring has been difficult to fill positions. Mather stated a large portion of the county wages are through collective bargaining and in the past year the union went to arbitration which cost the county. Mather reviewed the county received \$8.2 million in American Rescue Plan Act (ARPA) funds in the past several years from the federal government which enabled the county to not tax citizens for projects, however that money has been allocated and will be exhausted this year. Mather reviewed the county fund accounting process, restrictions and additional levies. Chick stated the county insurance premiums raised approximately \$800,000 in the past year. Chick stated he would personally like to see the tax levy increase be lowered. Sorensen stated there are a lot of unknown costs when budgeting for the upcoming year. Naber presented the Tax Levy Rate History for 2007 to current which shows the county levy has lowered over the time span shown.

Dan Dipple, Sweetland Township, stated he is a new property owner (since 2010), and his annual property taxes were originally \$5,000 and now they are over \$10,000 a year. He stated his concern that the Board should try to limit the tax increases as the property assessments continue to increase. Dipple stated 52% of property taxes goes to schools and stated his concerns with the funding school boards have made. Dipple stated maybe the county needs to make some hard decisions that may limit some of the services we receive.

Peggy Gordon, 802 Wier Street, Muscatine, asked the Board if any budget items have been reduced or cut and asked the Board to explain the budget process. Mather stated starting in January the Board has four budget hearings that are open to the public which is when each department budget is presented and reviewed. Mather reviewed several department budgets.

Carol Anthony, 2366 Highway 22, Muscatine, asked if the proposed tax levies would be altered as she believes property assessments are not based on facts. Anthony encouraged citizens to use the tool on the county website to estimate your own property taxes. Anthony stated her assessment is incorrect based on features on her property. Anthony asked if this public hearing makes the budget negotiable at some point. Chick stated the budget cannot be raised but could be lowered. Anthony asked what are the factors that would make the Board choose alterations of the budget. Mather stated finding alternative sources to fund the budget. The Board has been reviewing to add or increase the fees that the county charges for certain services.

Neil Nelson, 105 Summer Place, Fruitland, stated in his prior employment with MidAmerican Energy and Muscatine Power and Water, he has worked with the budget process that started in January and lasted until June. Nelson stated he has also served on City of Fruitland Council and worked with the budget process being reviewed every week from January to mid-March. Nelson stated he finds it interesting that the Board only works on the budget for four days. Nelson asked the Board if they have ever done zero based budget to build the budget from the ground up. Nelson stated to the Board to do the right thing and not where they sit on the Board at election time. Sorensen clarified that the Board starts the budget process in October and there are many more hours involved than just the four public meetings that Mather mentioned.

Phillipa Clester stated she lives in Davenport and is representing her brother's estate. Clester stated her concern with her late brother's property tax increases in the past year with the drainage district pump project taxes. Clester expressed her concern with her son's desire to buy part of her late brother's property and the high tax increases she has experienced. County Auditor Vander Linden stated the parcel(s) in question can be reviewed by her office. Sorensen stated the Drainage District #13 (DD#13) pump project was a short-term project and was for the benefit of the district. Sorensen stated the DD#13 has currently lost two pumps that may create additional cost to the district.

Charles Lawrence, 1808 Briarwood Lane, Muscatine, stated last year he spoke at the county public hearing and was impressed that he was allowed to talk more than three minutes (as the School District and City of Muscatine only allowed three minutes at their public hearings). Lawrence stated if citizens attend the School District or City public hearings, they may not be allowed to talk over three minutes. Lawrence stated his concerns with the Muscatine Journal who does not publish the public meeting agendas as in the past. Lawrence stated the paper does get paid after the meetings to publish the minutes. Lawrence stated his research has shown Iowa has the 10th highest taxes in the nation and there is not an income problem but a spending problem. Lawrence stated his concern with taxes being a state problem.

Naber reviewed information regarding where the taxes are dispersed between the tax entities, such as various cities, various school districts, assessor, ag extension, etc. Naber presented information of the tax rate history over the past 20 years.

Sorensen reviewed the valuation process as the valuation of properties is a market representation of the value of the property. Sorensen stated in the past three years the cost increase of building houses has been 10-15% (per the NAHP – National Affordable Housing Professional), where historically it has been 3% in the past. Sorensen stated housing has been selling at 30% over market value as there is a shortage of housing, which drives up the valuation process. Sorensen stated the county does not control rollbacks as it is set by the state based on the valuations per class. Sorensen stated the county is reviewing fees for services and if changes per Iowa Code can be made. Sorensen reviewed the cost of secondary road equipment increase in costs that have occurred over the past several years.

Will Mueller, 2706 Lucas Street, Muscatine, stated he is recently retired from the Marine

Corps and currently works for the city. Mueller stated he has worked for the federal government for a long time with work at the Pentagon for the Marine Corps. Mueller stated he has seen some alarming trends with government budgets with soft items purchased. Mueller stated working with budgeting is a hard job and asked if there is a line-item assessment to each individual entity to hold people accounting for soft items being purchased.

Mather reviewed that each department prepares line-item budgets that are carefully reviewed. Mather stated that it is important to know that we do typically come in under budget at 97-98%. Mather stated there is uncertainty in what wages will be paid over the next year due to union negotiations. Mather stated the county cannot run on a shoe string budget as the county runs on taxes paid twice per year. Mather stated the Board has worked hard to prepare the budget as they also pay property taxes as property owners. Mather thanked the attendees for their input as it is rare to have this much input.

Sorensen stated the county has obligations through Iowa Code to pay for such as indigent burials, shelter services (citizens misplaced for whatever reason) and autopsies. Sorensen stated for the upcoming fiscal year there is also uncertainty with four union contracts and personnel issues. Sorensen stated the county has historically maintained a healthy fund balance in order to be prepared for uncertainty. Sorensen stated the state legislature is reviewing the property tax process and significant changes are being studied.

Neil Nelson stated in his work history he challenged the budget to come in under budget at a lower percentage like 1.5%. Sorensen stated for cities and the county, most of the tax dollars are for services and what services are citizens willing to give up. Sorensen reviewed the local option sales tax the secondary roads department receives and how it is put back into road maintenance. Mather reviewed the five-year plan for the County Engineer's department for bridge and culvert repairs/replacements and the increased costs due to federal regulations. Sorensen reviewed the process for the improvements of the levee which took over eight years of government approvals in which the project was then completed in eight months.

On a motion by Chick, second by Sauer, the public hearing was closed at 11:30 A.M. Roll call vote: Ayes: All.

The meeting was adjourned at 11:30 A.M.

ATTEST:

Tibe Vander Linden
County Auditor

Nathan Mather, Chairperson
Board of Supervisors

3/28/2025 ACH PAYROLL CHECKS	MISSION SQUARE ICMA RETIRE	13,611.38
3/28/2025 ACH PAYROLL CHECKS	MISSION SQUARE ICMA RC	2,201.29
3/28/2025 ACH PAYROLL CHECKS	MUNCIPAL FIRE & POLICE	84,120.27
3/28/2025 ACH PAYROLL CHECKS	MUNCIPAL FIRE & POLICE	5,920.00
3/28/2025 PAYROLL CHECKS	AFA FLEX BILLING	4,770.72
3/28/2025 PAYROLL CHECKS	AFLAC	549.16
3/28/2025 PAYROLL CHECKS	ALLSTATE	14.94
3/28/2025 PAYROLL CHECKS	AMERICAN FIDELITY	3,433.59
3/28/2025 PAYROLL CHECKS	CITY OF MUSCATINE	34,520.87
3/28/2025 PAYROLL CHECKS	POLK COUNTY	65.27
3/28/2025 PAYROLL CHECKS	POTTAWATTAMIE CO	233.93
3/28/2025 PAYROLL CHECKS	STATE OF IL	198.40
3/28/2025 PAYROLL CHECKS	UNITED WAY	148.00
3/28/2025 PAYROLL CHECKS	ATTN: REVENUE ADMIN	1,812.16
4/1/2025 SPECIAL CHECK	JACKSON AXLEY	28.00
4/1/2025 SPECIAL CHECK	LAW OFFICES OF HOPKINS & H	180.00
4/1/2025 SPECIAL CHECK	MAKR DIERCKS	22.00
4/1/2025 SPECIAL CHECK	MUSCATINE COUNTY SHERIFF	80.00

BILLS FOR APPROVAL SUMMARY**April 4, 2025****Computer Bill Lists**

Regular Bills 4/4/25		\$	1,157,600.77
Special Ck Run 4/1/25	Operating		208.00
Special Ck Run 4/1/25	Elderly		102.00
Payroll Vendor Checks 3/28/25			45,747.04
Payroll Vendor ACH Payments 3/28/25			105,852.94
	Subtotal	\$	<u>1,309,510.75</u>

ACH Debit Memo Payments

Wellmark Insurance	Health/Dental Insurance March	\$	84,000.00
Wellmark Insurance	Health/Dental Insurance March		84,000.00
Payroll Account	Transfer		461,878.92
Payroll Account	Transfer		308.15
Treasurer State of Iowa	State Tax Withholding		22,427.73
Treasurer State of Iowa	State Tax Withholding		13.22
Iowa Insurance Division	509A Filing Fee		101.59
Internal Revenue Service	Federal Withholding		118,328.41
Internal Revenue Service	Federal Withholding		53.26
Treasurer State of Iowa	Sales Tax		29,974.71
	Subtotal	\$	<u>801,085.99</u>

Voucher Program

Various Landlords	Actual April Rent	\$	(3,003.00)
		\$	<u>(3,003.00)</u>

Voids

Void CK 4/1/25	Elderly	\$	(1,922.47)
Void CK 4/1/25	Operating		(6,418.53)
	Subtotal	\$	<u>(8,341.00)</u>

Total Expenditures	\$	<u><u>2,099,252.74</u></u>
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Accounts Payable

Transactions by Account

User: SMeyer
 Printed: 04/01/2025 - 3:08PM
 Batch: 00001.04.2025



City of
MUSCATINE
 City Hall
 215 Sycamore St
 Muscatine, Iowa 52761
www.muscatineiowa.gov
 (563) 264-1550

Account Number	Vendor	Description	GL Date	Check No	Amount	PO No
1000-00-0000-23150	ILLINOIS DEPARTMENT OF REVENUE	PR Batch 00001.03.2025 State Income T	03/14/2025	0	131.47	
1000-00-0000-23150	ILLINOIS DEPARTMENT OF REVENUE	PR Batch 00002.03.2025 State Income T	03/28/2025	0	102.71	
		Vendor Subtotal:			234.18	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	February Legal	03/30/2025	0	4,155.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	February Legal	03/30/2025	0	157.50	
1000-01-1121-61220	LAW OFFICES OF HOPKINS & HUBBARD	February Legal	03/30/2025	0	883.00	
		Vendor Subtotal:			5,196.00	
1000-01-1131-51200	MUSCATINE JOURNAL	Subscription	03/30/2025	0	153.99	
		Vendor Subtotal:			153.99	
1000-01-1131-64300	MATT MARDESEN	Remaining Moving Allowance - Lodging	03/30/2025	0	3,482.40	
		Vendor Subtotal:			3,482.40	
1000-01-1131-64400	MATT MARDESEN	Reimb Meals - Interview	03/30/2025	0	94.20	
		Vendor Subtotal:			94.20	
1000-01-1218-65100	QUAD CITY TIMES & MUSCATINE JOURNAL	Development Agreement w/Lumber Loft	03/30/2025	0	34.20	
		Vendor Subtotal:			34.20	
1000-05-1141-65100	QUAD CITY TIMES & MUSCATINE JOURNAL	SOFA Hearing Notice	03/30/2025	0	23.94	
1000-05-1141-65100	QUAD CITY TIMES & MUSCATINE JOURNAL	PH Side Yard Setbacks	03/30/2025	0	39.67	

1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Minutes 3/13/25	03/30/2025	0	50.62
1000-05-1141-65100	QUAD CITY TIMES & MUSC JOURN	Public Hearing Post Frame Building	03/30/2025	0	36.25
		Vendor Subtotal:			150.48
1000-05-1143-51100	STAPLES ADVANTAGE	Refill Erasers	03/30/2025	0	1.45
		Vendor Subtotal:			1.45
1000-05-1143-51300	PAPER 101	8 1/2 x 11 Green Paper, 20 Lb (5,000 she	03/30/2025	0	64.00 00029967
1000-05-1143-51300	PAPER 101	8 1/2 x 11 Blue Paper, 20 Lb (5,000 shee	03/30/2025	0	64.00 00029967
1000-05-1143-51300	PAPER 101	8 1/2 x 11 Yellow Paper, 20 Lb (10,000 s	03/30/2025	0	128.00 00029967
		Vendor Subtotal:			256.00
1000-05-1143-51300	STAPLES ADVANTAGE	Yellow Paper	03/30/2025	0	26.28
		Vendor Subtotal:			26.28
1000-05-1146-61340	WINSOR CONSULTING GROUP LLC	Connect Wise	04/01/2025	0	703.80
		Vendor Subtotal:			703.80
1000-05-1146-65240	MUSCATINE POWER & WATER	February Phones - PW	03/30/2025	0	387.00
1000-05-1146-65240	MUSCATINE POWER & WATER	Machlink - Feb/Mar	03/30/2025	0	1,057.84
		Vendor Subtotal:			1,444.84
1000-05-1146-65260	VERIZON WIRELESS	March Cell Phones	03/30/2025	0	80.02
		Vendor Subtotal:			80.02
1000-15-1311-65210	MUSCATINE POWER & WATER	February Phones - PSB	03/30/2025	0	45.85
		Vendor Subtotal:			45.85
1000-15-1312-68100	MUSCATINE HUMANE SOCIETY	April 2025	04/01/2025	0	6,666.67

			Vendor Subtotal:		6,666.67
1000-20-1321-52300	CONWAY SHIELD	FF Shields	03/30/2025	0	317.50
			Vendor Subtotal:		317.50
1000-20-1321-52890	ARNOLD MOTOR SUPPLY	Remover	03/30/2025	0	11.99
			Vendor Subtotal:		11.99
1000-20-1321-52890	MENARDS (MUSC)	Connector/Plug	03/30/2025	0	65.94
			Vendor Subtotal:		65.94
1000-20-1321-52890	MY-LOR INC.	Command ID Tags	03/30/2025	0	56.57
			Vendor Subtotal:		56.57
1000-20-1321-52890	SIGUORNEY TRACTOR & IMPL	Chainsaw Blades (3qty)	03/30/2025	0	116.97 00030117
			Vendor Subtotal:		116.97
1000-20-1321-52890	AMAZON.COM	Pry Tool Set	03/30/2025	0	39.38
1000-20-1321-52890	AMAZON.COM	Water Filter	03/30/2025	0	38.99
			Vendor Subtotal:		78.37
1000-20-1321-53220	RELIANT FIRE APPARATUS	Door Gortite 62.00 x 61.75 F-F #144-870	03/30/2025	0	3,698.23 00030029
1000-20-1321-53220	RELIANT FIRE APPARATUS	Shipping	03/30/2025	0	126.64
			Vendor Subtotal:		3,824.87
1000-20-1321-61520	MICHAEL HARTMAN	Reimb Medication - M Hartman	03/30/2025	0	42.27
			Vendor Subtotal:		42.27
1000-20-1321-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Fire	03/30/2025	0	30.39

1000-20-1321-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Fire	03/30/2025	0	30.39
		Vendor Subtotal:			60.78
1000-20-1321-64120	DUSTIN BARTELS	Reimb Meals 2/12/25 - 2/13/25	03/30/2025	0	57.56
		Vendor Subtotal:			57.56
1000-20-1321-65240	MUSCATINE POWER & WATER	February Phones - PSB	03/30/2025	0	42.87
		Vendor Subtotal:			42.87
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Emergency Repairs Engine 311 - Replace	03/30/2025	0	739.07 00030178
1000-20-1321-67130	TANTARA TRANSPORTATION COR	Emergency Repairs Engine 310 - Replace	03/30/2025	0	818.55 00030179
		Vendor Subtotal:			1,557.62
1000-20-1321-67320	FELD FIRE	Purge Stem Kit	03/30/2025	0	86.15
		Vendor Subtotal:			86.15
1000-20-1321-67320	MACQUEEN EQUIPMENT INC	Repair & Replace Davinci Board on Ther	03/30/2025	0	1,663.00 00030088
1000-20-1321-67320	MACQUEEN EQUIPMENT INC	Repair & Replace Davinci Board on Ther	03/30/2025	0	55.80
		Vendor Subtotal:			1,718.80
1000-20-1321-67320	MIDWEST BREATHING AIR LLC	Quarterly Compliance	03/30/2025	0	326.26
		Vendor Subtotal:			326.26
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU	HMA - Clark	03/30/2025	0	50.00
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU	FF2 - Colon	03/30/2025	0	50.00
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU	DOP - Whitehall	03/30/2025	0	50.00
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU	Recertify - Verschoore	03/30/2025	0	25.00
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU	Duplicate Payment	03/30/2025	0	-100.00
1000-20-1321-69400	FIRE SERVICE TRAINING BUREAU	DOP - Numkena/Bartels	03/30/2025	0	100.00
		Vendor Subtotal:			175.00

1000-25-1115-38420	KAYLA PETERSEN	Reimb Wellness Screening	03/30/2025	0	26.00
		Vendor Subtotal:			26.00
1000-25-1411-52740	SIGUORNEY TRACTOR & IMPLEMENTS	Oil	03/30/2025	0	45.72
		Vendor Subtotal:			45.72
1000-25-1411-52830	MENARDS (MUSC)	Pruner Saw	03/30/2025	0	16.99
		Vendor Subtotal:			16.99
1000-25-1411-52840	MENARDS (MUSC)	Safety Glass Tint	03/30/2025	0	19.98
		Vendor Subtotal:			19.98
1000-25-1411-52890	SIGUORNEY TRACTOR & IMPLEMENTS	Spool	03/30/2025	0	46.76
		Vendor Subtotal:			46.76
1000-25-1411-53220	MENARDS (MUSC)	Corner Brase/Wire Lock	03/30/2025	0	11.14
1000-25-1411-53220	MENARDS (MUSC)	Hex Bolt/Lock Nut	03/30/2025	0	12.57
		Vendor Subtotal:			23.71
1000-25-1411-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Greenwood	03/30/2025	0	13.05
		Vendor Subtotal:			13.05
1000-25-1411-65310	ALLIANT ENERGY	February Gas - Greenwood	03/30/2025	0	31.30
1000-25-1411-65310	ALLIANT ENERGY	February Gas - Greenwood	03/30/2025	0	406.59
		Vendor Subtotal:			437.89
1000-25-1421-65210	MUSCATINE POWER & WATER	March Base PRI	03/30/2025	0	70.54
		Vendor Subtotal:			70.54

1000-25-1423-52100	STOUT COMPANIES	RYE GRASS	03/30/2025	0	240.00 00030092
Vendor Subtotal:					240.00
1000-25-1423-52100	MENARDS (MUSC)	Pruning Saw/Watering Can	03/30/2025	0	43.97
1000-25-1423-52100	MENARDS (MUSC)	Pruner/Glove	03/30/2025	0	96.38
Vendor Subtotal:					140.35
1000-25-1423-52100	HILLTOP GREENHOUSES LTD	WAVE PINK	03/30/2025	0	155.52 00030006
1000-25-1423-52100	HILLTOP GREENHOUSES LTD	WAVE PURPLE	03/30/2025	0	155.52 00030006
1000-25-1423-52100	HILLTOP GREENHOUSES LTD	EASY WAVE WHITE	03/30/2025	0	155.52 00030006
Vendor Subtotal:					466.56
1000-25-1423-52250	D & K PRODUCTS	Pond Colorant	03/30/2025	0	270.40 00029924
1000-25-1423-52250	D & K PRODUCTS	Treflan 5g	03/30/2025	0	449.25 00029924
Vendor Subtotal:					719.65
1000-25-1423-52250	RIVER CITY TURF & ORNAMENTAL	Casaron Course Grade	03/30/2025	0	1,494.80 00029923
Vendor Subtotal:					1,494.80
1000-25-1423-52400	MENARDS (MUSC)	Trash Can w/Lid	03/30/2025	0	15.99
Vendor Subtotal:					15.99
1000-25-1423-52750	MENARDS (MUSC)	Torch Kit	03/30/2025	0	17.99
Vendor Subtotal:					17.99
1000-25-1423-52830	MENARDS (MUSC)	Leaf Rake	03/30/2025	0	39.98
Vendor Subtotal:					39.98
1000-25-1423-52840	MENARDS (MUSC)	Gloves/Reflective Vest	03/30/2025	0	53.88
1000-25-1423-52840	MENARDS (MUSC)	Respirator	03/30/2025	0	19.99

		Vendor Subtotal:			73.87
1000-25-1423-52860	GRAINGER DEPT 802675066	Aluminum Rod	03/30/2025	0	6.94
		Vendor Subtotal:			6.94
1000-25-1423-53110	MENARDS (MUSC)	MR. HEATER 125,000 BTU	03/30/2025	0	849.99 00030135
1000-25-1423-53110	MENARDS (MUSC)	VENTING FOR HEATER	03/30/2025	0	473.36 00030140
1000-25-1423-53110	MENARDS (MUSC)	Return	03/30/2025	0	-24.99
1000-25-1423-53110	MENARDS (MUSC)	Glove/Clamp/Tubing	03/30/2025	0	78.94
1000-25-1423-53110	MENARDS (MUSC)	Wall Fabric	03/30/2025	0	11.43
		Vendor Subtotal:			1,388.73
1000-25-1423-53110	PLUMB SUPPLY COMPANY	Thermocouple	03/30/2025	0	17.32
		Vendor Subtotal:			17.32
1000-25-1423-53110	AMAZON.COM	Indicator Lever Lock	03/30/2025	0	56.77
		Vendor Subtotal:			56.77
1000-25-1423-53120	MENARDS (MUSC)	Connector/Cover	03/30/2025	0	60.98
1000-25-1423-53120	MENARDS (MUSC)	Light	03/30/2025	0	99.99
		Vendor Subtotal:			160.97
1000-25-1423-53130	GRAINGER DEPT 802675066	Toilet Bowl	03/30/2025	0	-108.34
1000-25-1423-53130	GRAINGER DEPT 802675066	Toilet Bowl	03/30/2025	0	108.34
1000-25-1423-53130	GRAINGER DEPT 802675066	Toilet Bowl	03/30/2025	0	-108.34
1000-25-1423-53130	GRAINGER DEPT 802675066	Toilet Bowl	03/30/2025	0	108.34
1000-25-1423-53130	GRAINGER DEPT 802675066	KOHLER TOILET	03/30/2025	0	389.34 00029848
1000-25-1423-53130	GRAINGER DEPT 802675066	Toilet Bowl	03/30/2025	0	108.34
1000-25-1423-53130	GRAINGER DEPT 802675066	Tee	03/30/2025	0	49.27
		Vendor Subtotal:			546.95
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Pipe Clamp	03/30/2025	0	48.47
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Tee/Bushing/Coupling	03/30/2025	0	99.74

1000-25-1423-53130	PLUMB SUPPLY COMPANY	Tee/Elbow	03/30/2025	0	84.29
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Gripper Test/Core/Pipe	03/30/2025	0	77.32
1000-25-1423-53130	PLUMB SUPPLY COMPANY	Clear Primer	03/30/2025	0	27.01
Vendor Subtotal:					336.83
1000-25-1423-53140	MENARDS (MUSC)	Paint Removal	03/30/2025	0	35.99
1000-25-1423-53140	MENARDS (MUSC)	Paint Remover	03/30/2025	0	27.71
Vendor Subtotal:					63.70
1000-25-1423-53220	MENARDS (MUSC)	Toggle	03/30/2025	0	47.80
1000-25-1423-53220	MENARDS (MUSC)	Rope	03/30/2025	0	5.99
1000-25-1423-53220	MENARDS (MUSC)	Tub/Litter Scoop	03/30/2025	0	41.79
1000-25-1423-53220	MENARDS (MUSC)	Bolt Snap	03/30/2025	0	25.73
1000-25-1423-53220	MENARDS (MUSC)	EZ Reach/Rope	03/30/2025	0	16.71
Vendor Subtotal:					138.02
1000-25-1423-53220	SIGUORNEY TRACTOR & IMPLEMENTS	Cover/Filter	03/30/2025	0	95.38
Vendor Subtotal:					95.38
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	03/30/2025	0	14.20
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	03/30/2025	0	14.20
1000-25-1423-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Weed Park	03/30/2025	0	14.20
Vendor Subtotal:					42.60
1000-25-1423-62260	PS3 Enterprises Inc.	Temp Sanitation	03/30/2025	0	110.00
Vendor Subtotal:					110.00
1000-25-1423-65210	CENTURYLINK	March Phones - Marina	03/30/2025	0	79.76
Vendor Subtotal:					79.76
1000-25-1423-65210	MUSCATINE POWER & WATER	March Phones - River Center	03/30/2025	0	21.39

Vendor Subtotal:					21.39
1000-25-1423-65320	MUSCATINE POWER & WATER	February Electric - Maint Shed	03/30/2025	0	694.69
1000-25-1423-65320	MUSCATINE POWER & WATER	February Electric - River Center	03/30/2025	0	18.01
1000-25-1423-65320	MUSCATINE POWER & WATER	February Electric - River Center	03/30/2025	0	101.13
1000-25-1423-65320	MUSCATINE POWER & WATER	February Electric - Levee	03/30/2025	0	37.02
1000-25-1423-65320	MUSCATINE POWER & WATER	February Electric - Park Commission	03/30/2025	0	18.51
Vendor Subtotal:					869.36
1000-25-1423-65410	MUSCATINE POWER & WATER	February Water - River Center	03/30/2025	0	36.26
1000-25-1423-65410	MUSCATINE POWER & WATER	February Water - River Center	03/30/2025	0	36.26
1000-25-1423-65410	MUSCATINE POWER & WATER	February Water - Maint Shed	03/30/2025	0	22.13
Vendor Subtotal:					94.65
1000-25-1423-67130	PEARL CITY MAINTENANCE LLC	ELECTRICAL FITTING REPAIR FOR	03/30/2025	0	414.38 00030126
Vendor Subtotal:					414.38
1000-25-1423-67200	ZWB GENERAL CONSTRUCTION LI	MATERIALS TO REPAIR ROOF AT P.	03/30/2025	0	450.00 00030091
Vendor Subtotal:					450.00
1000-25-1424-52250	RIVER CITY TURF & ORNAMENTA	CASORON	03/30/2025	0	747.40 00029886
1000-25-1424-52250	RIVER CITY TURF & ORNAMENTA	TEE OFF - TRANSON	03/30/2025	0	632.00 00029886
1000-25-1424-52250	RIVER CITY TURF & ORNAMENTA	TORDON	03/30/2025	0	24.80 00029886
Vendor Subtotal:					1,404.20
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	MONSTER DRAG MAT	03/30/2025	0	294.00 00029963
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	FOUR WHEEL CHALKER	03/30/2025	0	358.00 00029963
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	ALUMINUM LANDSCAPE RAKE	03/30/2025	0	198.00 00029963
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	SETS OF FOAM WHISKER PLUGS (S	03/30/2025	0	93.40 00029963
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	CLEAN OUT TOOL	03/30/2025	0	39.48 00029963
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	SETS OF RUBBER BASE PLUGS (SE	03/30/2025	0	17.01 00029963
1000-25-1424-52810	BREEDLOVES SPORTING GOOD	POUND-IN PITCHERS RUBBERS	03/30/2025	0	127.12 00029963
Vendor Subtotal:					1,127.01

1000-25-1424-53130	PLUMB SUPPLY COMPANY	Angle Stop	03/30/2025	0	59.14
1000-25-1424-53130	PLUMB SUPPLY COMPANY	Supplies	03/30/2025	0	65.27
Vendor Subtotal:					124.41
1000-25-1424-53130	MUSCATINE LUMBER	Caulk	03/30/2025	0	22.74
Vendor Subtotal:					22.74
1000-25-1427-52100	MIDWEST TURF SUPPORT	CAPHLEX	03/30/2025	0	920.00 00029885
1000-25-1427-52100	MIDWEST TURF SUPPORT	PERKUP	03/30/2025	0	900.00 00029885
1000-25-1427-52100	MIDWEST TURF SUPPORT	FIGHTS ON	03/30/2025	0	560.00 00029885
1000-25-1427-52100	MIDWEST TURF SUPPORT	KNIFE PLUS	03/30/2025	0	1,060.00 00029885
1000-25-1427-52100	MIDWEST TURF SUPPORT	RAIDER PLUS	03/30/2025	0	840.00 00029885
Vendor Subtotal:					4,280.00
1000-25-1427-52250	CLESENS	AZOXYSTROBIN	03/30/2025	0	697.68 00029879
1000-25-1427-52250	CLESENS	IPRODIONE - CHIPCO	03/30/2025	0	1,156.00 00029879
1000-25-1427-52250	CLESENS	PROPICONAZOLE	03/30/2025	0	1,374.00 00029879
Vendor Subtotal:					3,227.68
1000-25-1427-52810	BREEDLOVES SPORTING GOOD	SET OF FOUR CORNER FLAGS	03/30/2025	0	116.00 00029963
1000-25-1427-52810	BREEDLOVES SPORTING GOOD	SET OF CORNER FLAGS (FLAGS ON	03/30/2025	0	28.00 00029963
1000-25-1427-52810	BREEDLOVES SPORTING GOOD	SOCCER NETS- WHITE COLOR	03/30/2025	0	556.00 00029963
Vendor Subtotal:					700.00
1000-25-1427-52860	AMAZON.COM	Signs	03/30/2025	0	30.39
Vendor Subtotal:					30.39
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	03/30/2025	0	24.00
1000-25-1427-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Soccer	03/30/2025	0	24.00
Vendor Subtotal:					48.00
1000-25-1427-65210	MUSCATINE POWER & WATER	February Phones - Soccer	03/30/2025	0	65.25

Vendor Subtotal:					65.25
1000-30-1511-51300	AMAZON.COM	CF281A HP #81A Black Toner Cartridge	03/30/2025	0	394.88 00030127
Vendor Subtotal:					394.88
1000-30-1511-62460	AMAZON.COM	Circe (12 Copies)	03/30/2025	0	84.24
1000-30-1511-62460	AMAZON.COM	Plastic Jars/Gold Coin Charms	03/30/2025	0	88.89
1000-30-1511-62460	AMAZON.COM	Plastic Beads	03/30/2025	0	9.57
1000-30-1511-62460	AMAZON.COM	Clipboards/Gold Star Stickers	03/30/2025	0	83.80
Vendor Subtotal:					266.50
1000-30-1511-64500	FRAN DONELSON	Reimb Mileage 1/9/25 - 3/3/25	03/30/2025	0	29.61
Vendor Subtotal:					29.61
1000-30-1511-65210	MUSCATINE POWER & WATER	March Phone	03/30/2025	0	204.69
Vendor Subtotal:					204.69
1000-30-1511-65240	MUSCATINE POWER & WATER	March Machlink	03/30/2025	0	570.00
Vendor Subtotal:					570.00
1000-30-1511-69300	REBECCA FILLMORE	Refund "The Willoughby's Return"	03/30/2025	0	17.99
Vendor Subtotal:					17.99
1000-30-1511-69500	STANHOPE PUBLIC LIBRARY	Damaged Book	03/30/2025	0	15.00
Vendor Subtotal:					15.00
1000-35-1521-51100	AMAZON.COM	Visa Sign	03/30/2025	0	6.49
Vendor Subtotal:					6.49

1000-40-1151-52830	MENARDS (MUSC)	Scraper/Putty Knife	03/30/2025	0	62.23
1000-40-1151-52830	MENARDS (MUSC)	Foam Knee Pads	03/30/2025	0	34.97
Vendor Subtotal:					97.20
1000-40-1151-52890	MENARDS (MUSC)	Razor Blades/Scraper	03/30/2025	0	56.64
1000-40-1151-52890	MENARDS (MUSC)	Filter/Sanding Disc	03/30/2025	0	57.64
1000-40-1151-52890	MENARDS (MUSC)	Caulk/Rags	03/30/2025	0	34.64
1000-40-1151-52890	MENARDS (MUSC)	Pail/Sand Disc	03/30/2025	0	16.05
1000-40-1151-52890	MENARDS (MUSC)	Filter Bags	03/30/2025	0	13.99
1000-40-1151-52890	MENARDS (MUSC)	Stripping Disc/Adhesive Remover	03/30/2025	0	28.98
Vendor Subtotal:					207.94
1000-40-1151-53130	PLUMB SUPPLY COMPANY	Adapter	03/30/2025	0	9.61
Vendor Subtotal:					9.61
1000-40-1151-53140	MENARDS (MUSC)	Wire/Connector	03/30/2025	0	9.17
1000-40-1151-53140	MENARDS (MUSC)	Cover/Brush	03/30/2025	0	98.72
1000-40-1151-53140	MENARDS (MUSC)	Paint/Utility Knife/Liner	03/30/2025	0	77.88
Vendor Subtotal:					185.77
1000-40-1151-62450	MIDWEST ALARM SERVICES	Inspections	03/30/2025	0	413.40
Vendor Subtotal:					413.40
1000-40-1151-65210	MUSCATINE POWER & WATER	March Phones	03/30/2025	0	22.39
1000-40-1151-65210	MUSCATINE POWER & WATER	March Phones	03/30/2025	0	32.37
1000-40-1151-65210	MUSCATINE POWER & WATER	March Phones	03/30/2025	0	61.49
1000-40-1151-65210	MUSCATINE POWER & WATER	March Base PRI	03/30/2025	0	181.40
1000-40-1151-65210	MUSCATINE POWER & WATER	February Phones - PW	03/30/2025	0	43.60
1000-40-1151-65210	MUSCATINE POWER & WATER	February Phones - PW	03/30/2025	0	0.14
Vendor Subtotal:					341.39
1000-40-1151-65220	MUSCATINE POWER & WATER	March Phones	03/30/2025	0	11.71
Vendor Subtotal:					11.71

1000-40-1151-65310	ALLIANT ENERGY	February Gas - Art Center	03/30/2025	0	148.86
1000-40-1151-65310	ALLIANT ENERGY	March Gas - S Fire	03/30/2025	0	363.46
1000-40-1151-65310	ALLIANT ENERGY	February Gas - Art Center	03/30/2025	0	1,113.79
Vendor Subtotal:					1,626.11
1000-40-1151-67330	KELLY HEATING COOLING & PLBC	Replace 4 floor Drains	03/30/2025	0	1,639.45 00029109
1000-40-1151-67330	KELLY HEATING COOLING & PLBC	Replace 4 floor Drains	03/30/2025	0	1,068.44
Vendor Subtotal:					2,707.89
1000-40-1151-67330	MUSCATINE POWER & WATER	March Internet - PSB	03/30/2025	0	82.97
Vendor Subtotal:					82.97
1000-40-1151-67330	RAYNOR DOOR CO INC OF THE QU	Torsion Springs	03/30/2025	0	740.00
Vendor Subtotal:					740.00
1000-40-1621-51100	AMAZON.COM	Binder	03/30/2025	0	20.59
Vendor Subtotal:					20.59
1000-40-1621-52300	JODY SHOPPA	Reimb Uniforms - J Shoppa	03/30/2025	0	70.58
Vendor Subtotal:					70.58
1000-40-1621-52300	DAN DOWNEY	Reimb Shoes - D Downey	03/30/2025	0	84.53
Vendor Subtotal:					84.53
1000-40-1621-53310	RIVER STONE GROUP	14 Ton Cold Patch	03/30/2025	0	1,983.00 00030123
Vendor Subtotal:					1,983.00
1000-40-1621-53340	WENDLING QUARRIES INC	100 Ton of Rock	03/30/2025	0	1,453.50 00030090

			Vendor Subtotal:		1,453.50
1000-40-1621-53400	LOGAN CONTRACTORS SUPPLY IN	55 Gal Drum of Asphalt Release Agent	03/30/2025	0	1,165.00 00030172
			Vendor Subtotal:		1,165.00
1000-40-1621-53400	MENARDS (MUSC)	8" x 20' Corrugated Dual Wall Solid Cul	03/30/2025	0	109.99 00030132
			Vendor Subtotal:		109.99
1000-40-1621-65210	MUSCATINE POWER & WATER	March Base PRI	03/30/2025	0	70.54
			Vendor Subtotal:		70.54
1000-40-1621-65310	ALLIANT ENERGY	March Gas - DOT	03/30/2025	0	522.21
1000-40-1621-65310	ALLIANT ENERGY	February Gas - 2812 Apt D	03/30/2025	0	59.14
1000-40-1621-65310	ALLIANT ENERGY	February Gas - 2700 Apt B	03/30/2025	0	77.45
1000-40-1621-65310	ALLIANT ENERGY	March Gas - Morgan	03/30/2025	0	210.50
			Vendor Subtotal:		869.30
1000-40-1622-52230	COMPASS MINERALS	Rock Salt	03/30/2025	0	2,216.39
1000-40-1622-52230	COMPASS MINERALS	Rock Salt - Winter Resupply 1200 Tons	03/30/2025	0	101,437.10 00028099
			Vendor Subtotal:		103,653.49
1000-40-1624-52890	FASTENAL COMPANY	Fasteners	03/30/2025	0	99.19
			Vendor Subtotal:		99.19
1000-40-1641-65210	MUSCATINE POWER & WATER	March Base PRI	03/30/2025	0	40.33
1000-40-1641-65210	MUSCATINE POWER & WATER	February Phones - PW	03/30/2025	0	22.39
			Vendor Subtotal:		62.72
			Subtotal for FUND: 1000		164,514.72

3981-30-3983-65240	MUSCATINE POWER & WATER	March Channel 5	03/30/2025	0	330.83
		Vendor Subtotal:			330.83
		Subtotal for FUND: 3981			330.83
4180-40-4180-61420	BOLTON & MENK INC	Fulliam Ave Phase III	03/30/2025	0	7,065.00
		Vendor Subtotal:			7,065.00
		Subtotal for FUND: 4180			7,065.00
4195-40-4197-61420	BOLTON & MENK INC	Grandview Ave Reconstruction	03/30/2025	0	576.00
		Vendor Subtotal:			576.00
4195-40-4199-61420	BOLTON & MENK INC	Carver Corner Roundabout	03/30/2025	0	23,556.50
		Vendor Subtotal:			23,556.50
		Subtotal for FUND: 4195			24,132.50
4207-50-4207-61420	BRADLEY W ROETH	Houser Lift Station Upgrade	03/30/2025	0	1,053.96
		Vendor Subtotal:			1,053.96
		Subtotal for FUND: 4207			1,053.96
4276-40-4276-73100	LANGMAN CONSTRUCTION INC	WHSSP Phase 6C Pay App 9	03/30/2025	0	81,980.25
		Vendor Subtotal:			81,980.25
4276-40-4276-73100	KE FLATWORK INC	WHSSP Phase 6A/B Pay App 39	03/30/2025	0	93,047.79
		Vendor Subtotal:			93,047.79
4276-40-4276-74200	IOWA PLAINS SIGNING INC	Mini Matrix Trailer Message Board w/ H	03/30/2025	0	39,100.00 00029952

			Vendor Subtotal:		39,100.00
			Subtotal for FUND: 4276		214,128.04
4639-40-4639-72300	BILL BRUCE BUILDERS INC	Wash Bay Pay App #8	03/30/2025	0	361,962.58
			Vendor Subtotal:		361,962.58
			Subtotal for FUND: 4639		361,962.58
4842-00-4847-68300	STAR COLLECTIBLES	Facade Grant	03/30/2025	0	5,000.00
			Vendor Subtotal:		5,000.00
			Subtotal for FUND: 4842		5,000.00
4863-10-4863-61420	BOLTON & MENK INC	New AVGAS Fuel System	03/30/2025	0	6,357.52
			Vendor Subtotal:		6,357.52
			Subtotal for FUND: 4863		6,357.52
4865-40-4865-61420	BOLTON & MENK INC	Runway Lighting	03/30/2025	0	2,373.00
			Vendor Subtotal:		2,373.00
			Subtotal for FUND: 4865		2,373.00
5211-40-5211-65100	QUAD CITY TIMES & MUSC JOURN	Annual Transit Funding	03/30/2025	0	45.14
5211-40-5211-65100	QUAD CITY TIMES & MUSC JOURN	Public Hearing Alcohol at Dome	03/30/2025	0	36.25
			Vendor Subtotal:		81.39
5211-40-5211-65210	MUSCATINE POWER & WATER	March Base PRI	03/30/2025	0	70.54

			Vendor Subtotal:		70.54
			Subtotal for FUND: 5211		151.93
5311-05-5311-65275	VERIZON WIRELESS	March Cell Phones	03/30/2025	0	82.94
			Vendor Subtotal:		82.94
			Subtotal for FUND: 5311		82.94
5451-25-5451-52100	RIVER CITY TURF & ORNAMENTA	IVERVE - MISCELLANEOUS #24	03/30/2025	0	291.00 00029850
5451-25-5451-52100	RIVER CITY TURF & ORNAMENTA	18-4-24 - FERTILIZER #74	03/30/2025	0	399.00 00029850
5451-25-5451-52100	RIVER CITY TURF & ORNAMENTA	TEE-OFF - FUNGICIDE #43	03/30/2025	0	316.00 00029850
			Vendor Subtotal:		1,006.00
5451-25-5451-52100	MIDWEST TURF SUPPORT	PROTESYN	03/30/2025	0	810.00 00030027
5451-25-5451-52100	MIDWEST TURF SUPPORT	PERK UP	03/30/2025	0	450.00 00030027
5451-25-5451-52100	MIDWEST TURF SUPPORT	18-3-6	03/30/2025	0	200.00 00030027
5451-25-5451-52100	MIDWEST TURF SUPPORT	GLYCOFUZE	03/30/2025	0	795.00 00030027
5451-25-5451-52100	MIDWEST TURF SUPPORT	KNIFE PLUS	03/30/2025	0	795.00 00030027
5451-25-5451-52100	MIDWEST TURF SUPPORT	ASTRON	03/30/2025	0	225.00 00030027
			Vendor Subtotal:		3,275.00
5451-25-5451-52250	STOUT COMPANIES	BLUE/RYE SEED	03/30/2025	0	125.00 00030015
5451-25-5451-52250	STOUT COMPANIES	BLUE/RYE SEED	03/30/2025	0	125.00
			Vendor Subtotal:		250.00
5451-25-5451-52250	CLESENS	AZOXYSTROBIN - FUNGICIDE #48	03/30/2025	0	87.21 00029849
5451-25-5451-52250	CLESENS	CAPTAIN - MISCELLANEOUS #29	03/30/2025	0	172.00 00029849
5451-25-5451-52250	CLESENS	IPRODIONE - FUNGICIDE #39	03/30/2025	0	1,152.00 00029849
			Vendor Subtotal:		1,411.21
5451-25-5451-53220	MENARDS (MUSC)	Oil Dry/Scoop/Shaker Spread Bottle	03/30/2025	0	54.94

			Vendor Subtotal:		54.94
5451-25-5451-53220	NAPA OF MUSCATINE	Filters	03/30/2025	0	85.16
			Vendor Subtotal:		85.16
5451-25-5451-53220	SMITH SALES & SERVICE	Oil	03/30/2025	0	41.80
			Vendor Subtotal:		41.80
5451-25-5451-53220	VAN WALL EQUIPMENT INC.	Chain Link	03/30/2025	0	61.55
			Vendor Subtotal:		61.55
5451-25-5451-53220	SIGUORNEY TRACTOR & IMPLEME	Filter	03/30/2025	0	26.44
5451-25-5451-53220	SIGUORNEY TRACTOR & IMPLEME	Filters	03/30/2025	0	91.13
			Vendor Subtotal:		117.57
5451-25-5451-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Golf	03/30/2025	0	32.08
			Vendor Subtotal:		32.08
5451-25-5451-63300	CULLIGAN INC	Salt	03/30/2025	0	21.20
			Vendor Subtotal:		21.20
5451-25-5451-64200	IOWA GOLF ASSOCIATION	Membership - B Parcher	03/30/2025	0	150.00
5451-25-5451-64200	IOWA GOLF ASSOCIATION	Membership - S Meerdink	03/30/2025	0	130.00
			Vendor Subtotal:		280.00
5451-25-5451-65240	MUSCATINE POWER & WATER	Machlink - Feb/Mar	03/30/2025	0	61.99
			Vendor Subtotal:		61.99
5451-25-5451-65320	EASTERN IOWA LIGHT & POWER C	February Gas - Golf	03/30/2025	0	160.10

5451-25-5451-65320	EASTERN IOWA LIGHT & POWER C	February Gas - Golf	03/30/2025	0	501.96
		Vendor Subtotal:			662.06
5451-25-5451-67130	CRAWFORD COMPANY INC	KEG COOLER SERVICE	03/30/2025	0	156.25 00029945
		Vendor Subtotal:			156.25
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	03/30/2025	0	2,013.90
5451-25-5452-52851	7G DISTRIBUTING LLC	Beer for Resale	03/30/2025	0	265.65
		Vendor Subtotal:			2,279.55
5451-25-5452-52851	IOWA BEVERAGE	Beer for Resale	03/30/2025	0	547.25
		Vendor Subtotal:			547.25
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	03/30/2025	0	231.91
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	03/30/2025	0	94.90
5451-25-5452-52852	COCA-COLA BOTTLING COMPANY	Soda for Resale	03/30/2025	0	227.24
		Vendor Subtotal:			554.05
5451-25-5452-52852	PERFORMANCE FOOD SERVICE	Food for Resale	03/30/2025	0	659.86
		Vendor Subtotal:			659.86
5451-25-5452-52853	BRIDGESTONE GOLF INC	BRIDGESTONE TOUR BALLS DOZEN	03/30/2025	0	460.20 00028986
5451-25-5452-52853	BRIDGESTONE GOLF INC	PITCH FIX DIVOT REPAIR TOOLS	03/30/2025	0	312.50 00028986
5451-25-5452-52853	BRIDGESTONE GOLF INC	SHIPPING	03/30/2025	0	10.55 00028986
		Vendor Subtotal:			783.25
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY WEATHERSPANN GLOVE	03/30/2025	0	833.34 00029431
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY WEATHERSPANN JUNIOR	03/30/2025	0	131.58 00029431
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY WEATHERSPANN JUNIOR	03/30/2025	0	35.43
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY FUSION GLOVE	03/30/2025	0	1,552.32 00029431
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Shipping	03/30/2025	0	33.96
5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY LOGO HEADWEAR	03/30/2025	0	519.79 00029639
5451-25-5452-52853	CALLAWAY GOLF COMPANY	ODYSSEY AI ONE PUTTER	03/30/2025	0	423.12 00029429

5451-25-5452-52853	CALLAWAY GOLF COMPANY	CALLAWAY OPUS WEDGE	03/30/2025	0	753.36 00029429
5451-25-5452-52853	CALLAWAY GOLF COMPANY	ODYSSEY MICROHINGE PUTTER	03/30/2025	0	326.80 00029429
5451-25-5452-52853	CALLAWAY GOLF COMPANY	ODYSSEY CRUISER PUTTER	03/30/2025	0	247.68 00029429
5451-25-5452-52853	CALLAWAY GOLF COMPANY	Shipping	03/30/2025	0	30.94
Vendor Subtotal:					4,888.32
5451-25-5452-52853	SRIXON CLEVELAND GOLF	SRIXON MARATHON 15 BALL PACK	03/30/2025	0	840.00 00029145
5451-25-5452-52853	SRIXON CLEVELAND GOLF	Shipping	03/30/2025	0	70.00
5451-25-5452-52853	SRIXON CLEVELAND GOLF	SOFT FEEL BRITE IND. LOGO BALL	03/30/2025	0	240.00 00029145
5451-25-5452-52853	SRIXON CLEVELAND GOLF	SOFT FEEL BRITE IND. LOGO BALL	03/30/2025	0	20.00
5451-25-5452-52853	SRIXON CLEVELAND GOLF	SRIXON CABRETTA GLOVE	03/30/2025	0	492.56 00029145
5451-25-5452-52853	SRIXON CLEVELAND GOLF	Z-STAR DOZEN GOLF BALLS	03/30/2025	0	246.28 00029145
5451-25-5452-52853	SRIXON CLEVELAND GOLF	SOFT FEEL DOZEN GOLF BALLS	03/30/2025	0	414.00 00029145
5451-25-5452-52853	SRIXON CLEVELAND GOLF	SOFT FEEL DOZEN GOLF BALLS	03/30/2025	0	216.36
Vendor Subtotal:					2,539.20
5451-25-5452-52853	SUN MOUNTAIN SPORTS, INC	Shipping	03/30/2025	0	102.00 00028959
5451-25-5452-52853	SUN MOUNTAIN SPORTS, INC	Maverick Bags	03/30/2025	0	312.00 00028959
5451-25-5452-52853	SUN MOUNTAIN SPORTS, INC	C130 Bags	03/30/2025	0	360.00 00028959
5451-25-5452-52853	SUN MOUNTAIN SPORTS, INC	Pathfinder Pushcarts	03/30/2025	0	336.00 00028959
Vendor Subtotal:					1,110.00
5451-25-5452-52853	TITLEIST	TRUFEEL DOZEN BALLS	03/30/2025	0	228.00 00029432
5451-25-5452-52853	TITLEIST	AVX DOZEN BALLS	03/30/2025	0	113.25 00029432
5451-25-5452-52853	TITLEIST	TOUR SOFT DOZEN BALLS	03/30/2025	0	177.00 00029432
5451-25-5452-52853	TITLEIST	PRO V1 DOZEN BALLS	03/30/2025	0	1,328.56 00029432
5451-25-5452-52853	TITLEIST	SHIPPING	03/30/2025	0	11.00 00030004
5451-25-5452-52853	TITLEIST	FJ TRADITIONS SHOES	03/30/2025	0	96.00 00030004
5451-25-5452-52853	TITLEIST	VELOCITY DOZEN BALLS	03/30/2025	0	135.00 00029432
5451-25-5452-52853	TITLEIST	TITLEIST SM10 WEDGES	03/30/2025	0	76.19 00029432
5451-25-5452-52853	TITLEIST	PRO V1 DOZEN BALLS	03/30/2025	0	124.50 00030130
5451-25-5452-52853	TITLEIST	SHIPPING	03/30/2025	0	5.51 00030130
5451-25-5452-52853	TITLEIST	Golf Balls	03/30/2025	0	255.11
5451-25-5452-52853	TITLEIST	Wedges	03/30/2025	0	304.37
Vendor Subtotal:					2,854.49
5451-25-5452-65240	MUSCATINE POWER & WATER	Machlink - Feb/Mar	03/30/2025	0	61.99

Vendor Subtotal:					61.99
Subtotal for FUND: 5451					23,794.77
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Hole Rubber	03/30/2025	0	14.82
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Washer Fluid	03/30/2025	0	23.88
5642-45-5642-52890	ARNOLD MOTOR SUPPLY	Lubricant	03/30/2025	0	53.40
Vendor Subtotal:					92.10
5642-45-5642-52890	MENARDS (MUSC)	Mailbox Repair	03/30/2025	0	176.51 00030110
Vendor Subtotal:					176.51
5642-45-5642-53110	ULINE	Shipping	03/30/2025	0	83.22 00030051
5642-45-5642-53110	ULINE	Shop Desk	03/30/2025	0	420.00 00030051
5642-45-5642-53110	ULINE	Shipping	03/30/2025	0	30.00
Vendor Subtotal:					533.22
5642-45-5642-65240	MUSCATINE POWER & WATER	Machlink - Feb/Mar	03/30/2025	0	61.99
Vendor Subtotal:					61.99
5642-45-5643-62140	TIMBERLINE CLEARING, LLC	Wood Shredding at Compost Site	03/30/2025	0	45,205.00 00030113
Vendor Subtotal:					45,205.00
Subtotal for FUND: 5642					46,068.82
5652-45-5652-61420	STEARNS, CONRAD AND SCHMIDT	FY25 Environmental Compliance	03/30/2025	0	4,245.00
Vendor Subtotal:					4,245.00
5652-45-5652-63300	PS3 Enterprises Inc.	Temp Sanitation	03/30/2025	0	82.50
Vendor Subtotal:					82.50

Subtotal for FUND: 5652					4,327.50
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Hole Rubber/Terminal/Lens	03/30/2025	0	34.18
5658-45-5658-52890	ARNOLD MOTOR SUPPLY	Jacket	03/30/2025	0	16.89
Vendor Subtotal:					51.07
5658-45-5658-52890	AMAZON.COM	Whiteboard Magnets	03/30/2025	0	8.99
Vendor Subtotal:					8.99
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	03/30/2025	0	12.19
5658-45-5658-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - Transfer	03/30/2025	0	12.19
Vendor Subtotal:					24.38
5658-45-5658-62250	LAJEK PEST CONTROL SOLUTIONS	Pest Control	03/30/2025	0	45.00
Vendor Subtotal:					45.00
5658-45-5658-62290	SAFETY-KLEEN, INC	Used Oil	03/30/2025	0	30.00
Vendor Subtotal:					30.00
5658-45-5658-62310	GORDON FLESCH COMPANY	Copier	03/30/2025	0	33.00
Vendor Subtotal:					33.00
5658-45-5658-62410	TEAM STAFFING SOLUTIONS INC	Temp Employee Week Ending 3/16/25	03/30/2025	0	90.00
Vendor Subtotal:					90.00
Subtotal for FUND: 5658					282.44
5660-00-0000-24400	CERTIFIED POWER, INC.	Dredge Rebuild	03/30/2025	0	4,354.61
Vendor Subtotal:					4,354.61

5660-50-5661-61420	STANLEY CONSULTANTS INC	Engineering Services for Environmental	03/30/2025	0	332.75 00030167
5660-50-5661-61420	STANLEY CONSULTANTS INC	WWTP Odor Control	03/30/2025	0	99.00
Vendor Subtotal:					431.75
5660-50-5661-65240	MUSCATINE POWER & WATER	Machlink - Feb/Mar	03/30/2025	0	61.99
Vendor Subtotal:					61.99
5660-50-5662-52890	ARNOLD MOTOR SUPPLY	Return	03/30/2025	0	-207.18
5660-50-5662-52890	ARNOLD MOTOR SUPPLY	Booster Cables	03/30/2025	0	207.18
Vendor Subtotal:					0.00
5660-50-5662-52890	MENARDS (MUSC)	Nozzle	03/30/2025	0	23.97
5660-50-5662-52890	MENARDS (MUSC)	Nozzle/Hose	03/30/2025	0	35.64
Vendor Subtotal:					59.61
5660-50-5662-53110	MENARDS (MUSC)	Slid	03/30/2025	0	50.94
5660-50-5662-53110	MENARDS (MUSC)	Slid	03/30/2025	0	16.98
5660-50-5662-53110	MENARDS (MUSC)	Bowls/Plates/Forks	03/30/2025	0	37.02
Vendor Subtotal:					104.94
5660-50-5662-53130	PLUMB SUPPLY COMPANY	Strait Stop w/Handle	03/30/2025	0	35.85
Vendor Subtotal:					35.85
5660-50-5662-53210	VAN METER INDUSTRIAL INC	Washers	03/30/2025	0	26.03
Vendor Subtotal:					26.03
5660-50-5662-53210	AFFORDABLE METAL MANUFACT	Special Trim Flat Stock	03/30/2025	0	307.36 00029472
Vendor Subtotal:					307.36
5660-50-5662-53220	GRAINGER DEPT 802675066	U-Bolt	03/30/2025	0	6.56

5660-50-5662-53220	GRAINGER DEPT 802675066	Clamps	03/30/2025	0	31.24
		Vendor Subtotal:			37.80
5660-50-5662-53220	MENARDS (MUSC)	Toaster	03/30/2025	0	19.99
5660-50-5662-53220	MENARDS (MUSC)	Caulk/Spray Bottle/Pail	03/30/2025	0	21.85
		Vendor Subtotal:			41.84
5660-50-5662-53220	AMAZON.COM	Adapter	03/30/2025	0	10.96
5660-50-5662-53220	AMAZON.COM	Work Light/Spotlight	03/30/2025	0	67.67
		Vendor Subtotal:			78.63
5660-50-5662-62210	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	03/30/2025	0	272.67
		Vendor Subtotal:			272.67
5660-50-5663-52830	ARNOLD MOTOR SUPPLY	Impact Set	03/30/2025	0	96.13
5660-50-5663-52830	ARNOLD MOTOR SUPPLY	Return	03/30/2025	0	-96.98
5660-50-5663-52830	ARNOLD MOTOR SUPPLY	Tools	03/30/2025	0	96.98
		Vendor Subtotal:			96.13
5660-50-5663-52830	AMAZON.COM	Tap	03/30/2025	0	44.54
		Vendor Subtotal:			44.54
5660-50-5663-53130	MENARDS (MUSC)	Drain Valve	03/30/2025	0	7.59
		Vendor Subtotal:			7.59
5660-50-5663-53150	MENARDS (MUSC)	Spray Bottle	03/30/2025	0	31.23
		Vendor Subtotal:			31.23
5660-50-5663-53150	MUSCATINE LUMBER	Sealant	03/30/2025	0	19.98

			Vendor Subtotal:		19.98
5660-50-5663-53210	AMAZON.COM	Motion Light	03/30/2025	0	34.98
			Vendor Subtotal:		34.98
5660-50-5663-53220	GRAINGER DEPT 802675066	Hardware	03/30/2025	0	47.45
5660-50-5663-53220	GRAINGER DEPT 802675066	Screws	03/30/2025	0	30.18
			Vendor Subtotal:		77.63
5660-50-5663-53220	MOTION INDUSTRIES INC	Hex Slotted Nut	03/30/2025	0	73.59
			Vendor Subtotal:		73.59
5660-50-5663-61420	BRADLEY W ROETH	Engineering Services for Slough Lift Stat	03/30/2025	0	9,500.00 00030168
			Vendor Subtotal:		9,500.00
5660-50-5663-65310	ALLIANT ENERGY	March Gas - Love's	03/30/2025	0	676.49
			Vendor Subtotal:		676.49
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Miles	03/30/2025	0	575.61
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Schley	03/30/2025	0	151.01
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Magnolia	03/30/2025	0	33.00
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Hershey BU	03/30/2025	0	24.82
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Bond	03/30/2025	0	176.71
5660-50-5663-65320	MUSCATINE POWER & WATER	February Electric - Hershey	03/30/2025	0	251.10
			Vendor Subtotal:		1,212.25
5660-50-5663-65410	MUSCATINE POWER & WATER	February Water - Miles	03/30/2025	0	23.00
5660-50-5663-65410	MUSCATINE POWER & WATER	February Water - Schley	03/30/2025	0	27.39
5660-50-5663-65410	MUSCATINE POWER & WATER	February Water - Bond	03/30/2025	0	27.39
5660-50-5663-65410	MUSCATINE POWER & WATER	February Water - Hershey	03/30/2025	0	23.89
			Vendor Subtotal:		101.67

5660-50-5663-67130	SCHMARJE	Pump Sleeve for Papoose Pump #1	03/30/2025	0	450.00 00030162
Vendor Subtotal:					450.00
5660-50-5665-52210	ACCUSTANDARD INC.	Calibration Set	03/30/2025	0	280.00 00030103
5660-50-5665-52210	ACCUSTANDARD INC.	Shipping	03/30/2025	0	44.63
5660-50-5665-52210	ACCUSTANDARD INC.	Mercury/Silver ICP	03/30/2025	0	104.57
5660-50-5665-52210	ACCUSTANDARD INC.	ICP Standard	03/30/2025	0	195.00 00030103
5660-50-5665-52210	ACCUSTANDARD INC.	Shipping	03/30/2025	0	27.10
Vendor Subtotal:					651.30
5660-50-5665-52210	FISHER SCIENTIFIC	Large Tip Pipets	03/30/2025	0	503.34 00030154
Vendor Subtotal:					503.34
5660-50-5665-52210	ANALYTICHEM CANADA INC	Lab Supplies	03/30/2025	0	751.00 00030156
5660-50-5665-52210	ANALYTICHEM CANADA INC	Shipping	03/30/2025	0	235.80
5660-50-5665-52210	ANALYTICHEM CANADA INC	Mixed Cal Set	03/30/2025	0	518.00 00029927
5660-50-5665-52210	ANALYTICHEM CANADA INC	Shipping	03/30/2025	0	30.00
Vendor Subtotal:					1,534.80
5660-50-5665-52210	USA BLUE BOOK	Tryptic Soy Broth	03/30/2025	0	161.10 00030100
5660-50-5665-52210	USA BLUE BOOK	Hach Replacement Cap	03/30/2025	0	212.00 00030100
5660-50-5665-52210	USA BLUE BOOK	Shipping	03/30/2025	0	16.80
Vendor Subtotal:					389.90
5660-50-5665-62510	MICROBAC LABORATORIES INC	Testing	03/30/2025	0	135.00 00030180
Vendor Subtotal:					135.00
5660-50-5665-63500	PHELPS THE UNIFORM SPECIALIST	Laundry - WRRF	03/30/2025	0	28.40
Vendor Subtotal:					28.40
5660-50-5665-69200	PACK-N-SHIP	Shipping	03/30/2025	0	146.55

			Vendor Subtotal:			146.55
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	03/30/2025	0		14.84
5660-50-5665-69200	MAILBOXES & PARCEL DEPOT	Shipping	03/30/2025	0		60.40
			Vendor Subtotal:			75.24
5660-50-5666-53210	STUTSMAN INC	Applicator Sweeps	03/30/2025	0		1,176.00 00030128
			Vendor Subtotal:			1,176.00
5660-50-5666-73900	Superior Seawalls & Docks Inc	Harbor Dredging	03/30/2025	0		66,200.00 00030177
			Vendor Subtotal:			66,200.00
5660-50-5668-52750	BLUE FLAME PROPANE LLC	Propane	03/30/2025	0		214.50 00030166
			Vendor Subtotal:			214.50
			Subtotal for FUND: 5660			89,194.19
5664-40-5664-65240	IOWA ONE CALLS	February One Calls	03/30/2025	0		20.70
			Vendor Subtotal:			20.70
5664-50-5667-62530	PS3 Enterprises Inc.	Temp Sanitation	03/30/2025	0		180.00
			Vendor Subtotal:			180.00
			Subtotal for FUND: 5664			200.70
5711-10-5711-61650	CARVER AERO INC	April 2025	04/01/2025	0		3,875.00
			Vendor Subtotal:			3,875.00
			Subtotal for FUND: 5711			3,875.00

5811-20-5811-35150	IOWA MEDICAID ENTERPRISE (IME GEMT April		03/30/2025	0	13,851.36
	Vendor Subtotal:				13,851.36
5811-20-5811-35160	HEARTLAND HOSPICE	Reimb D McIntire EFT 337 & 297775	03/30/2025	0	322.28
	Vendor Subtotal:				322.28
5811-20-5811-35160	JENNIFER METCALF	Reimb Ambulance Run DOS 9/5/24	03/30/2025	0	123.53
	Vendor Subtotal:				123.53
5811-20-5811-35160	EVELYNE MUHETI	Reimb Ambulance Overpayment DOS 6/	03/30/2025	0	10.39
	Vendor Subtotal:				10.39
5811-20-5811-35160	LINDA ORR	Ambulance Run Overpayment DOS 2/23	03/30/2025	0	5.00
	Vendor Subtotal:				5.00
5811-20-5811-35160	WELLMARK BLUE CROSS & BLUE	Refund T Crisel Member ID R59369904	03/30/2025	0	272.73
	Vendor Subtotal:				272.73
5811-20-5811-35160	AMERIGROUP	Refund Duplicate Payment Claim #23562	03/30/2025	0	362.80
	Vendor Subtotal:				362.80
5811-20-5811-35160	THE RAWLINGS COMPANY LLC	Refund Ambulance Overpayment DOS 6	03/30/2025	0	826.00
	Vendor Subtotal:				826.00
5811-20-5811-51300	AMAZON.COM	Toner	03/30/2025	0	29.98
	Vendor Subtotal:				29.98
5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LLC	i-State CG4+ Cartridge White 25/box #14	03/30/2025	0	336.25 00030030

5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LL	Freight	03/30/2025	0	15.00
5811-20-5811-52840	MASTER MEDICAL EQUIPMENT LL	i-State Troponin Cartridge White 25/box	03/30/2025	0	573.37 00030030
Vendor Subtotal:					924.62
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#230010 Ambu BlueSensor R Adult 10-f	03/30/2025	0	202.50 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-40171 Masimo SET M-LNCS Adl	03/30/2025	0	101.45 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#2712-03911 Masimo SET M-LNCS Adl	03/30/2025	0	106.45 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#16242 Curaplex Select Direct Connect I	03/30/2025	0	113.37 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1061-17517 PDI Super Sani-Cloth Alco	03/30/2025	0	165.12 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1012-47135 Curaplex TritonGrip TE Ex	03/30/2025	0	261.80 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1613-86220 Curaplex CuraSlide BC Sai	03/30/2025	0	289.00 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#1714-31081 Curaplex IV Extension Set	03/30/2025	0	71.00 00030112
5811-20-5811-52840	BOUND TREE MEDICAL LLC	#G2291 Cynch-Lok with Tamper Eviden	03/30/2025	0	90.69 00030112
Vendor Subtotal:					1,401.38
5811-20-5811-52840	S.J. SMITH CO.	Oxygen	03/30/2025	0	192.77
Vendor Subtotal:					192.77
5811-20-5811-52840	WESTER DRUG	Oxygen Tank Rental	03/30/2025	0	45.00
Vendor Subtotal:					45.00
5811-20-5811-52840	AMAZON.COM	Vapo Rub	03/30/2025	0	48.70
Vendor Subtotal:					48.70
5811-20-5811-52840	AMERICAN PROFICIENCY INSTITU	i-STAT Chemistry - 5 Samples	03/30/2025	0	295.33 00030116
5811-20-5811-52840	AMERICAN PROFICIENCY INSTITU	Annual Enrollment Fee	03/30/2025	0	150.00 00030116
5811-20-5811-52840	AMERICAN PROFICIENCY INSTITU	Cardiac Markers - 5 Samples	03/30/2025	0	288.00 00030116
Vendor Subtotal:					733.33
5811-20-5811-52840	TELEFLEX LLC	Arrow EZ-IO Needle Set 15mm #9018-V	03/30/2025	0	185.00 00030036
5811-20-5811-52840	TELEFLEX LLC	Arrow EZ-IO Needle Set 45mm #9079-V	03/30/2025	0	185.00 00030036
5811-20-5811-52840	TELEFLEX LLC	#9001P-VC-005 Arrow EZ-IO Needle +	03/30/2025	0	1,330.00 00030115
5811-20-5811-52840	TELEFLEX LLC	#9058 Arrow EZ-IO Power Driver	03/30/2025	0	598.00 00030115

			Vendor Subtotal:		2,298.00
5811-20-5811-52840	3B MEDICAL	Adult, Valveless	03/30/2025	0	100.93
			Vendor Subtotal:		100.93
5811-20-5811-61140	PCC INC	Billing Service January 25	03/30/2025	0	4,629.21
			Vendor Subtotal:		4,629.21
5811-20-5811-61220	LAW OFFICES OF HOPKINS & HUBI	February Legal	03/30/2025	0	90.00
5811-20-5811-61220	LAW OFFICES OF HOPKINS & HUBI	February Legal	03/30/2025	0	57.00
			Vendor Subtotal:		147.00
5811-20-5811-64200	EASTERN IA COMMUNITY COLLEGE	PALS Contract	03/30/2025	0	99.00
			Vendor Subtotal:		99.00
5811-20-5811-64200	KIRKWOOD COMMUNITY COLLEGE	Annual ECH Agreement	03/30/2025	0	125.00
			Vendor Subtotal:		125.00
5811-20-5811-65240	MUSCATINE POWER & WATER	February Internet - S End Fire	03/30/2025	0	255.00
			Vendor Subtotal:		255.00
			Subtotal for FUND: 5811		26,804.01
5821-55-5821-68300	GREATER MUSCATINE CHAMBER OF	April - June 2025	04/01/2025	0	33,750.00
			Vendor Subtotal:		33,750.00
			Subtotal for FUND: 5821		33,750.00
7625-40-7625-52300	RANDY MOELLER	Reimb Shoes - R Moeller	03/30/2025	0	62.56
7625-40-7625-52300	RANDY MOELLER	Reimb Uniforms - R Moeller	03/30/2025	0	50.00

			Vendor Subtotal:		112.56
7625-40-7625-52400	NAPA OF MUSCATINE	Gloves	03/30/2025	0	13.99
			Vendor Subtotal:		13.99
7625-40-7625-52720	SPRATT OIL SALES	Gas for Tank 3	03/30/2025	0	1,600.00 00030193
			Vendor Subtotal:		1,600.00
7625-40-7625-52740	ARNOLD MOTOR SUPPLY	Oil	03/30/2025	0	39.10
			Vendor Subtotal:		39.10
7625-40-7625-52740	RAINBO OIL CO-JET BULK OIL	Hyd Oil for TS	03/30/2025	0	564.85 00030147
7625-40-7625-52740	RAINBO OIL CO-JET BULK OIL	Hyd Oil for TS	03/30/2025	0	20.00
			Vendor Subtotal:		584.85
7625-40-7625-52830	LELAND LAMP MACHINE SHOP INC	Shop Tool for Press	03/30/2025	0	60.00
			Vendor Subtotal:		60.00
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Cable Ties	03/30/2025	0	19.99
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	03/30/2025	0	63.57
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Return	03/30/2025	0	-19.99
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Tubing	03/30/2025	0	39.50
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Cable Ties	03/30/2025	0	19.99
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Tune Up	03/30/2025	0	95.88
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filters	03/30/2025	0	44.07
7625-40-7625-53210	ARNOLD MOTOR SUPPLY	Filter	03/30/2025	0	17.61
			Vendor Subtotal:		280.62
7625-40-7625-53210	NAPA OF MUSCATINE	Filter	03/30/2025	0	22.39
			Vendor Subtotal:		22.39

7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Alternator for 254	03/30/2025	0	345.31 00030148
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Fuse	03/30/2025	0	11.85
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Tap/Plug	03/30/2025	0	16.38
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Shocks	03/30/2025	0	90.78
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Gas for Shop Torch	03/30/2025	0	149.95 00030150
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Tap	03/30/2025	0	13.79
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filters	03/30/2025	0	17.61
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Filters	03/30/2025	0	37.64
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	03/30/2025	0	-65.00
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Core	03/30/2025	0	65.00
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Return	03/30/2025	0	-148.40
7625-40-7625-53220	ARNOLD MOTOR SUPPLY	Ignition Switch	03/30/2025	0	26.99
Vendor Subtotal:					561.90
7625-40-7625-53220	HENDERSON PRODUCTS INC.	Shovel Holders	03/30/2025	0	299.28 00030149
7625-40-7625-53220	HENDERSON PRODUCTS INC.	Freight	03/30/2025	0	23.97
Vendor Subtotal:					323.25
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Brake Lines for 261	03/30/2025	0	593.83 00030096
7625-40-7625-53220	NORTH CENTRAL INTERNATIONAL	Shipping	03/30/2025	0	32.91
Vendor Subtotal:					626.74
7625-40-7625-53220	LAWSON PRODUCTS INC	Drill Bit	03/30/2025	0	17.64
Vendor Subtotal:					17.64
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Turn Signal Lights for 20	03/30/2025	0	130.00 00030082
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Turn Signal Lights for 20	03/30/2025	0	42.48
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Light #20	03/30/2025	0	97.16
7625-40-7625-53220	MARTIN EQUIPMENT OF IA-IL INC	Return	03/30/2025	0	-172.48
Vendor Subtotal:					97.16
7625-40-7625-53220	NAPA OF MUSCATINE	Ignition Coil	03/30/2025	0	65.59
7625-40-7625-53220	NAPA OF MUSCATINE	Headlights	03/30/2025	0	37.84
Vendor Subtotal:					103.43

7625-40-7625-53220	REEVES BATTERY SALES	Battery for 139	03/30/2025	0	290.00 00030122
		Vendor Subtotal:			290.00
7625-40-7625-53220	TRUCK COUNTRY OF IOWA	Window Motor for 48	03/30/2025	0	273.89 00030109
		Vendor Subtotal:			273.89
7625-40-7625-53220	MUSCATINE AG	Grass Seed for Landfill	03/30/2025	0	230.00 00030136
		Vendor Subtotal:			230.00
7625-40-7625-53220	WALZ SCALE	Parts for Scale	03/30/2025	0	420.00 00030094
		Vendor Subtotal:			420.00
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Fuse Block	03/30/2025	0	97.53
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Fuse Block for 139	03/30/2025	0	135.14 00030124
7625-40-7625-53220	EMAG MUSCATINE CBG LLC	Rear Links	03/30/2025	0	73.12
		Vendor Subtotal:			305.79
7625-40-7625-62530	SAFETY-KLEEN, INC	Used Oil	03/30/2025	0	30.00
		Vendor Subtotal:			30.00
7625-40-7625-67130	ALTORFER INC	Service 414	03/30/2025	0	2,563.67 00030089
		Vendor Subtotal:			2,563.67
7625-40-7625-67130	TRUCK AND AUTO REPAIR	Trailer Inspection for February	03/30/2025	0	281.00 00030145
		Vendor Subtotal:			281.00
7625-40-7625-67130	NASH KEATON BUTCHER	Alignment	03/30/2025	0	97.20
7625-40-7625-67130	NASH KEATON BUTCHER	Alignment #756	03/30/2025	0	97.20

		Vendor Subtotal:			194.40
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repair	03/30/2025	0	23.95
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs for 429	03/30/2025	0	94.50
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tires for 648	03/30/2025	0	860.00 00030108
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Labor	03/30/2025	0	60.00
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs #RC15	03/30/2025	0	76.45
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs for 439	03/30/2025	0	109.95 00030134
7625-40-7625-67140	A-1 QUALITY TIRE & CAR CARE	Tire Repairs for 762	03/30/2025	0	23.95
		Vendor Subtotal:			1,248.80
		Subtotal for FUND: 7625			10,281.18
7635-00-7635-51100	STAPLES ADVANTAGE	Batteries	03/30/2025	0	14.55
		Vendor Subtotal:			14.55
		Subtotal for FUND: 7635			14.55
7650-00-7650-61120	TANNER CONSULTING	509A Actuarial Report for 2024	03/30/2025	0	995.00 00030118
		Vendor Subtotal:			995.00
		Subtotal for FUND: 7650			995.00
7940-00-7940-65210	MUSCATINE POWER & WATER	March Base PRI	03/30/2025	0	70.54
		Vendor Subtotal:			70.54
7940-00-7940-65240	MUSCATINE POWER & WATER	Machlink - Feb/Mar	03/30/2025	0	123.98
		Vendor Subtotal:			123.98
		Subtotal for FUND: 7940			194.52

8142-10-8142-61420	BOLTON & MENK INC	Mulberry Ave Sidewalk	03/30/2025	0	27,402.50
		Vendor Subtotal:			27,402.50
		Subtotal for FUND: 8142			27,402.50
8144-10-8144-61660	ENVIRONMENTAL HAZARDS SERV	Lead Wipe	03/30/2025	0	54.60
8144-10-8144-61660	ENVIRONMENTAL HAZARDS SERV	Lead Wipe	03/30/2025	0	78.00
		Vendor Subtotal:			132.60
		Subtotal for FUND: 8144			132.60
8148-10-8148-51300	AMAZON.COM	Toner	03/30/2025	0	69.99
		Vendor Subtotal:			69.99
8148-10-8148-61660	EOCENE ENVIRONMENTAL GROU	Inspections LHR Grant Program	03/30/2025	0	19,100.00
		Vendor Subtotal:			19,100.00
8148-10-8148-63200	COMMUNITY FOUNDATION	Office Space 2/16/25 - 3/15/25	03/30/2025	0	400.00
		Vendor Subtotal:			400.00
8148-10-8148-65260	VERIZON WIRELESS	March Cell Phones	03/30/2025	0	80.02
		Vendor Subtotal:			80.02
		Subtotal for FUND: 8148			19,650.01
8370-00-8370-74200	BREEDLOVES SPORTING GOOD	Dominator- PBMAX Pickleball Nets	03/30/2025	0	8,604.00 00029507
		Vendor Subtotal:			8,604.00
		Subtotal for FUND: 8370			8,604.00

8450-05-8450-74250	AMAZON.COM	Compulocks Surface Pro 8-11 Apex Bow	03/30/2025	0	209.72 00030125
8450-05-8450-74250	AMAZON.COM	Honio Bluetooth Keyboard	03/30/2025	0	10.01 00030125
8450-05-8450-74250	AMAZON.COM	Surface Pro 9 - i5-1245U Processor, 16G	03/30/2025	0	949.00 00030125
8450-05-8450-74250	AMAZON.COM	Battery Replacement	03/30/2025	0	78.84
Vendor Subtotal:					1,247.57
Subtotal for FUND: 8450					1,247.57
8451-30-8451-74250	ENVISIONWARE INC.	Envisionware Flat Rate Professional Serv	03/30/2025	0	1,350.00 00029565
Vendor Subtotal:					1,350.00
Subtotal for FUND: 8451					1,350.00
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 3/28/25		03/30/2025	0	3,461.00
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 3/28/25		03/30/2025	0	159.32
9002-90-9020-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 3/28/25		03/30/2025	0	4.23
Vendor Subtotal:					3,624.55
9002-90-9020-41300	CITY OF MUSCATINE HOUSING RE Law Offices Hopkins - Eviction Cozad/P		03/30/2025	0	2,450.38
9002-90-9020-41300	CITY OF MUSCATINE HOUSING RE Law Offices Hopkins - Eviction		03/30/2025	0	292.50
Vendor Subtotal:					2,742.88
9002-90-9020-41500	JODI ROYAL-GOODWIN	Reimb Travel 3/8/25 - 3/13/25	03/30/2025	0	88.95
Vendor Subtotal:					88.95
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE Phone Allowance		03/30/2025	0	4.50
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE MPW - December Machlink		03/30/2025	0	13.42
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE MPW - Feb PRI		03/30/2025	0	51.36
9002-90-9020-41904	CITY OF MUSCATINE HOUSING RE MPW - Feb PRI		03/30/2025	0	13.55
Vendor Subtotal:					82.83
9002-90-9020-41909	ROB AWBREY	Reimb Uniforms - R Awbrey	03/30/2025	0	100.00

			Vendor Subtotal:		100.00
9002-90-9020-41910	CITY OF MUSCATINE HOUSING RE River Rehab - Pre Employment Slater		03/30/2025	0	137.00
9002-90-9020-41910	CITY OF MUSCATINE HOUSING RE Quest - Pre Employment Slater		03/30/2025	0	36.30
			Vendor Subtotal:		173.30
9002-90-9020-41910	THE NELROD COMPANY	Physical Needs Assesment	03/30/2025	0	6,565.33
			Vendor Subtotal:		6,565.33
9002-90-9020-41912	CITY OF MUSCATINE HOUSING RE QC Times - Housing Plan		03/30/2025	0	30.10
			Vendor Subtotal:		30.10
9002-90-9020-41914	CITY OF MUSCATINE HOUSING RE MPW - Nov/Dec Machlink		03/30/2025	0	23.56
9002-90-9020-41914	CITY OF MUSCATINE HOUSING RE MPW - Jan/Feb Machlink		03/30/2025	0	23.56
			Vendor Subtotal:		47.12
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 3/28/25		03/30/2025	0	2,971.36
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 3/28/25		03/30/2025	0	1,407.90
9002-90-9020-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 3/28/25		03/30/2025	0	11.05
			Vendor Subtotal:		4,390.31
9002-90-9020-44201	MENARDS (MUSC)	Tank Sprayer/Bleach	03/30/2025	0	49.82
			Vendor Subtotal:		49.82
9002-90-9020-44204	MENARDS (MUSC)	Toggle Bolt/Bracket	03/30/2025	0	85.74
			Vendor Subtotal:		85.74
9002-90-9020-44206	HD SUPPLY FACILITIES MAINT	Toilet Seat	03/30/2025	0	86.34
			Vendor Subtotal:		86.34

9002-90-9020-44218	HD SUPPLY FACILITIES MAINT	Drip Bowls	03/30/2025	0	94.31
		Vendor Subtotal:			94.31
9002-90-9020-44301	CITY OF MUSCATINE	April Refuse	04/01/2025	0	182.32
		Vendor Subtotal:			182.32
9002-90-9020-44303	AMAZON.COM	Raid Deep Reach Fogger	03/30/2025	0	26.45
		Vendor Subtotal:			26.45
9002-90-9020-44305	JOHNSON CONTROLS SECURITY S	4/1/25 - 6/30/25 Alarms	04/01/2025	0	5,234.67
		Vendor Subtotal:			5,234.67
9002-90-9020-44306	CITY OF MUSCATINE HOUSING RE	Verizon - Feb GPS	03/30/2025	0	17.78
		Vendor Subtotal:			17.78
9002-90-9020-44308	KELLY HEATING COOLING & PLBC	Service Call CH 301	03/30/2025	0	85.00
		Vendor Subtotal:			85.00
9002-90-9020-44310	DAN'S OVERHEAD DOORS AND MC	CH 2nd Floor Vestibule Door operator R	03/30/2025	0	3,619.00 00029840
		Vendor Subtotal:			3,619.00
9002-90-9020-44311	KELLY HEATING COOLING & PLBC	Sink Plug CH 203	03/30/2025	0	160.00
		Vendor Subtotal:			160.00
9002-90-9020-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 3/28/25	03/30/2025	0	8.04
		Vendor Subtotal:			8.04
9002-90-9020-45401	CITY OF MUSCATINE HOUSING RE	FICA 3/28/25	03/30/2025	0	576.80

			Vendor Subtotal:	576.80	
9002-90-9020-45402	CITY OF MUSCATINE HOUSING RE IPERS 3/28/25		03/30/2025	0	756.58
			Vendor Subtotal:		756.58
9002-90-9020-45403	CITY OF MUSCATINE HOUSING RE Health Insurance		03/30/2025	0	3,912.86
			Vendor Subtotal:		3,912.86
9002-90-9020-45404	CITY OF MUSCATINE HOUSING RE Life Insurance		03/30/2025	0	24.27
			Vendor Subtotal:		24.27
9002-90-9020-45405	CITY OF MUSCATINE HOUSING RE Dental Insurance		03/30/2025	0	82.76
			Vendor Subtotal:		82.76
9002-90-9020-45406	CITY OF MUSCATINE HOUSING RE LTD Insurance		03/30/2025	0	29.83
9002-90-9020-45406	CITY OF MUSCATINE HOUSING RE LTD BW Insurance		03/30/2025	0	8.37
			Vendor Subtotal:		38.20
9002-90-9020-75400	BURNS & SON'S DIRECT APPLIANCCH 907 Fridge Replacement Model: FFT		03/30/2025	0	640.00 00030013
			Vendor Subtotal:		640.00
			Subtotal for FUND: 9002		33,526.31
9006-00-0000-11220	ALEXIS HUSKO	Credit on A/R Account	03/30/2025	0	89.79
			Vendor Subtotal:		89.79
9006-00-0000-21140	ALEXIS HUSKO	Security Deposit Refund	03/30/2025	0	350.00
			Vendor Subtotal:		350.00

9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 3/28/25		03/30/2025	0	2,219.20
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Part-Time Wages 3/28/25		03/30/2025	0	159.32
9006-90-9060-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 3/28/25		03/30/2025	0	3.90
	Vendor Subtotal:				2,382.42
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE MPW - Feb PRI		03/30/2025	0	6.42
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE MPW - December Machlink		03/30/2025	0	6.35
9006-90-9060-41904	CITY OF MUSCATINE HOUSING RE Phone Allowance		03/30/2025	0	3.00
	Vendor Subtotal:				15.77
9006-90-9060-41910	THE NELROD COMPANY	Physical Needs Assessment	03/30/2025	0	3,233.67
	Vendor Subtotal:				3,233.67
9006-90-9060-41914	CITY OF MUSCATINE HOUSING RE MPW - Jan/Feb Machlink		03/30/2025	0	11.15
9006-90-9060-41914	CITY OF MUSCATINE HOUSING RE MPW - Nov/Dec Machlink		03/30/2025	0	11.15
	Vendor Subtotal:				22.30
9006-90-9060-43700	ALLIANT ENERGY	February Gas - 2700 Apt E	03/30/2025	0	12.33
9006-90-9060-43700	ALLIANT ENERGY	February Gas - 2804 Apt E	03/30/2025	0	21.69
9006-90-9060-43700	ALLIANT ENERGY	February Gas - 2900 Apt C	03/30/2025	0	34.55
9006-90-9060-43700	ALLIANT ENERGY	February Gas - 2704 Apt C	03/30/2025	0	65.10
9006-90-9060-43700	ALLIANT ENERGY	February Gas - Sunset Office	03/30/2025	0	121.24
9006-90-9060-43700	ALLIANT ENERGY	February Gas - Sunset Garage	03/30/2025	0	78.39
9006-90-9060-43700	ALLIANT ENERGY	February Gas - 2700 Apt C	03/30/2025	0	73.61
	Vendor Subtotal:				406.91
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Full-Time Wages 3/28/25		03/30/2025	0	2,359.84
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Part-Time Wages 3/28/25		03/30/2025	0	1,407.90
9006-90-9060-44100	CITY OF MUSCATINE HOUSING RE Maint Longevity 3/28/25		03/30/2025	0	18.20
	Vendor Subtotal:				3,785.94
9006-90-9060-44201	MENARDS (MUSC)	Utility Gate/Safety Hasp	03/30/2025	0	41.63
	Vendor Subtotal:				41.63

9006-90-9060-44204	MENARDS (MUSC)	Lumber	03/30/2025	0	84.12
		Vendor Subtotal:			84.12
9006-90-9060-44204	AMAZON.COM	Pivot Bar	03/30/2025	0	12.20
		Vendor Subtotal:			12.20
9006-90-9060-44206	PLUMB SUPPLY COMPANY	SS 2908E Toilet Replacement: Gerber G	03/30/2025	0	215.78 00030021
9006-90-9060-44206	PLUMB SUPPLY COMPANY	Connector	03/30/2025	0	28.37
		Vendor Subtotal:			244.15
9006-90-9060-44301	CITY OF MUSCATINE	April Refuse	04/01/2025	0	320.00
		Vendor Subtotal:			320.00
9006-90-9060-44302	ALEXIS HUSKO	Cleaning	03/30/2025	0	-310.31
		Vendor Subtotal:			-310.31
9006-90-9060-44306	CITY OF MUSCATINE HOUSING RE	Verizon - Feb GPS	03/30/2025	0	17.78
		Vendor Subtotal:			17.78
9006-90-9060-44308	KELLY HEATING COOLING & PLBC	Service Call SS 2900E	03/30/2025	0	85.00
		Vendor Subtotal:			85.00
9006-90-9060-44311	KELLY HEATING COOLING & PLBC	Water Heater Repair 2700D	03/30/2025	0	109.85
		Vendor Subtotal:			109.85
9006-90-9060-44315	ALEXIS HUSKO	Damages	03/30/2025	0	-115.61
		Vendor Subtotal:			-115.61

9006-90-9060-44315	SAMUEL ANDERSON	SS 2704C Paint Rehab: Walls Only	03/30/2025	0	900.00 00029250
		Vendor Subtotal:			900.00
9006-90-9060-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 3/28/25	03/30/2025	0	6.16
		Vendor Subtotal:			6.16
9006-90-9060-45401	CITY OF MUSCATINE HOUSING RE	FICA 3/28/25	03/30/2025	0	441.07
		Vendor Subtotal:			441.07
9006-90-9060-45402	CITY OF MUSCATINE HOUSING RE	IPERS 3/28/25	03/30/2025	0	582.29
		Vendor Subtotal:			582.29
9006-90-9060-45403	CITY OF MUSCATINE HOUSING RE	Health Insurance	03/30/2025	0	3,650.19
		Vendor Subtotal:			3,650.19
9006-90-9060-45404	CITY OF MUSCATINE HOUSING RE	Life Insurance	03/30/2025	0	16.87
		Vendor Subtotal:			16.87
9006-90-9060-45405	CITY OF MUSCATINE HOUSING RE	Dental Insurance	03/30/2025	0	57.93
		Vendor Subtotal:			57.93
9006-90-9060-45406	CITY OF MUSCATINE HOUSING RE	LTD Insurance	03/30/2025	0	19.39
9006-90-9060-45406	CITY OF MUSCATINE HOUSING RE	LTD BW Insurance	03/30/2025	0	8.37
		Vendor Subtotal:			27.76
		Subtotal for FUND: 9006			16,457.88
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE	Admin Full-Time Wages 3/28/25	03/30/2025	0	6,320.11
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE	Admin Part-Time Wages 3/28/25	03/30/2025	0	1,274.58
9007-90-9070-41100	CITY OF MUSCATINE HOUSING RE	Admin Longevity 3/28/25	03/30/2025	0	13.33

			Vendor Subtotal:		7,608.02
9007-90-9070-41500	JODI ROYAL-GOODWIN	Reimb Travel 3/8/25 - 3/13/25	03/30/2025	0	88.95
9007-90-9070-41500	JODI ROYAL-GOODWIN	Reimb Travel 3/24/25 - 3/26/25	03/30/2025	0	20.34
			Vendor Subtotal:		109.29
9007-90-9070-41902	CITY OF MUSCATINE HOUSING RE	Xerox Coies	03/30/2025	0	19.55
9007-90-9070-41902	CITY OF MUSCATINE HOUSING RE	Xerox - December Copies	03/30/2025	0	8.82
			Vendor Subtotal:		28.37
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE	Phone Allowance	03/30/2025	0	1.50
9007-90-9070-41904	CITY OF MUSCATINE HOUSING RE	MPW - December Machlink	03/30/2025	0	50.83
			Vendor Subtotal:		52.33
9007-90-9070-41904	MUSCATINE POWER & WATER	March Phones	03/30/2025	0	22.39
			Vendor Subtotal:		22.39
9007-90-9070-41905	CITY OF MUSCATINE HOUSING RE	Petty Cash - Postage Due	03/30/2025	0	0.28
			Vendor Subtotal:		0.28
9007-90-9070-41906	NAN MCKAY & ASSOCIATES INC	Admin Plan Digital Revision Service	03/30/2025	0	239.00
			Vendor Subtotal:		239.00
9007-90-9070-41914	CITY OF MUSCATINE HOUSING RE	MPW - Nov/Dec Machlink	03/30/2025	0	89.27
9007-90-9070-41914	CITY OF MUSCATINE HOUSING RE	MPW - Jan/Feb Machlink	03/30/2025	0	89.27
			Vendor Subtotal:		178.54
9007-90-9070-45103	CITY OF MUSCATINE HOUSING RE	Unemployment 3/28/25	03/30/2025	0	7.60
			Vendor Subtotal:		7.60

9007-90-9070-45401	CITY OF MUSCATINE HOUSING RE FICA 3/28/25		03/30/2025	0	536.40
		Vendor Subtotal:			536.40
9007-90-9070-45402	CITY OF MUSCATINE HOUSING RE IPERS 3/28/25		03/30/2025	0	619.43
		Vendor Subtotal:			619.43
9007-90-9070-45403	CITY OF MUSCATINE HOUSING RE Health Insurance		03/30/2025	0	5,318.84
		Vendor Subtotal:			5,318.84
9007-90-9070-45404	CITY OF MUSCATINE HOUSING RE Life Insurance		03/30/2025	0	21.78
		Vendor Subtotal:			21.78
9007-90-9070-45405	CITY OF MUSCATINE HOUSING RE Dental Insurance		03/30/2025	0	84.41
		Vendor Subtotal:			84.41
9007-90-9070-45406	CITY OF MUSCATINE HOUSING RE LTD Insurance		03/30/2025	0	32.63
		Vendor Subtotal:			32.63
9007-90-9070-47150	RCN LLC	Abatement Ends 14 of 31 Days March D	03/30/2025	0	292.00
		Vendor Subtotal:			292.00
9007-90-9070-47150	KEMPEN REAL ESTATE LLC	New HAP D Rodriguez Full April	04/01/2025	0	816.00
		Vendor Subtotal:			816.00
9007-90-9070-47150	HARRISON LOFTS LLC	New HAP Siaway Full March	03/30/2025	0	946.00
9007-90-9070-47150	HARRISON LOFTS LLC	New HAP Watson 27 of 31 Days March	03/30/2025	0	339.00
		Vendor Subtotal:			1,285.00

9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Full-Time Wages 3/28/25	03/30/2025	0	2,570.73
9007-90-9071-41100	CITY OF MUSCATINE HOUSING RE Admin Longevity 3/28/25	03/30/2025	0	3.25
	Vendor Subtotal:			2,573.98
9007-90-9071-45103	CITY OF MUSCATINE HOUSING RE Unemployment 3/28/25	03/30/2025	0	2.59
	Vendor Subtotal:			2.59
9007-90-9071-45401	CITY OF MUSCATINE HOUSING RE FICA 3/28/25	03/30/2025	0	183.99
	Vendor Subtotal:			183.99
9007-90-9071-45402	CITY OF MUSCATINE HOUSING RE IPERS 3/28/25	03/30/2025	0	144.23
	Vendor Subtotal:			144.23
9007-90-9071-45403	CITY OF MUSCATINE HOUSING RE Health Insurance	03/30/2025	0	2,085.82
	Vendor Subtotal:			2,085.82
9007-90-9071-45404	CITY OF MUSCATINE HOUSING RE Life Insurance	03/30/2025	0	6.69
	Vendor Subtotal:			6.69
9007-90-9071-45405	CITY OF MUSCATINE HOUSING RE Dental Insurance	03/30/2025	0	33.09
	Vendor Subtotal:			33.09
9007-90-9071-45406	CITY OF MUSCATINE HOUSING RE LTD Insurance	03/30/2025	0	11.50
	Vendor Subtotal:			11.50
	Subtotal for FUND: 9007			22,294.20
	Report Total:			1,157,600.77



City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Public Hearing on an Amendment to Title 10, Chapter 26, Section 2 of the City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels.

EXECUTIVE SUMMARY

This proposed amendment addresses one challenge of redeveloping Muscatine's numerous narrow, pre-zoning residential lots, particularly those 30-feet wide, which hinder infill development due to restrictive side-yard setback requirements. To facilitate the construction of functional, economical homes on these lots, the proposed amendment would allow for reduced side-yard setbacks, ensuring a minimum buildable width of 20 feet while maintaining a minimum 5-foot setback for fire safety. This change aims to streamline infill development, support initiatives like the Muscatine Center for Social Action's housing project, the City's pattern book initiative, and revitalizing older neighborhoods by enabling the construction of new, appropriately sized homes on existing narrow parcels without requiring individual variances.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

For qualifying parcels, this amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet.

For a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards.

Muscatine adopted its first zoning ordinance in 1957. Prior to this, there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately

59% of housing units in Muscatine were built before 1960. This means the majority of homes and the parcels that they are located on predate the implementation of any minimum lot size, frontage, or setback regulations.

Consequently, a significant number of residential zoned parcels do not meet one or more of the parcel size or frontage requirements of their respective zoning districts. Over 32% of residential zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine.

Existing zoning regulations allow for the continued residential use and potential redevelopment of parcels with existing lot size and frontage deficiencies. Section 10-26-4(A) of the City Code permits uses allowed in a zoning district, even if the parcel does not meet minimum lot size or frontage requirements. However, the manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels.

When Muscatine was originally platted, lots were typically 60 feet by 140 feet. This practice continued in numerous subdivisions and additions during Muscatine's early years. During this period of rapid growth, it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. As there were no regulations prohibiting this practice, hundreds of these very narrow residential parcels can be found throughout older parts of Muscatine.

Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings. These parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure.

The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. This dramatically decreases the viability and likelihood of desired residential infill development occurring on such narrow parcels.

Muscatine Center for Social Action (MCSA), has received a neighborhood revitalization grant from the Iowa Finance Authority to build six single-family owner-occupied homes on infill sites in an area centered along Mulberry Avenue between Jefferson School and 5th Street. Three of these six homes are being developed on parcels that are 30' by 140'. The first of these new homes is currently under construction at 409 E. 6th Street. The homes being constructed here and on the other two 30-foot-wide lots share the same design, with a width of just under 20 feet. To accommodate this design, a variance was required to reduce the side yard setbacks from 6 feet to 5 feet.



Home under construction on 30' wide lot at 409 E. 6th St

Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. The extra two feet of building width, enabled by the minor reduction in side yard setbacks through these variances, was crucial for creating a functional, attractive, and economical home design.

The opportunities and challenges of infill development on 30-foot-wide parcels extend beyond the three parcels involved in the ongoing MCSA project. Currently, at least two dozen vacant residential parcels with a width of approximately 30 feet exist. Four of these are vacant City-owned surplus parcels. Additionally, such parcels are likely to become vacant over time. Therefore, any successful strategy for infill development must include the redevelopment of a significant number of these narrow lots.

To promote additional infill development, the City of Muscatine is currently collaborating with an architectural firm to create a pattern book of building plans. This book will include three sets of shovel-ready, complete building plans that any community member can freely use. Recognizing the opportunities and design challenges presented by the large number of very

narrow infill parcels, one of the three plan sets will be for a three-bedroom, two-bathroom house that can be built on a 30-foot-wide lot.

Similar to the MCSA projects, the pattern book design for a home on a 30-foot-wide lot will likely have a width of nearly 20 feet. Under current zoning regulations, constructing such a structure on a 30-foot-wide parcel would require a variance to reduce side yard setbacks to 5 feet. It is counterproductive to require someone seeking to construct a structure according to plans produced by the City, in furtherance of a broader community objective, to first obtain a variance.

A better approach would be to make a change to the City Code that allows for the desired type of infill development by right. To that end, the City Staff proposes that the following be added as Section 10-26-2(K).

“K. Where a parcel which existed as of January 1, 2025, and has less area or frontage than herein required in the district in which it is located, a new single-family residence may nevertheless be constructed on such a parcel provided that:

- 1. A single-family residence is a permitted use in the zoning district in which the parcel is located.***
- 2. Side-yard setbacks are maintained, except the buildable width cannot be reduced to less than 20 feet, except that a side yard setback of five feet shall be maintained.”***

Adding this section would maximize flexibility in redeveloping existing very narrow residential parcels without substantially altering the overall zoning regulations.

The proposed amendment does not allow for the reduction of side yard setbacks to less than five feet. This is because the adopted building code requires that any exterior wall constructed within five feet of a property line must be constructed as a one-hour fire-rated wall. To achieve this rating, specific fire-resistant materials must be used, and the number of openings (windows and doors) is limited. These restrictions make it both uneconomical and a design challenge to construct closer than five feet to a property line, particularly for the type of single-family home infill development this proposed amendment aims to promote.

On February 11, 2025, the Planning and Zoning Commission voted unanimously to recommend the adoption of this code change.

CITY FINANCIAL IMPACT

None

ATTACHMENTS

1. 2025-0118 Resolution Setting a Public Hearing on April 3, 2025, at 600 pm on an Ordinance Amending City Code to Promote Residential Infill by Relaxing



City of Muscatine

ITEM NUMBER 2025-0118

AGENDA ITEM SUMMARY

DATE: 3/20/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

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

EXECUTIVE SUMMARY

This proposed amendment addresses one challenge of redeveloping Muscatine's numerous narrow, pre-zoning residential lots, particularly those 30-feet wide, which hinder infill development due to restrictive side-yard setback requirements. To facilitate the construction of functional, economical homes on these lots, the proposed amendment would allow for reduced side-yard setbacks, ensuring a minimum buildable width of 20 feet while maintaining a minimum 5-foot setback for fire safety. This change aims to streamline infill development, support initiatives like the Muscatine Center for Social Action's housing project, the City's pattern book initiative, and revitalizing older neighborhoods by enabling the construction of new, appropriately sized homes on existing narrow parcels without requiring individual variances. Prior to action on such an amendment, a public hearing must be held. This resolution sets that public hearing during the April 3rd City Council meeting.

STAFF RECOMMENDATION

Staff recommends setting a public hearing on the proposed amendment for the April 3rd City Council meeting.

BACKGROUND/DISCUSSION

For qualifying parcels, this amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet.

For a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards.

Muscatine adopted its first zoning ordinance in 1957. Prior to this there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately 59% of housing units in Muscatine were built before 1960. This means a majority of homes and the parcels that they are located on predate the implementation of any minimum lot size, frontage, or setback regulations.

Consequently, a significant number of residentially zoned parcels do not meet one or more of the, parcel size, or frontage requirements of their respective zoning districts. Over 32% of residentially zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine.

Existing zoning regulations allow for the continued residential use and potential redevelopment of parcels with existing lot size and frontage deficiencies. Section 10-26-4(A) of the City Code permits uses allowed in a zoning district, even if the parcel does not meet minimum lot size or frontage requirements. However, the manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels.

When Muscatine was originally platted, lots were typically 60 feet by 140 feet. This practice continued in numerous subdivisions and additions during Muscatine's early years. During this period of rapid growth, it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. As there were no regulations prohibiting this practice, hundreds of these very narrow residential parcels can be found throughout older parts of Muscatine.

Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings. These parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure.

The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. This dramatically decreases the viability and likelihood of desired residential infill development occurring on such narrow parcels.

Muscatine Center for Social Action (MCSA), has received a neighborhood revitalization grant from the Iowa Finance Authority to build six single-family owner-occupied homes on infill sites in an area centered along Mulberry Avenue between Jefferson School and 5th Street. Three of these six homes are being developed on parcels that are 30' by 140'. The first of these new homes is currently under constructed at 409 E. 6th Street. The homes being constructed here and on the other two 30-foot-wide lots share the same design, with a width of just under 20 feet. To accommodate this design, a variance was required to reduce the side yard setbacks from 6 feet to 5 feet.



Home under construction on 30' wide lot at 409 E. 6th St

Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. The extra two feet of building width, enabled by the minor reduction in side yard setbacks through these variances, was crucial for creating a functional, attractive, and economical home design.

The opportunities and challenges of infill development on 30-foot-wide parcels extend beyond the three parcels involved in the ongoing MCSA project. Currently, at least two dozen vacant residential parcels with a width of approximately 30 feet exist. Four of these are vacant City-owned surplus parcels. Additional such parcels are likely to become vacant over time. Therefore, any successful strategy for infill development must include the redevelopment of a significant number of these narrow lots.

To promote additional infill development, the City of Muscatine is currently collaborating with an architectural firm to create a pattern book of building plans. This book will include three sets of shovel-ready, complete building plans that any community member can freely use.

Recognizing the opportunities and design challenges presented by the large number of very narrow infill parcels, one of the three plan sets will be for a three-bedroom, two-bathroom house that can be built on a 30-foot-wide lot.

Similar to the MCSA projects, the pattern book design for a home on a 30-foot-wide lot will likely have a width of nearly 20 feet. Under current zoning regulations, constructing such a structure on a 30-foot-wide parcel would require a variance to reduce side yard setbacks to 5 feet. It is counterproductive to require someone seeking to construct a structure according to plans produced by the City, in furtherance of a broader community objective, to first obtain a variance.

A better approach would to make a change to City Code that allow for the desired type of infill development by right. To that end City Staff proposes that following be added as Section 10-26-2(K)

“K. Where a parcel which existed as of January 1, 2025 and has less area or frontage than herein required in the district in which it is located, a new single-family residence may nevertheless be constructed on such a parcel provided that:

- 1. A single-family residence is a permitted use in zoning district in which the parcel is located.***
- 2. Side-yard setbacks are maintained, except the buildable width cannot be reduced to less than 20 feet, except that there shall be a side yard setback five feet shall be maintained.”***

Adding this section would maximize flexibility in redeveloping existing very narrow residential parcels without substantially altering the overall zoning regulations.

The proposed amendment does not allow for the reduction of side yard setbacks to less than five feet. This is because the adopted building code requires that any exterior wall constructed within five feet of a property line must be constructed as a one-hour fire-rated wall. To achieve this rating, specific fire-resistant materials must be used, and the number of openings (windows and doors) is limited. These restrictions make it both uneconomical and a design challenge to construct closer than five feet to a property line, particularly for the type of single-family home infill development this proposed amendment aims to promote.

On February 11, 2025, the Planning and Zoning Commission voted unanimously to recommend the adoption of this code change.

Prior to action on such an amendment, a public hearing must be held. This resolution sets that public hearing during the April 3rd City Council meeting.

CITY FINANCIAL IMPACT

None

ATTACHMENTS

1. Public Notice (1)
2. 2025-0118 Resolution Setting a Public Hearing (1) (2)

PUBLIC NOTICE
NOTICE OF TIME AND PLACE OF PUBLIC HEARING
ON 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

This proposed amendment addresses the challenge of redeveloping Muscatine's numerous narrow, pre-zoning residential lots, particularly those 30-feet wide, which hinder infill development due to restrictive side-yard setback requirements. To facilitate the construction of functional, economical homes on these lots, the proposed amendment would allow for reduced side-yard setbacks, ensuring a minimum buildable width of 20 feet while maintaining a minimum 5-foot setback for fire safety. This change aims to streamline infill development, support initiatives like the Muscatine Center for Social Action's housing project and the city's pattern book initiative, and revitalize older neighborhoods by enabling the construction of new, appropriately sized homes on existing narrow parcels without requiring individual variances.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said proposed change to City Code on Thursday, April 3, 2025, at 6:00 p.m. in the City Hall Council Chambers, 215 Sycamore St. Muscatine, Iowa, at which time all interested parties are invited to comment. The hearing will be held during the regular Muscatine City Council meeting

Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing. If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Cinda Hilger, City Clerk

RESOLUTION NO. 2025-0118

RESOLUTION SETTING THE TIME AND PLACE OF PUBLIC HEARING 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

WHEREAS, or a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards;

WHEREAS, Muscatine adopted its first zoning ordinance in 1957. Prior to this there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately 59% of housing units in Muscatine were built before 1960. Consequently, a significant number of residentially zoned parcels do not meet one or more of the, parcel size, or frontage requirements of their respective zoning districts. Over 32% of residentially zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine;

WHEREAS, The manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels;

WHEREAS, When Muscatine was originally platted, lots were typically 60 feet by 140 feet and it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings;

WHEREAS, Such parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure;

WHEREAS, The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. An extra two feet of building width, enabled by the minor reduction in side yard setbacks is very crucial for creating a functional, attractive, and economical home design on such lots ;

WHEREAS, To facilitate the construction of functional, economical homes on these lots, the proposed amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet;

WHEREAS, the Planning and Zoning Commission on February 11th did vote to recommend approval of an amendment; and

WHEREAS, a public hearing must be held prior any City Council action on such an amendment to City Code.

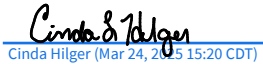
NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to review to allow the public to comments on the proposed ordinance amending Title 10 of the City Code of Muscatine. Said hearing to be conducted at 6:00 P.M. on Thursday, April 3, 2025, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 20th day of March 2025.



Dr. Brad Bark, Mayor

ATTEST:


Cinda Hilger (Mar 24, 2025 15:20 CDT)

Cinda Hilger, City Clerk





City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Public Hearing on an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of 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.

EXECUTIVE SUMMARY

Existing building codes lack specific provisions for directly approving post-frame buildings. Therefore, post-frame construction typically requires approval as an alternate method to ensure safety and durability. For post frame buildings exceeding 1,000 square feet, plans must be signed off by an engineer.

The Construction Appeals and Advisory Board recommends approving an amendment that would exempt post-frame buildings under 1,440 square feet from the requirement of submitting engineered plans.

STAFF RECOMMENDATION

BACKGROUND/DISCUSSION

Post-frame buildings are a type of structure that uses large, vertical posts that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls. This construction method differs significantly from traditional stick-framed structures which are constructed on continuous foundations. This approach is known for being economical and easy to assemble quickly, making it popular for detached garages and other storage type uses.

While adopted building codes allow for post-frame buildings, they lack specific, prescriptive provisions, unlike those for more traditional construction methods. Prescriptive provisions outline exact requirements for materials, dimensions, and construction methods to ensure compliance with performance requirements (e.g., strength, stability, fire resistance). When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate

method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post-frame building fails to meet any of the following criteria:

- no larger than 1,000 square feet in floor area, and
- has posts spaced no more than 8 feet on center, and
- has a sidewall height of 12 feet or less.

Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building.

The Construction Appeal Advisory Board and City Staff are recommending that City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet.

Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size of post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard.

Attached is the code language that if inserted, would make this change.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Post Frame Building Amendment Text
2. 2025-0119 Resolution Setting a Public Hearing on an Ordinance to the City Building Code that Would Remove the Need for the Submission of Engineered

8-1-4(E)

E. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

8-10-2(F)

F. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less



City of Muscatine

ITEM NUMBER 2025-0119

AGENDA ITEM SUMMARY

DATE: 3/20/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

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

EXECUTIVE SUMMARY

Existing building codes lack specific provisions for directly approving post-frame buildings. Therefore, post-frame construction typically requires approval as an alternate method to ensure safety and durability. For post frame buildings exceeding 1,000 square feet, plans must be signed off by an engineer.

The Construction Appeals and Advisory Board recommends approving an amendment that would exempt post-frame buildings under 1,440 square feet from the requirement of submitting engineered plans.

Prior to action on such an amendment, a public hearing must be held. This resolution sets that public hearing during the April 3rd City Council meeting.

STAFF RECOMMENDATION

Staff recommends setting a public hearing on the proposed amendment for the April 3rd City Council meeting.

BACKGROUND/DISCUSSION

Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls. This construction method differs significantly from traditional stick-framed structures which are constructed on continuous foundations. This approach to construction is known for being economical and easy to assemble quickly, making it popular for detached garages and other storage type uses.

While adopted building codes allow for post-frame buildings, they lack specific, prescriptive provisions, unlike those for more traditional construction methods. Prescriptive provisions outline exact requirements for materials, dimensions, and construction methods to ensure compliance with performance requirements (e.g., strength, stability, fire resistance). When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post-frame building fails to meet any one the following criteria:

- no larger than 1,000 square feet in floor area, and
- has posts spaced no more than 8 feet on center, and
- has a sidewall height of 12 feet or less.

Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building.

The Construction Appeal Advisory Board and City Staff are recommending that City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet.

Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size for post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard.

Attached is the code language that if inserted, would make this change.

Prior to taking action on such an amendment, a public hearing must be held. This resolution sets that public hearing during the April 3rd City Council meeting.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Post Frame Building Amendment Text
2. Public Notice (10)

3. 2025-0119 Resolution Setting a Public Hearing (4)

8-1-4(E)

E. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

8-10-2(F)

F. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

PUBLIC NOTICE

ORDINANCE AMENDING THE CITY BUILDING CODE THAT WOULD REMOVE THE NEED FOR THE SUBMISSION OF ENGINEERED PLANS FOR POST FRAMED BUILDINGS THAT ARE LESS 1,440 SQ. FT. IN SIZE, BY AMENDING SECTION 4, CHAPTER 1, TITLE 8, AND SECTION 2, CHAPTER 10, TITLE 8 OF CITY CODE

Existing building code lack specific provisions for directly approving post-frame buildings. In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post frame building exceeds any one the following criteria: it is no larger than 1000 sq. feet in floor area, has posts spaced no more than 8 feet on center, and has a sidewall height of 12 feet or less. The proposed amendment would increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet,

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said proposed change to City Code on Thursday, April 3, 2025, at 6:00 p.m. in the City Hall Council Chambers, 215 Sycamore St. Muscatine, Iowa, at which time all interested parties are invited to comment. The hearing will be held during the regular Muscatine City Council meeting

Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing. If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Cinda Hilger, City Clerk

RESOLUTION NO.2025-0119

RESOLUTION SETTING THE TIME AND PLACE OF PUBLIC HEARING ON AN ORDINANCE AMENDING THE CITY BUILDING CODE THAT WOULD REMOVE THE NEED FOR THE SUBMISSION OF ENGINEERED PLANS FOR POST FRAMED BUILDINGS THAT ARE LESS 1,440 SQ. FT. IN SIZE, BY AMENDING SECTION 4, CHAPTER 1, TITLE 8, AND SECTION 2, CHAPTER 10, TITLE 8 OF CITY CODE

WHEREAS, Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls;

WHEREAS, When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post frame building exceeds any one the following criteria: it is no larger than 1000 sq. feet in floor area, has posts spaced no more than 8 feet on center, and has a sidewall height of 12 feet or less;

WHEREAS, Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building;

WHEREAS, The Construction Appeal Advisory Board is recommending that City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet;

WHEREAS, Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size for post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard and;

WHEREAS, a public hearing must be held prior any City Council action on such an amendment to City Code.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to review to allow the public to comments on the proposed ordinance amending Title 10 of the City Code of Muscatine. Said hearing to be conducted at 6:00 P.M. on Thursday, April 3, 2025, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 20th day of March 2025.



Dr. Brad Bark, Mayor

ATTEST:



Cinda Hilger (Mar 24, 2025 15:20 CDT)

Cinda Hilger, City Clerk





City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Blake Allington, Program Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

Public Hearing for the Purpose of Hearing Community Comments Regarding the Sale and Consumption of Alcoholic Beverages at the new MUSCO Sports Center.

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to approve the sale and consumption of alcoholic beverages at the new MUSCO Sports Center.

STAFF RECOMMENDATION

City staff recommends approval of the consumption and sale of alcoholic beverages at the MUSCO Sports Center.

BACKGROUND/DISCUSSION

The City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful to be sold and consumed on public property. The new Musco Sports Center, a 122,056-square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street. Allowing the sale and consumption of alcoholic beverages at the Musco Sports Center concession stand aligns with the expected service level and is consistent with practices at comparable regional facilities. The Parks and Recreation Advisory Commission is supportive of the sale of alcohol at the Musco Sports Center. Currently, alcohol is allowed to be sold and consumed at the municipal golf course and on certain areas of the Muscatine Riverfront by permit only.

CITY FINANCIAL IMPACT

The concession stand at the MUSCO Sports Center will be operated by a privately contracted vendor. The vendor will be responsible for the sales, inventory and all applicable permits and insurance requirements. The City will receive a percentage of the gross sales which will be determined once a vendor is procured.

ATTACHMENTS

1. 2025-0106 Resolution Setting a Public Hearing Regarding Alcohol Sales at MUSCO Sports Center



City of Muscatine

ITEM NUMBER 2025-0106

AGENDA ITEM SUMMARY

DATE: 3/20/2025

STAFF

Blake Allington, Program Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

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.

EXECUTIVE SUMMARY

Presented for the City Council's consideration is a request to approve setting a public hearing to hear public comments regarding the sale and consumption of alcohol at the MUSCO Sports Center.

STAFF RECOMMENDATION

Staff recommends setting the public hearing.

BACKGROUND/DISCUSSION

The City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful to be sold and consumed on public property. The new Musco Sports Center, a 122,056-square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street. Allowing the sale and consumption of alcoholic beverages at the Musco Sports Center concession stand aligns with the expected service level and is consistent with practices at comparable regional facilities. The Parks and Recreation Advisory Commission is supportive of the sale of alcohol at the Musco Sports Center. Currently, alcohol is allowed to be sold and consumed at the municipal golf course and on certain areas of the Muscatine Riverfront by permit only.

CITY FINANCIAL IMPACT

The concession stand at the MUSCO Sports Center will be operated by a privately contracted vendor. The vendor will be responsible for the sales, inventory and all applicable permits and insurance requirements. The City will receive a percentage of the gross sales which will be determined once a vendor is procured.

ATTACHMENTS

1. Public Notice Alcohol at Dome
2. 2025-0106 Alcohol at Dome Resolution Setting Public Hearing (1)

PUBLIC NOTICE

RESOLUTION SETTING THE TIME AND PLACE OF PUBLIC HEARING ON ORDINANCE ALLOWING FOR POSSESSION, CONSUMPTION, AND SALE OF ALCOHOL AT THE MUSCO SPORTS CENTER, SUBSECTION N, SECTION 10 – OTHER REGULATIONS, CHAPTER 5 – PUBLIC PARKS, OF TITLE 3 – PUBLIC WAYS AND PROPERTY OF CITY CODE

City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful. The Musco Sports Center, a 122,056 square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street. Allowing the sale and consumption of alcoholic beverages at the Musco Sports Center's concession stands aligns with the expected service level and is consistent with practices at comparable regional facilities. The Parks and Recreation Commission is supportive of the sale of alcohol at the Musco Sports Center.

Notice is further given that the City council of the City of Muscatine, Iowa, will conduct a public hearing on said changes to City Code on Thursday, April 3, 2025, at 6:00 p.m. in the City Hall Council Chambers, at which time all interested parties are invited to comment. Following such hearing, the Muscatine City Council may take action on said proposal without further notice or opportunity for hearing. If you are a person requiring a special accommodation for a disability or language barrier, please contact the City at 563-262-4141 at least three (3) business days in advance of the meeting date.

Cinda Hilger, City Clerk

RESOLUTION NO. 2025-0106

RESOLUTION SETTING THE TIME AND PLACE OF PUBLIC HEARING ON ORDINANCE ALLOWING FOR POSSESSION, CONSUMPTION, AND SALE OF ALCOHOL AT THE MUSCO SPORTS CENTER, SUBSECTION N, SECTION 10 – OTHER REGULATIONS, CHAPTER 5 – PUBLIC PARKS, OF TITLE 3 – PUBLIC WAYS AND PROPERTY OF CITY CODE

WHEREAS, City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful;

WHEREAS, the Musco Sports Center, a 122,056 square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street;

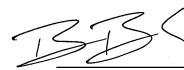
WHEREAS, allowing the sale and consumption of alcoholic beverages at the Musco Sports Center's concession stands aligns with the expected service level and is consistent with practices at comparable regional facilities; and

WHEREAS, the Parks and Recreation Commission is supportive of the sale of alcohol at the Musco Sports Center; and

WHEREAS, a public hearing must be held prior any City Council action on such an amendment to City Code.

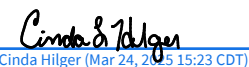
NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established to review to allow the public to comments on the proposed ordinance amending Subsection N, Section 10, Chapter 5, Title 3 of the City Code of Muscatine. Said hearing to be conducted at 6:00 P.M. on Thursday, April 3, 2025, in the City Hall Council Chambers.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 20th day of March 2025.



Dr. Brad Bark, Mayor

ATTEST:


Cinda Hilger (Mar 24, 2025 15:23 CDT)

Cinda Hilger, City Clerk





City of Muscatine

ITEM NUMBER

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

Public Hearing on the Status of the Community Development Block Grant Funded Downtown Revitalization Project

EXECUTIVE SUMMARY

Public hearing to review the status of activities funded by the Iowa Economic Development Authority with Community Development Grant funds. The public hearing will include a presentation on the status of the Downtown Revitalization Project, which is a construction project to improve 9 commercial properties located in the 200 block of east 2nd Street.

STAFF RECOMMENDATION

This is a public hearing to provide residents an opportunity to learn about the project and use of federal funds.

BACKGROUND/DISCUSSION

City Council approved accepting a grant from Iowa Economic Development Authority (IEDA) in March 2023 for a Downtown Revitalization Project to improve commercial properties located in the 200 block of east 2nd Street. The grant is funded with Community Development Block Grant (CDBG) funds and, in accordance with Section 508 of the Housing and Community Development Act of 1987, requires two public hearings. The first hearing is on activities proposed in the application and a second hearing on the status of funded activities midway through project implementation before more than 50% of the funding may be disbursed.

In order to prepare an application, staff sent letters to each downtown property owner to evaluate interest in a façade project. Based on responses the north side of the 200 block of East 2nd Street was selected. Simultaneously, a request for qualifications was sent to architectural firms to prepare the preliminary designs required to submit the grant. Martin Gardner Architecture was selected and a contract for services was entered in August 2021. As required by IEDA, Bi-State Regional Planning Commission was then contacted about preparing the application.

To be eligible a number of activities were also completed, including conducting a community needs assessment, holding a public hearing on the needs assessment and proposed application, documenting the target area meets the state definition of blight, finalizing a building condition assessment, allocating local match, and executing documents required by IEDA and/or the U.S. Department of Housing and Urban Development.

The proposed project included the revitalization and repair of 11 buildings on the targeted block. Upon award the architect met with each property owner to develop the full plans and specifications. Bids came in about 15% higher than the estimated costs, and ultimately 2 property owners withdrew from the project before a construction contract was approved December 7, 2023.

Bi-State Regional Commission, as the grant administrator, is currently in the process of requesting a disbursement for expenses through December 31, 2024, which will put us over the 50% disbursement threshold.

This second public hearing must include a review of:

- a. A general description of accomplishments to date;
- b. A summary of the funding for the proposed activity and source of funds;
- c. A summary of the total funds spent thus far;
- d. A general description of the remaining work to be done;
- e. The location of the activities; and
- f. A general description of changes made to the project budget, performance targets, activity schedules, project scope, location objectives or beneficiaries.

Following is a review of these conditions.

Description of accomplishments to date: As of the end of the year substantial progress had been made on all 9 buildings included in the project, and overall, the project is 73% complete. Work has been completed on asbestos removals, installation of new windows, new doors and hardware, repair or replacement of historical glass (e.g., vitrolite and leaded glass).

Funding for the proposed activity and source of funds: Funding for the project includes \$650,000 in CDBG; \$250,000 in local tax increment financing allocated for downtown façade improvements; and \$420,000 in private investments.

Total funds spent: Through the reporting period, \$915,110.50 has been expended for design, construction, project management, grant administration, and compliance activities. This amount represents \$489,436 of CDBG funds and \$425,674.50 from local sources.

Description of the remaining work to be done: Aluminum storefronts, awnings, tile and electrical work are in the very early stages or not started. There is still painting, carpentry, and

masonry work to be completed, but these are all more than 50% complete.

Location of the activities: The entire project is located on the north side of the 200 block of east 2nd Street, specifically 203, 207, 209, 211, 217, 219, 221, 223 and 225..

Changes made to the project: The first change to the project was the withdrawal of 205, 215 and 229 from the project and 203 joined the project. Other changes to this project have been necessitated by conditions discovered during the course of the project and include:

1. Additional vitrolite for 225;
2. Replacing rotted or bowing wood at 217 and 209;
3. Temporary shoring and structural repairs at 221 and 223;
4. Retaining historical tin at 221 and 223; and
5. Changing light fixture style at 209.

Additional temporary shoring and structural repairs will also be necessary at 203.

CITY FINANCIAL IMPACT

Failure to conduct the public hearing may result in the withholding of grant funds.

ATTACHMENTS

1. 2025-0120 Resolution Setting Public Hearing on Status of CD Block Grant Funded Downtown Revitalization Project



City of Muscatine

ITEM NUMBER 2025-0120

AGENDA ITEM SUMMARY

DATE: 3/20/2025

STAFF

Jodi Royal-Goodwin, Community Development Director

SUBJECT

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

EXECUTIVE SUMMARY

Presented for Council's consideration is a resolution setting a public hearing for April 3, 2025, at 6:00 pm, to review the status of activities funded by the Iowa Economic Development Authority with Community Development Grant funds. The public hearing will include a presentation on the status of the Downtown Revitalization Project, which is a construction project to improve 9 commercial properties located in the 200 block of east 2nd Street.

STAFF RECOMMENDATION

Staff recommends Council adopt the attached resolution.

BACKGROUND/DISCUSSION

City Council approved accepting a grant from IEDA in March 2023 for a Downtown Revitalization Project to improve commercial properties located in the 200 block of east 2nd Street. The grant is funded with Community Development Block Grant funds and, in accordance with Section 508 of the Housing and Community Development Act of 1987, requires two public hearings. The first hearing is on activities proposed in the application and a second hearing on the status of funded activities midway through project implementation.

This second public hearing must include a review of:

- a. A general description of accomplishments to date;
- b. A summary of the funding for the proposed activity and source of funds;
- c. A summary of the total funds spent thus far;
- d. A general description of the remaining work to be done;
- e. The location of the activities; and

- f. A general description of changes made to the project budget, performance targets, activity schedules, project scope, location objectives or beneficiaries.

All of these conditions will be discussed in a brief presentation to be provided during the public hearing on April 3.

CITY FINANCIAL IMPACT

There is no impact to the general fund of adopting this resolution. Failure to conduct the public hearing may result in the withholding of grant funds.

ATTACHMENTS

1. SOFA Hearing Notice
2. 2025-0120 Resolution Public Hearing SOFA (1)

NOTICE OF PUBLIC HEARING ON THE STATUS OF FUNDED ACTIVITIES FOR THE CITY OF MUSCATINE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) DOWNTOWN REVITALIZATION PROJECT (23-DTR-
001)

Pursuant to the requirements of Section 508 of the Housing and Community Development Act of 1987, as amended, the Muscatine City Council will hold a public hearing on April 3, 2025 at 6:00 pm at Muscatine City Hall, 215 Sycamore Street, Muscatine. The purpose of the hearing will be to discuss the status of funding for the City of Muscatine's CDBG Downtown Revitalization Project improving commercial facades on the 200 block of East 2nd Street. The project is being funded in part through a Community Development Block Grant provided by the Iowa Economic Development Authority and matching funds from building owners and the City. If you have questions concerning the project or if you require special accommodations to attend the hearing, such as handicapped accessibility or translation services, you may contact Jodi Royal-Goodwin at 563-262-4141. Persons interested in the status of funding or the progress of the project are welcome to attend this meeting.

RESOLUTION NO. 2025-0120

**A RESOLUTION TO SET PUBLIC HEARING ON THE STATUS OF COMMUNITY DEVELOPMENT
BLOCK GRANT (CDBG) FUNDED ACTIVITIES
FOR THE DOWNTOWN REVITALIZATION PROJECT**

WHEREAS, the City of Muscatine received CDBG funds through the Iowa Economic Development Authority's (IEDA) Downtown Revitalization Program; and

WHEREAS, IEDA requires grantees to hold a hearing on the status of funded activities midway through the funded project; and

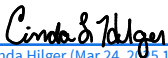
WHEREAS, a the City must publish notice of the required public hearing not more than 20 nor less than 4 days prior to the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Muscatine City Council hereby sets a public hearing for Thursday, April 3, 2025, at 6:00 p.m., to review the progress on the project, funds expended and changes in the overall project.

PASSED, APPROVED AND ADOPTED this 20th day of March 2025.



DR. BRAD BARK, MAYOR
CITY OF MUSCATINE, IOWA



Cinda Hilger (Mar 24, 2025 15:20 CDT)

CINDA HILGER, CITY CLERK





City of Muscatine

ITEM NUMBER 2025-0121

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

First Reading of an Ordinance Amending Title 10, Chapter 26, Section 2 of City Code to Promote Residential Infill by Relaxing Side-Yard Setback Requirements for Certain Preexisting Very Narrow Residential Parcels. Public Hearing A

EXECUTIVE SUMMARY

This proposed amendment addresses one challenge of redeveloping Muscatine's numerous narrow, pre-zoning residential lots, particularly those 30-feet wide, which hinder infill development due to restrictive side-yard setback requirements. To facilitate the construction of functional, economical homes on these lots, the proposed amendment would allow for reduced side-yard setbacks, ensuring a minimum buildable width of 20 feet while maintaining a minimum 5-foot setback for fire safety. This change aims to streamline infill development, support initiatives like the Muscatine Center for Social Action's housing project, the City's pattern book initiative, and revitalizing older neighborhoods by enabling the construction of new, appropriately sized homes on existing narrow parcels without requiring individual variances.

STAFF RECOMMENDATION

The Planning and Zoning Commission and Staff recommend adoption of the ordinance.

BACKGROUND/DISCUSSION

For qualifying parcels, this amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet.

For a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards.

Muscatine adopted its first zoning ordinance in 1957. Prior to this, there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately 59% of housing units in Muscatine were built before 1960. This means the majority of homes and the parcels that they are located on predate the implementation of any minimum lot size, frontage, or setback regulations.

Consequently, a significant number of residential zoned parcels do not meet one or more of the parcel size or frontage requirements of their respective zoning districts. Over 32% of residential zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine.

Existing zoning regulations allow for the continued residential use and potential redevelopment of parcels with existing lot size and frontage deficiencies. Section 10-26-4(A) of the City Code permits uses allowed in a zoning district, even if the parcel does not meet minimum lot size or frontage requirements. However, the manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels.

When Muscatine was originally platted, lots were typically 60 feet by 140 feet. This practice continued in numerous subdivisions and additions during Muscatine's early years. During this period of rapid growth, it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. As there were no regulations prohibiting this practice, hundreds of these very narrow residential parcels can be found throughout older parts of Muscatine.

Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings. These parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure.

The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. This dramatically decreases the viability and likelihood of desired residential infill development occurring on such narrow parcels.

Muscatine Center for Social Action (MCSA), has received a neighborhood revitalization grant from the Iowa Finance Authority to build six single-family owner-occupied homes on infill sites in an area centered along Mulberry Avenue between Jefferson School and 5th Street. Three of these six homes are being developed on parcels that are 30' by 140'. The first of these new homes is currently under construction at 409 E. 6th Street. The homes being constructed here and on the other two 30-foot-wide lots share the same design, with a width of just under 20 feet. To accommodate this design, a variance was required to reduce the side yard setbacks from 6 feet to 5 feet.



Home under construction on 30' wide lot at 409 E. 6th St

Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. The extra two feet of building width, enabled by the minor reduction in side yard setbacks through these variances, was crucial for creating a functional, attractive, and economical home design.

The opportunities and challenges of infill development on 30-foot-wide parcels extend beyond the three parcels involved in the ongoing MCSA project. Currently, at least two dozen vacant residential parcels with a width of approximately 30 feet exist. Four of these are vacant City-owned surplus parcels. Additionally, such parcels are likely to become vacant over time. Therefore, any successful strategy for infill development must include the redevelopment of a significant number of these narrow lots.

To promote additional infill development, the City of Muscatine is currently collaborating with an architectural firm to create a pattern book of building plans. This book will include three sets of shovel-ready, complete building plans that any community member can freely use. Recognizing the opportunities and design challenges presented by the large number of very narrow infill parcels, one of the three plan sets will be for a three-bedroom, two-bathroom house that can be built on a 30-foot-wide lot.

Similar to the MCSA projects, the pattern book design for a home on a 30-foot-wide lot will likely have a

width of nearly 20 feet. Under current zoning regulations, constructing such a structure on a 30-foot-wide parcel would require a variance to reduce side yard setbacks to 5 feet. It is counterproductive to require someone seeking to construct a structure according to plans produced by the City, in furtherance of a broader community objective, to first obtain a variance.

A better approach would be to make a change to the City Code that allows for the desired type of infill development by right. To that end, the City Staff proposes that the following be added as Section 10-26-2(K).

“K. Where a parcel which existed as of January 1, 2025 and has less area or frontage than herein required in the district in which it is located, a new single-family residence may nevertheless be constructed on such a parcel provided that:

- 1. A single-family residence is a permitted use in zoning district in which the parcel is located.***
- 2. Side-yard setbacks are maintained, except the buildable width cannot be reduced to less than 20 feet, except that a side yard setback five feet shall be maintained.”***

Adding this section would maximize flexibility in redeveloping existing very narrow residential parcels without substantially altering the overall zoning regulations.

The proposed amendment does not allow for the reduction of side yard setbacks to less than five feet. This is because the adopted building code requires that any exterior wall constructed within five feet of a property line must be constructed as a one-hour fire-rated wall. To achieve this rating, specific fire-resistant materials must be used, and the number of openings (windows and doors) is limited. These restrictions make it both uneconomical and a design challenge to construct closer than five feet to a property line, particularly for the type of single-family home infill development this proposed amendment aims to promote.

On February 11, 2025, the Planning and Zoning Commission voted unanimously to recommend the adoption of this code change.

CITY FINANCIAL IMPACT

None

ATTACHMENTS

1. Ord_2025-0121 (5)

**CITY OF MUSCATINE
ORDINANCE 2025-0121**

**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**

WHEREAS, for a new home to be constructed, the parcel upon which it is constructed must meet the minimum parcel size and lot frontage requirements established for the zoning district which it is located in. Any newly created residential parcel must also comply with these standards; and

WHEREAS, Muscatine adopted its first zoning ordinance in 1957. Prior to this there were no minimum lot size, or frontage requirements for new home construction or land subdivision. Approximately 59% of housing units in Muscatine were built before 1960. Consequently, a significant number of residentially zoned parcels do not meet one or more of the, parcel size, or frontage requirements of their respective zoning districts. Over 32% of residentially zoned parcels do not meet the minimum parcel size requirements of their zoning districts, likely due to their creation before the establishment of zoning in Muscatine; and

WHEREAS, The manner in which setback requirements are applied makes it difficult to redevelop existing, but extremely narrow, residential parcels; and

WHEREAS, When Muscatine was originally platted, lots were typically 60 feet by 140 feet and it was common for these 60-foot lots to be split in half, creating 30-foot-wide lots with residences built on each. Over time, many of these very narrow residential parcels have become vacant due to the destruction or demolition of the existing dwellings; and

WHEREAS, Such parcels are ideally located for infill development. Constructing new homes on these parcels would revitalize surrounding neighborhoods, create much-needed new housing stock cost-effectively, and require no additional investment in public infrastructure; and

WHEREAS, The smallest and most typical setback requirement among residential zoning districts is six feet. On a 30-foot-wide parcel, this results in a building envelope of only 18 feet in width. Creating a functional, attractive, and economical home design on a parcel only 30 feet wide presented a significant design challenge. An extra two feet of building width, enabled by the minor reduction in side yard setbacks is very crucial for creating a functional, attractive, and economical home design on such lots; and

WHEREAS, To facilitate the construction of functional, economical homes on these lots, the proposed amendment would reduce the side-yard setback as needed to maintain a minimum buildable width of 20 feet, provided that the side-yard setback is not reduced to less than 5 feet; and

WHEREAS, the Planning and Zoning Commission on February 11th did vote to recommend approval of an amendment; and

WHEREAS, a public hearing was held on April 3, 2025, for public comment.

NOW THEREFORE, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

SECTION 1: **AMENDMENT** “10-26-2 Additional Yard Requirements” of the Muscatine Municipal Code is hereby *amended* as follows:

AMENDMENT

10-26-2 Additional Yard Requirements

The following additional yard requirements must also be observed:

- A. Whenever a lot abuts upon a public alley, one-half of the alley width may be considered as a portion of the required yard. For the purpose of side yard regulations, a two-family dwelling or multi-family dwelling shall be considered as one building occupying one lot.

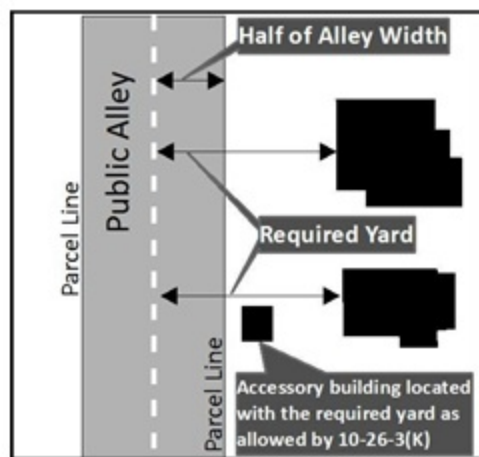


Illustration 26-2A

- B. Where the R-3, R-4, R-5, and R-6 Districts abut the R-1 or R-2 District, a minimum side yard shall be ten feet.
- C. On a lot fronting on two nonintersecting streets, a front yard must be provided on both streets.

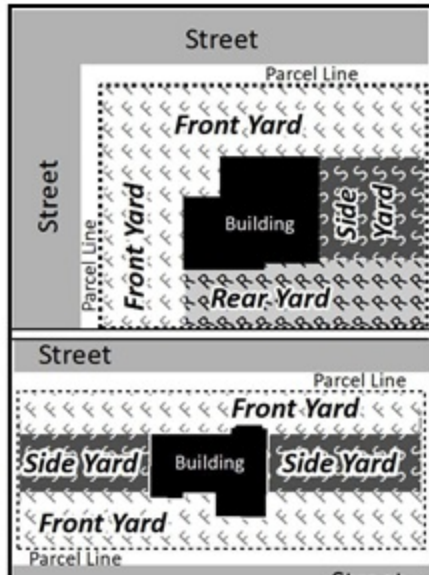


Illustration 26-2D

- D. On corner lots, there must be a front yard on both streets. On corner lots that are lots of record, the buildable width cannot be reduced to less than 28 feet, except that there shall be a yard along the side street of such a lot of at least five feet.
- E. Where a frontage is divided among districts with different front yard requirements, the deepest front yard required shall apply to the entire frontage.
- F. In the C-1, M-1, and S-1 Districts, there may be more than one building on a lot, provided that:
 - 1. The lot is under, and will be retained under, single ownership, whether a private individual or corporation.
 - 2. A site plan is provided to the Planning and Zoning Commission for approval prior to obtaining a building permit.
 - 3. All separate buildings and uses are interrelated and part of a cohesive development plan.
 - 4. The applicable street and utility standards apply.
- G. There may be two or more related multi-family, hotel, motel, or institutional buildings on a lot; provided that:
 - 1. The required yards be maintained around the group of buildings, and
 - 2. Buildings that are parallel or that are within 45° of being parallel be separated by a horizontal distance that is at least equal to the height of the highest building.

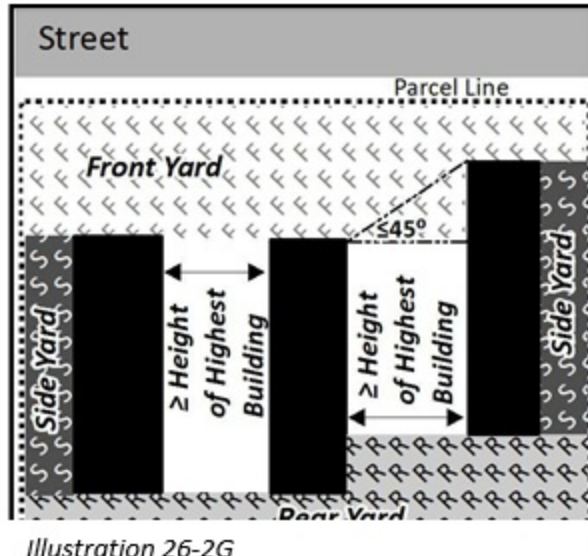


Illustration 26-2G

Illustration 26-2G

- H. No part of an existing building that violates yard regulations when damaged by any cause whatsoever to the extent of more than 65% of the fair market value of the building immediately prior to damage shall be restored, except in conformity with the yard regulations of this Ordinance.
- I. Where an official line has been established for the future widening or opening of a street or major thoroughfare upon which a lot abuts, then the depth of front or side yard shall be measured from such official line to the nearest line of the building.
- J. The minimum width of side yards for schools, libraries, places of worship, community buildings, and other public and semipublic buildings in residential districts shall be 25 feet, except where a side yard is adjacent to a commercial or industrial district, in which case the width of that yard shall be as required in the district in which the building is located.
- K. Where a parcel which existed as of January 1, 2025, and has less area or frontage than herein required in the district in which it is located, a new single-family residence may nevertheless be constructed on such a parcel provided that:
 - 1. A single-family residence is a permitted use in zoning district in which the parcel is located.
 - 2. Side-yard setbacks are maintained, except the buildable width cannot be reduced to less than 20 feet, except that a side yard setback of five feet shall be maintained.

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

_____.

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine



City of Muscatine

ITEM NUMBER 2025-0122

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

First Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 and Title 8, Chapter 10, Section 2 of 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. Public Hearing B.

EXECUTIVE SUMMARY

Existing building codes lack specific provisions for directly approving post-frame buildings. Therefore, post-frame construction typically requires approval as an alternate method to ensure safety and durability. For post-frame buildings exceeding 1,000 square feet, plans must be signed off by an engineer.

STAFF RECOMMENDATION

The Construction Appeals and Advisory Board and Staff recommend approving an amendment that would exempt post-frame buildings under 1,440 square feet from the requirement of submitting engineered plans.

BACKGROUND/DISCUSSION

Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls. This construction method differs significantly from traditional stick-framed structures which are constructed on continuous foundations. This approach to construction is known for being economical and easy to assemble quickly, making it popular for detached garages and other storage type uses.

While adopted building codes allow for post-frame buildings, they lack specific, prescriptive provisions, unlike those for more traditional construction methods. Prescriptive provisions outline exact requirements for materials, dimensions, and construction methods to ensure compliance with performance requirements (e.g., strength, stability, fire resistance). When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate

method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post-frame building fails to meet any one the following criteria:

- no larger than 1,000 square feet in floor area, and
- has posts spaced no more than 8 feet on center, and
- has a sidewall height of 12 feet or less.

Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building.

The Construction Appeal Advisory Board and City Staff are recommending that the City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet.

Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size of post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard.

CITY FINANCIAL IMPACT

There is no financial impact to the City.

ATTACHMENTS

1. Ordinance Post Frame Buildings

ORDINANCE NO. _____

AN ORDINANCE AMENDING 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

WHEREAS, Post-frame buildings are a type of structure that uses large, vertical posts, that are embedded in the ground or anchored to concrete piers, as the primary support structure for the roof and walls;

WHEREAS, When a building code lacks prescriptive provisions for a construction type, it's classified as an "alternate method of construction." In such cases, the building design must demonstrate compliance with performance requirements through engineering calculations and analysis, when the size and scope of a post frame building exceeds any one the following criteria: it is no larger than 1000 sq. feet in floor area, has posts spaced no more than 8 feet on center, and has a sidewall height of 12 feet or less;

WHEREAS, Currently, obtaining a building permit for any post-frame building exceeding these criteria requires plans signed off by an engineer to ensure compliance with all applicable performance provisions. The requirement for engineered plans can add significant cost to constructing such a post-frame building;

WHEREAS, The Construction Appeal Advisory Board is recommending that City Code be amended to increase the allowed floor area to 1,440 square feet, before requiring engineered plans, provided the post spacing does not exceed 8 feet on center and the sidewall height remains below 12 feet;

WHEREAS, Zoning regulations establish a maximum size limit of 1,440 square feet for garages and accessory buildings on residential parcels less than 20,000 square feet (approximately ½ acre). Raising the maximum size for post-frame buildings that can be built without engineering to match this limit would mean that nearly all allowable detached residential garages and accessory buildings could be constructed as post-frame structures without the submission of engineered plans. Maintaining requirements for such non-engineered post-frame structures, such as a maximum post spacing of 8 feet on center and a sidewall height of 12 feet, ensures that these structures remain relatively low-risk and low-hazard and;

WHEREAS, a public hearing was held April 3, 2025 prior to any City Council action on such an amendment to City Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA:

SECTION 1. The following text is here by added as Subsection E, Section 4, Chapter 1, of Title 8 of City Code:

E. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

SECTION 2. The following text is here by added as Subsection F, Section 2, Chapter 10, of Title 8 of City Code:

F. Post Frame Buildings

Post frame buildings satisfying all of the following requirements are exempt from the engineering certification of plans:

1. Floor area of 1,440 square feet or less.
2. Eave height of 12 feet or less.
3. Post spacing of 8 feet or less

SECTION 3. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 4. Any Ordinance or part thereof in conflict or inconsistent with the provisions of this Ordinance is repealed.

SECTION 4. This ordinance shall be in effect from and after the passage and approval and publication of this ordinance, as provided by law

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

Dr. Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0128

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Blake Allington, Program Supervisor
Richard Klimes, Parks and Recreation Director

SUBJECT

First Reading of an Ordinance Amending Title 3, Chapter 5, Section 10 of the City Code to Allow for the Sale and Consumption of Alcoholic Beverages at the MUSCO Sports Center -Public Hearing C

EXECUTIVE SUMMARY

Presented for City Council's consideration is a request to amend the ordinance to allow for the sale and consumption of alcoholic beverages at the new MUSCO Sports Center.

STAFF RECOMMENDATION

City staff recommend amending the ordinance to allow for the sale and consumption of alcoholic beverages at the MUSCO Sports Center.

BACKGROUND/DISCUSSION

The City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful to be sold and consumed on public property. The new Musco Sports Center, a 122,056-square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street. Allowing the sale and consumption of alcoholic beverages at the Musco Sports Center concession stand aligns with the expected service level and is consistent with practices at comparable regional facilities. The Parks and Recreation Advisory Commission is supportive of the sale of alcohol at the Musco Sports Center. Currently, alcohol is allowed to be sold and consumed at the municipal golf course and on certain areas of the Muscatine Riverfront by permit only.

CITY FINANCIAL IMPACT

The concession stand at the MUSCO Sports Center will be operated by a privately contracted vendor. The vendor will be responsible for the sales, inventory and all applicable permits and insurance requirements. The City will receive a percentage of the gross sales which will be determined once a vendor is procured.

ATTACHMENTS

1. Ord_2024-0128 (1)

**CITY OF MUSCATINE
ORDINANCE 2024-0128**

**AN ORDINANCE ALLOWING FOR POSSESSION, CONSUMPTION, AND SALE
OF ALCOHOL AT THE MUSCO SPORTS CENTER, SUBSECTION N, SECTION
10 – OTHER REGULATIONS, CHAPTER 5 – PUBLIC PARKS, OF TITLE 3 –
PUBLIC WAYS AND PROPERTY OF CITY CODE**

WHEREAS, City Code Section 3-5-10(N) identifies the specific municipal parks and recreational facilities where the possession and consumption of alcoholic beverages, including beer, is lawful;"and

WHEREAS, the Musco Sports Center, a 122,056 square-foot multi-sports indoor recreational facility, is being constructed by the City of Muscatine at 500 South Houser Street; and

WHEREAS, allowing the sale and consumption of alcoholic beverages at the Musco Sports Center's concession stands aligns with the expected service level and is consistent with practices at comparable regional facilities; and

WHEREAS, the Parks and Recreation Commission is supportive of the sale of alcohol at the Musco Sports Center; and

NOW THEREFORE, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

SECTION 1: **AMENDMENT** “3-5-10 Other Regulations” of the Muscatine Municipal Code is hereby *amended* as follows:

A M E N D M E N T

3-5-10 Other Regulations

It shall be unlawful to:

- A. Operate radio controlled equipment in the Parks, except as authorized by the Parks and Recreation Department.
- B. Move benches, seats, and tables from their places, except on picnic grounds within designated areas.
- C. Loiter in any Park workshop or interfere with any Park employee performing his or her duties.
- D. Willfully mark, deface, disfigure, injure, tamper with, displace, or remove any building, bridge, table, bench, fireplace, railing, paving or paving material, waterline or other public utility or part thereof, sign, notice or placard, whether temporary or

- permanent, monument, stake, post, or other boundary marker, or other structure or equipment, facility, park property, or appurtenance whatsoever, either real or personal.
- E. Throw discharge, or otherwise place or cause to be placed in the waters of any fountain, pond, lake, stream, or other body of water in or adjacent to any park, any substance, matter of thing, liquid, or solid which will or may result in the pollution of said waters.
 - F. Bring in or dump, deposit or leave any bottles, broken glass, ashes, paper, boxes, cans, dirt, rubbish, waste, garbage, refuse, or other trash. No such refuse or trash shall be left anywhere on the grounds, but shall be placed in the proper receptacles where these are provided; where receptacles are not provided, such rubbish or waste shall be carried away from the park by the person responsible for its presence, and properly disposed of elsewhere.
 - G. Pick or cut, break, or in any way injure or deface any tree, shrub, or plant; remove any wildflower, flower, tree, shrub, plant, or any soil or material of any kind; dig in or otherwise disturb grass areas; or in any other way injure or impair the natural beauty or usefulness of any park area.
 - H. Light or make use of any fire in the parks, except such portions thereof as may be designated by the Parks and Recreation Department for such purpose.
 - I. Post, paste, fasten, paint, or affix any placard, bill, notice, or sign upon any structure, tree, stone, fence, or enclosure, unless approved by the Parks and Recreation Department and provided such is not in violation of the City's sign ordinance.
 - J. Distribute, cast, throw, or place any handbill, pamphlet, circular, advertisement, or notice of any kind for commercial purposes without approval.
 - K. Sell or offer for sale any article or service without a permit as required by the City of Muscatine.
 - L. Beg or solicit alms.
 - M. Carry any firearms, air or pellet guns, bows and arrows, rockets, weapons, firecrackers, fireworks, or other explosives, except as permitted by the City of Muscatine.
 - N. Carry, possess, drink alcoholic beverages, including beer, except at the Municipal Golf Course, the MUSCO Sports Center, and special events at the riverfront from Mad Creek to Broadway Street extended between Mississippi Drive and the Mississippi River, when a permit has been issued by the City Council pursuant to Title 5, Chapter 1 of the City Code. ⁱⁱ
 - O. Possess, use, or transfer any controlled substance.
 - P. Disturb the peace.
 - Q. Endanger the safety of any person by any conduct or act.
 - R. Swim, bathe, or wade in any waters or waterways in or adjacent to any park, except in such waters and at such places as are provided therefore and in compliance with such regulations as are permitted by the City of Muscatine. under.

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

_____.

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine



City of Muscatine

ITEM NUMBER 2025-0113

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

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

EXECUTIVE SUMMARY

The State Historic Building Code aims to provide greater flexibility in redeveloping historic buildings, especially concerning accessibility. It seeks to balance this flexibility with maintaining safety standards and complying with federal accessibility requirements under the Americans with Disabilities Act (ADA). The Construction Appeal and Advisory Board recommends adopting a City Building Code amendment that replicates the State Historic Building Code.

STAFF RECOMMENDATION

The Construction Appeal and Advisory Board and Staff recommend adoption of the ordinance.

BACKGROUND/DISCUSSION

Both the City of Muscatine and the State of Iowa have adopted the 2015 International Building Code (IBC) as their respective building codes. This includes the 2015 International Existing Building Code (IEBC), which governs work on existing structures.

The State of Iowa has also incorporated the State Historic Building Code within its building code framework. This code prioritizes the restoration and modification of historic buildings while preserving their original architectural integrity. It maintains safety while promoting cost-effective solutions. The State Historic Building Code replaces certain accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code, offering greater flexibility in meeting federal accessibility regulations.

The City of Muscatine has adopted the 2015 IEBC without any modifications.

The State Historic Building Code applies to buildings covered by the State Building Code that meet one of the following criteria:

- Designated as a historic property under local or state legislation or survey.
- Certified as a contributing resource within a National Register-listed or locally designated historic district.
- Possess an opinion or certification confirming their eligibility for inclusion on the state or National Register of Historic Places, either individually or as a contributing building to a historic district.

Since Muscatine has its own building code, the State Building Code does not apply to non-state-owned buildings within the city. Consequently, the increased flexibility offered by the State Historic Building Code is unavailable to qualifying historic buildings in Muscatine.

Prior to action on such an amendment, a public hearing must be held. This resolution sets that public hearing for the March 20th City Council meeting.

The city could achieve similar flexibility by adopting the same 2015 IEBC amendment as the state. This amendment would replace specific accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code.

Following extensive discussions across multiple meetings on creating such flexibility, the Construction Appeals and Advisory Board voted to recommend the adoption of a City Building Code amendment that mirrors the State Historic Building Code.

The board discussed eligibility criteria for applying the proposed amendment to the code. Two approaches were discussed:

- 1) Mirroring, the State Historic Building Code: Require structures to be individually listed on the National Register, listed as contributing structures in a National Register-listed historic district, or have a certification of eligibility; or
- 2) Establishing Age or Built-By Date: Locally set a specific age or built-by date for eligible structures.

The board came to consensus that the State Historic Building Code's eligibility criteria should be maintained. Using this approach, the 13 structures individually listed on the National Register of Historic Places and the 459 buildings listed as contributing structures in one of the three National Register-listed historic districts would be eligible for the modified accessibility standards. For structures not listed, the City Historic Preservation Commission could issue an opinion on eligibility for listing on the state or National Register, either individually or as a contributing building to a historic district.

For additional information and understanding of the proposal, the following documents are attached:

- Draft Code Language: This proposed addition to Section 8-1-4(D) would implement the recommendation of the Construction Appeals and Advisory Board.

- Full Text of the State Historic Building Code: This includes Chapter 302 of the State Building Code and the relevant sections of the 2015 International Existing Building Code (IEBC) that would be replaced.
- List of Structures: This document includes properties in Muscatine that are individually listed on the National Register of Historic Places or are designated as contributing structures within one of the three National Register-listed historic districts.
- Construction Appeals and Advisory Board Minutes: These minutes document the discussions regarding this issue by the Board.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Ordinance
2. Sections of 2015 IEBC That Would be Superseded by Adoption of the Historic Building Code
3. State Historic Building Code
4. Chapter 302 State Building Code—Accessibility of Buildings and Facilities Available to the Public
5. Eligible Structure List
6. 08.28.2024 Construction Appeal and Advisory Board Minutes
7. 09.25.2024 Construction Appeal and Advisory Board Minutes

**CITY OF MUSCATINE
ORDINANCE 2025-0113**

**ORDINANCE AMENDING TITLE 8, CHAPTER 1, SECTION 4 OF CITY CODE
TO MIRROR THE STATE HISTORIC BUILDING CODE.**

WHEREAS, The State Historic Building Code aims to provide greater flexibility in redeveloping historic buildings, especially concerning accessibility. It seeks to balance this flexibility with maintaining safety standards and complying with federal accessibility; and requirements;

WHEREAS, The State of Iowa has adopted the 2015 International Building Code as its building code. This includes the 2015 International Existing Building Code (IEBC), which governs work on existing structures. The State has also incorporated the State Historic Building Code within this framework. The State Historic Building Code replaces certain accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code, offering greater flexibility in meeting federal accessibility regulations; and

WHEREAS, Because the City of Muscatine has adopted its own building code, the State Building Code, including the State Historic Building Code, does not apply to non-state-owned buildings within the City of Muscatine: and

WHEREAS, Like the State, the City has also adopted the 2015 International Building Code as its building code, including the 2015 IEBC. However, City Code does not currently include an amendment to the IEBC modifying certain accessibility standards in qualifying historic buildings; and

WHEREAS, The code flexibility created by the State Historic Building Code has been shown to make it easier for property owners to maintain and continue to invest in historic structures. Making such flexibility available to those owning historic structures in Muscatine would help achieve the community goal of maintaining and revitalizing historic buildings; and

WHEREAS, Similar flexibility could be achieved in the City Building Code by adopting the same 2015 IEBC amendments as the State Historic Building Code, which replaces specific accessibility requirements in the IEBC with standards from Chapter 302 of the Iowa Administrative Code; and

WHEREAS, Following extensive discussions across multiple meetings on creating such flexibility, the Construction Appeals and Advisory Board voted to recommend the adoption of a City Building Code amendment that mirrors the State Historic Building Code.

NOW THEREFORE, be it ordained by the City Council of the City of Muscatine, in the State of Iowa, as follows:

SECTION 1: AMENDMENT “8-1-4 Amendments” of the Muscatine Municipal Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-1-4 Amendments

That the International Building Code, adopted by the City of Muscatine, Iowa, be amended to read as follows:

- A. **Building Permit Fees.** A fee for each required permit shall be paid to the Community Development as set forth in the Schedule of Building-Related Permits and Other Requirements in Appendix D to this Code of Ordinances.
- B. **Existing Building.** Section 101.4.7 is amended to read as follows: “The provisions of Chapter 34 of the document entitled “International Building Code”, 2015 Edition, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing building.”
- C. **Storm Shelters.** Section 423.4 is amended to read as follows: “Group E occupancies. In areas where the shelter design wind speed for tornados is 250 MPW in accordance with Figure 304.2(1) of ICC 500, all Group E occupancies with an aggregate occupant load of 50 or more, as established in accordance with ICC 500. The shelter of the Group E occupancy shall have an occupant load of either of the applicable: (1) the total occupant load of the entire structure when the structure is a new structure, or (2) the calculated occupant load of the square footage added to an existing structure.”
 - 1. **Exceptions.** 1. Group E day care facilities; 2. Group E occupancies accessory to places of religious worship; 3. Building meeting the requirements for shelter design in ICC 500.
 - 2. “ICC 500” as referenced and incorporated by Section 423 be amended as follows
 - a. Deletion of Section 702.2, Sanitation Facilities
 - b. Section 702.3 is amended to read as follows: "702.3 Emergency lighting. Community tornado shelters shall be provided with an emergency lighting system. The emergency lighting system shall provide an average of 1 foot-candle (11 Lux) of illumination in occupied shelter areas, occupant support areas, required corridors, passageways and means of egress. Personal use flashlights shall be permitted for the emergency lighting system requirement for tornado shelters when provided at a quantity not less than one (1) flashlight per 10 occupants. Personal use flashlights shall be a minimum of two “D” cell size or equivalent light output, and readily accessible from within the occupied shelter areas or immediately adjacent occupant support areas.”ⁱ

AFTER AMENDMENT

8-1-4 Amendments

That the International Building Code, adopted by the City of Muscatine, Iowa, be amended to read as follows:

- A. **Building Permit Fees.** A fee for each required permit shall be paid to the Community Development as set forth in the Schedule of Building-Related Permits and Other Requirements in Appendix D to this Code of Ordinances.
- B. **Existing Building.** Section 101.4.7 is amended to read as follows: "The provisions of Chapter 34 of the document entitled "International Building Code", 2015 Edition, shall apply to matters governing the repair, alteration, change of occupancy, addition to and relocation of existing building."
- C. **Storm Shelters.** Section 423.4 is amended to read as follows: "Group E occupancies. In areas where the shelter design wind speed for tornados is 250 MPW in accordance with Figure 304.2(1) of ICC 500, all Group E occupancies with an aggregate occupant load of 50 or more, as established in accordance with ICC 500. The shelter of the Group E occupancy shall have an occupant load of either of the applicable: (1) the total occupant load of the entire structure when the structure is a new structure, or (2) the calculated occupant load of the square footage added to an existing structure."
 - 1. **Exceptions.** 1. Group E day care facilities; 2. Group E occupancies accessory to places of religious worship; 3. Building meeting the requirements for shelter design in ICC 500.
 - 2. "ICC 500" as referenced and incorporated by Section 423 be amended as follows
 - a. Deletion of Section 702.2, Sanitation Facilities
 - b. Section 702.3 is amended to read as follows: "702.3 Emergency lighting. Community tornado shelters shall be provided with an emergency lighting system. The emergency lighting system shall provide an average of 1 foot-candle (11 Lux) of illumination in occupied shelter areas, occupant support areas, required corridors, passageways and means of egress. Personal use flashlights shall be permitted for the emergency lighting system requirement for tornado shelters when provided at a quantity not less than one (1) flashlight per 10 occupants. Personal use flashlights shall be a minimum of two "D" cell size or equivalent light output, and readily accessible from within the occupied shelter areas or immediately adjacent occupant support areas." ⁱ
- D. Historic Building Code
 - 1. Purpose

The purpose of the historic building code is to facilitate the restoration or change of occupancy of qualified historic buildings or structures so as to

preserve their original or restored architectural elements and features and, concurrently, to provide reasonable safety to occupants and users, through a cost-effective approach to preservation.

2. Scope

This Section applies to any structures that meets any of the following criteria:

- a. Is listed in the State or National Register of Historic Places
- b. Is certified as a contributing resource within a National Register-listed designated historic district
- c. That has an opinion that the property is eligible to be listed on the State or National Register of Historic Places either individually or as a contributing building to a historic district by the City of Muscatine Historic Preservation Commission.

3. This Section provides alternative standards to following certain specifically identified provisions of the International Existing Building Code, 2015 edition

- a. The following sections are deleted
 - (1) Section 705
 - (2) Section 906
 - (3) Section 1012.8
 - (4) Section 1105.1
 - (5) Section 1205.1
 - (6) Appendix B
- b. In lieu of the section of the IEBC referenced in Section 8-1-4(D)(3) (a), the provision of the Iowa Administrative Code 661 - Chapter 302 State Building Code - Accessibility of Buildings and Facilities Available to the Public, may be applied to qualifying structures.
- c. Definition - the definition of "Historic Building" is amended to read as follows: "Historic Building" means any structure meeting the eligibility criteria set forth in Section 8-1-4(D)(2) of "Historic Building"

PASSED AND ADOPTED BY THE CITY OF MUSCATINE CITY COUNCIL

Presiding Officer

Attest

Dr. Brad Bark, Mayor, City of
Muscatine

Cinda Hilger, City Clerk, City of
Muscatine

CHAPTER 2

DEFINITIONS

SECTION 201 GENERAL

[A] HISTORIC BUILDING. Any building or structure that is one or more of the following:

1. Listed, or certified as eligible for listing, by the State Historic Preservation Officer or the Keeper of the National Register of Historic Places, in the National Register of Historic Places.
2. Designated as historic under an applicable state or local law.
3. Certified as a contributing resource within a National Register, state designated or locally designated historic district.

SECTION 705 ACCESSIBILITY

705.1 General.

A *facility* that is altered shall comply with the applicable provisions in Sections 705.1.1 through 705.1.14, and Chapter 11 of the *International Building Code* unless it is *technically infeasible*. Where compliance with this section is *technically infeasible*, the alteration shall provide access to the maximum extent that is technically feasible.

A *facility* that is constructed or altered to be accessible shall be maintained accessible during occupancy.

Exceptions:

1. The altered element or space is not required to be on an accessible route unless required by Section 705.2.

SECTION 906 ACCESSIBILITY

906.1 General.

A building, *facility* or element that is altered shall comply with this section and Sections 705 and 806.

906.2 Type B dwelling or sleeping units.

Where four or more Group I-1, 1-2, R-1, R-2, R-3 dwelling or sleeping units are being altered, the requirements of Section 1107 of the *International Building Code* for Type B units and Chapter 9 of the *International Building Code* for visible alarms apply only to the quantity of the spaces being altered.

1012.8 Accessibility

Existing buildings that undergo a change of group or occupancy classification shall comply with this section.

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in existing buildings and facilities undergoing a *change of occupancy* in conjunction with less than a Level 3 alteration.

1012.8.1 Partial change in occupancy.

Where a portion of the building is changed to a new occupancy classification, any alteration shall comply with Sections 705, 806 and 906, as applicable.

1012.8.2 Complete change of occupancy.

Where an entire building undergoes a *change of occupancy*, it shall comply with Section 1012.8.1 and shall have all of the following accessible features:

1. At least one accessible building entrance.
2. At least one accessible route from an accessible building entrance to *primary function* areas.
3. Signage complying with Section 1111 of the *International Building Code*.
4. Accessible parking, where parking is provided.
5. At least one accessible passenger loading zone, where loading zones are provided.
6. At least one accessible route connecting accessible parking and accessible passenger loading zones to an accessible entrance.

Where it is *technically infeasible* to comply with the new construction standards for any of these requirements for a change of group or occupancy, the above items shall conform to the requirements to the maximum extent technically feasible.

Exception: The accessible features listed in Items 1 through 6 are not required for an accessible route to Type B units.²⁰¹⁵

SECTION 1105 ACCESSIBILITY

1105.1 Minimum requirements.

Accessibility provisions for new construction shall apply to additions. An addition that affects the accessibility to, or contains an area of, *primary function* shall comply with the requirements of Sections 705, 806 and 906, as applicable.

SECTION 1205 CHANGE OF OCCUPANCY

1205.15 Accessibility requirements.

The provisions of Section 1012.8 shall apply to facilities designated as historic structures that undergo a *change of occupancy*, unless *technically infeasible*. Where compliance with the requirements for accessible routes, ramps, entrances, or toilet rooms would threaten or destroy the historic significance of the building or *facility*, as determined by the authority having jurisdiction, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for those elements shall be permitted

Exception: Type B dwelling or sleeping units required by Section 1107 of the *International Building Code* are not required to be provided in historical buildings.

APPENDIX B

SUPPLEMENTARY ACCESSIBILITY REQUIREMENTS FOR EXISTING BUILDINGS AND FACILITIES

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION B101 QUALIFIED HISTORICAL BUILDINGS AND FACILITIES

B101.1 **General.**

Qualified historic buildings and facilities shall comply with Sections B101.2 through B101.5.

B101.2 Qualified historic buildings and facilities.

These procedures shall apply to buildings and facilities designated as historic structures that undergo alterations or a *change of occupancy*.

B101.3 Qualified historic buildings and facilities subject to Section 106 of the National Historic Preservation Act.

Where an *alteration* or *change of occupancy* is undertaken to a qualified *historic building* or facility that is subject to Section 106 of the National Historic Preservation Act, the federal agency with jurisdiction over the undertaking shall follow the Section 106 process. Where the state historic preservation officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the alternative requirements of Section 410.9 for that element are permitted.

B101.4 Qualified historic buildings and facilities not subject to Section 106 of the National Historic Preservation Act.

Where an *alteration* or *change of occupancy* is undertaken to a qualified *historic building* or facility that is not subject to Section 106 of the National Historic Preservation Act, and the entity undertaking the alterations believes that compliance with the requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the entity shall consult with the state historic preservation officer. Where the state historic preservation officer determines that compliance with the accessibility requirements for accessible routes, ramps, entrances, or toilet facilities would threaten or destroy the historical significance of the building or facility, the alternative requirements of Section 410.9 for that element are permitted.

B101.4.1 Consultation with interested persons.

Interested persons shall be invited to participate in the consultation process, including state or local accessibility officials, individuals with disabilities, and organizations representing individuals with disabilities.

B101.4.2 Certified local government historic preservation programs.

Where the state historic preservation officer has delegated the consultation responsibility for

purposes of this section to a local government historic preservation program that has been certified in accordance with Section 101 of the National Historic Preservation Act of 1966 [(16 U.S.C. 470a(c))] and implementing regulations (36 CFR 61.5), the responsibility shall be permitted to be carried out by the appropriate local government body or official.

B101.5 Displays.

In qualified historic buildings and facilities where alternative requirements of Section 1105 are permitted, displays and written information shall be located where they can be seen by a seated person. Exhibits and signs displayed horizontally shall be 44 inches (1120 mm) maximum above the floor.

SECTION B102 FIXED TRANSPORTATION FACILITIES AND STATIONS

B102.1 General.

Existing fixed transportation facilities and stations shall comply with Section B102.2.

B102.2 Existing facilities—key stations.

Rapid rail, light rail, commuter rail, intercity rail, high-speed rail and other fixed guideway systems, altered stations, and intercity rail and key stations, as defined under criteria established by the Department of Transportation in Subpart C of 49 CFR Part 37, shall comply with Sections B102.2.1 through B102.2.3.

B102.2.1 Accessible route.

At least one accessible route from an accessible entrance to those areas necessary for use of the transportation system shall be provided. The accessible route shall include the features specified in Appendix E109.2 of the *International Building Code*, except that escalators shall comply with *International Building Code* Section 3004.2.2. Where technical unfeasibility in existing stations requires the accessible route to lead from the public way to a paid area of the transit system, an accessible fare collection machine complying with *International Building Code* Appendix E109.2.3 shall be provided along such accessible route.

B102.2.2 Platform and vehicle floor coordination.

Station platforms shall be positioned to coordinate with vehicles in accordance with applicable provisions of 36 CFR Part 1192. Low-level platforms shall be 8 inches (250 mm) minimum above top of rail.

Exception: Where vehicles are boarded from sidewalks or street-level, low-level platforms shall be permitted to be less than 8 inches (250 mm).

B102.2.3 Direct connections.

New direct connections to commercial, retail, or residential facilities shall, to the maximum extent feasible, have an accessible route complying with Section 705.2 from the point of connection to boarding platforms and transportation system elements used by the public. Any elements provided to facilitate future direct connections shall be on an accessible route connecting boarding platforms and transportation system elements used by the public.

**SECTION B103
DWELLING UNITS AND SLEEPING UNITS**

B103.1 Communication features.

Where dwelling units and sleeping units are altered or added, the requirements of Section E104.3 of the *International Building Code* shall apply only to the units being altered or added until the number of units with accessible communication features complies with the minimum number required for new construction.

**SECTION B104
REFERENCED STANDARDS**

Y3.H626 2P National Historic Preservation J101.2, 43/933 Act of 1966, as amended J101.3, 3rd Edition, Washington, DC: J101.3.2 US Government Printing Office, 1993.

2012 *International Building Code*. Washington, DC: International Code Council, 2011.

49 CFR Part 37.43 (c), Alteration of Transportation Facilities by Public Entities, Department of Transportation, 400 7th Street SW, Room

CHAPTER 350
STATE HISTORIC BUILDING CODE

661—350.1(103A) Scope and definition.

350.1(1) Scope. This chapter applies to buildings which meet the requirements for placement on the National Register of Historic Places. This chapter is an alternative to the state building code or local building codes for the buildings to which it applies.

“Historic building” means any building or structure that is listed in the state or National Register of Historic Places; that is designated as a historic property under local or state designation law or survey; that is certified as a contributing resource within a National Register-listed or locally designated historic district; or that has an opinion or certification that the property is eligible to be listed on the state or National Register of Historic Places either individually or as a contributing building to a historic district by the state historic preservation officer pursuant to Iowa Code section 103A.42 or the Keeper of the National Register of Historic Places.

350.1(2) Administration. The provisions of 661—Chapter 300 are adopted by reference.

350.1(3) Adoption. The provisions of the International Existing Building Code, 2015 edition, published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, D.C. 20001, are hereby adopted as the alternative requirements for rehabilitation, preservation, restoration, repair, alteration, change of occupancy and relocation of and addition to historic buildings, with the following amendments:

Delete section 101.1.

Delete section 101.4.2 and insert in lieu thereof the following new section:

101.4.2 Buildings previously occupied. The legal occupancy of any structure existing on the date of adoption of this code shall be permitted to continue without change, except as specifically covered in this code or the state fire code, or as deemed necessary by the building code commissioner for the general safety and welfare of the occupants and the public.

Delete section 101.5.

Delete section 101.6.

Delete section 101.7.

Delete sections 103, 104, and 105 and sections therein.

Delete sections 106.1, 106.3, 106.4, 106.5, and 106.6.

Delete sections 108, 109, 110, 112, 113, 114, 115, 116 and 117 and sections therein.

Delete the definition of “historic building.”

Delete section 705.

Delete section 906.

Delete section 1012.8.

Delete section 1105.1.

Delete section 1205.15.

Delete appendix B and insert in lieu thereof “Any building or facility subject to this Chapter shall comply with the provisions of 661—Chapter 302.”

Delete all references to the “International Fuel Gas Code” and insert in lieu thereof “rule 661—301.9(103A).”

Delete all references to the “International Plumbing Code” and insert in lieu thereof “state plumbing code.”

Delete all references to the “International Mechanical Code” and insert in lieu thereof “state mechanical code.”

Delete all references to the “International Building Code” and insert in lieu thereof “rule 661—301.3(103A).”

Delete all references to the “International Residential Code” and insert in lieu thereof “rule 661—301.8(103A).”

Delete all references to the “International Fire Code” and insert in lieu thereof “state fire code.”

EXCEPTION: A construction project subject to the provisions of this rule may comply with either the requirements adopted herein or the provisions of this rule as it was previously published if the project is commenced on or before June 30, 2016.

NOTE 1: International Existing Building Code, 2015 edition, Resource A, provides guidelines for evaluating fire ratings of archaic materials and assemblies which may be used by designers and code officials when evaluating compliance with provisions of this chapter.

NOTE 2: Except for elevators excluded from the jurisdiction of the Iowa division of labor services by the provisions of Iowa Code section 89A.2, each elevator is required to comply with any applicable requirements established by the Iowa division of labor services and is subject to enforcement of any applicable regulations by the Iowa division of labor services.

NOTE 3: Except for boilers and pressure vessels excluded from the jurisdiction of the Iowa division of labor services by the provisions of Iowa Code section 89.4, each boiler or pressure vessel is required to comply with any applicable requirements established by the Iowa division of labor services and is subject to enforcement of any applicable regulations by the Iowa division of labor services.

Any boiler which is subject to requirements established by the Iowa department of natural resources is required to comply with any such requirements and is subject to enforcement of any applicable regulations by the Iowa department of natural resources.

This rule is intended to implement Iowa Code sections 103A.41 through 103A.45.

[ARC 8304B, IAB 11/18/09, effective 1/1/10; ARC 2493C, IAB 4/13/16, effective 5/18/16]

[Filed 12/2/05, Notice 9/14/05—published 12/21/05, effective 4/1/06]

[Filed 11/1/06, Notice 9/27/06—published 11/22/06, effective 1/1/07]

[Filed ARC 8304B (Notice ARC 8180B, IAB 9/23/09), IAB 11/18/09, effective 1/1/10]

[Filed ARC 2493C (Notice ARC 2265C, IAB 11/25/15), IAB 4/13/16, effective 5/18/16]

CHAPTER 302
STATE BUILDING CODE—ACCESSIBILITY OF BUILDINGS AND
FACILITIES AVAILABLE TO THE PUBLIC

[Prior to 12/21/05, see rules 661—16.700(103A,104A) to 661—16.720(103A,104A)]

661—302.1(103A,104A) Purpose and scope. Rules 661—302.1(103A,104A) through 661—302.20(103A,104A) are intended to ensure that buildings and facilities used by the public, other than places of worship, are accessible to, and functional for, persons with disabilities. Rule 661—302.3(103A,104A) applies statewide to new construction of buildings and facilities available to the public and to renovation and rehabilitation projects on existing buildings and facilities when local or state building codes require compliance with standards for new construction. Rule 661—302.20(103A,104A) applies statewide to construction of multiunit residential buildings.

NOTE A: Although rule 661—302.2(103A,104A) is based upon the federal 2010 ADA Standards for Accessible Design and adopts the language of the 2010 ADA Standards for Accessible Design by reference, and rule 661—302.20(103A,104A) is based upon the requirements of the federal Fair Housing Act, state and local building officials charged with enforcement of these rules are unable to warrant the acceptance of any approval of design or construction by federal agencies or any other state. A state or local official's decision to approve a building plan under these rules does not prevent the federal government or another state from making a different decision under applicable law, notwithstanding any similarities among such laws.

NOTE B: Other federal and state laws address requirements for accessibility for persons with disabilities and may be applicable to buildings and facilities subject to rules 661—302.1(103A,104A) through 661—302.20(103A,104A). Nothing in these rules should be interpreted as limiting the applicability of other provisions of state or federal law. These provisions include, but are not limited to, the following:

1. Iowa Code chapter 216, the Iowa civil rights Act of 1965.
2. Iowa Code chapter 216C, which enumerates the rights of persons who are blind or partially blind and persons with physical disabilities.
3. Iowa Code chapter 321L and 661—Chapter 18, which relate to requirements for parking for persons with disabilities.
4. The federal Architectural Barriers Act of 1968 (Public Law 90-480).
5. The federal Rehabilitation Act of 1973 (Public Law 93-112).
6. The federal Fair Housing Act of 1968 (Public Law 90-284), the federal Fair Housing Amendments Act of 1988 (Public Law 100-430), and related regulations, including 24 CFR 100, Subpart D.

[ARC 9993B, IAB 2/8/12, effective 3/15/12]

661—302.2(103A,104A) Definitions. The following definitions are adopted for purposes of rules 661—302.1(103A,104A) through 661—302.20(103A,104A).

“ADA” means the federal Americans with Disabilities Act, Public Law 101-336.

“ADAAG” means Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, 28 CFR Part 36, Appendix A, as revised through July 1, 1994.

“ADASAD 2010” means 2010 ADA Standards for Accessible Design, published by the U.S. Department of Justice, September 15, 2010. Included in the publication are accessibility standards for state and local government facilities and accessibility standards for public accommodations and commercial facilities.

NOTE: Copies of ADASAD 2010 and additional explanatory material may be downloaded from <http://www.ada.gov/regs2010/ADAregs2010.htm>.

“IBC 2015” means the International Building Code, 2015 edition, published by the International Code Council, 500 New Jersey Avenue NW, 6th Floor, Washington, D.C. 20001.

[ARC 9993B, IAB 2/8/12, effective 3/15/12; ARC 2492C, IAB 4/13/16, effective 5/18/16]

661—302.3(103A,104A) Accessibility of buildings and facilities available to the public. Buildings and facilities which are available to the public, other than places of worship, shall comply with one of the following:

302.3(1) Applicable provisions of ADASAD 2010, or

302.3(2) IBC 2015, Chapter 11 and applicable accessibility provisions contained in IBC 2015.

NOTE: Approval of construction plans based upon compliance with the applicable provisions of the International Building Code, 2015 edition, as provided, does not relieve the designer, builder, building owner, or building operator from responsibility under federal law to comply with all applicable provisions of the 2010 ADA Standards for Accessible Design.

[ARC 9993B, IAB 2/8/12, effective 3/15/12; ARC 2492C, IAB 4/13/16, effective 5/18/16]

Rules 661—302.1(103A,104A) to 661—302.3(103A,104A) are intended to implement Iowa Code sections 103A.7, 103A.9, and 104A.1.

661—302.4(103A,104A) Site development. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.5(103A,104A) Building elements and spaces accessible to the physically handicapped. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.6(103A,104A) Restaurants and cafeterias. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.7(103A,104A) Medical care facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.8(103A,104A) Business and mercantile facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.9(103A,104A) Libraries. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.10(103A,104A) Transient lodging facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.11(103A,104A) Transportation facilities. Rescinded IAB 2/8/12, effective 3/15/12.

661—302.12 to 302.19 Reserved.

661—302.20(103A,104A) Making apartments accessible and functional for persons with disabilities.

302.20(1) Multiple dwelling unit buildings. This rule shall apply to all multiple dwelling unit buildings that consist of four or more dwelling units, if such buildings have one or more elevators. In such buildings without an elevator, all ground floor units must be accessible. The requirements of this rule shall apply to the individual dwelling units and the common use spaces which are accessible to persons with disabilities in multiple dwelling unit buildings.

EXCEPTION 1: A multiple dwelling unit building shall be deemed to be in compliance with this rule if it is located in a local jurisdiction which has enacted accessibility rules which have been recognized by the U.S. Department of Housing and Urban Development as providing a safe harbor for compliance with the accessibility requirements established in the federal Fair Housing Act and if the building has been found to be in compliance with those requirements, unless the building is required to comply with the requirements of the Uniform Federal Accessibility Standards, or other applicable standards which may be more restrictive than the provisions of this rule.

EXCEPTION 2: Certain multiple dwelling unit buildings are required to comply with the Uniform Federal Accessibility Standards, published by the U.S. Access Board, 1988. Compliance with the provisions of this rule does not substitute for compliance with any applicable provision of the Uniform Federal Accessibility Standards, or any other applicable standards which may be more restrictive than the provisions of this rule.

NOTE: Compliance with the Uniform Federal Accessibility Standards is generally required for buildings and facilities constructed with federal financial assistance.

“Dwelling unit” means a single unit of residence for a household of one or more persons. Examples of a dwelling unit covered by these rules include a condominium, an apartment unit within an apartment building, and another type of dwelling in which sleeping accommodations are provided but toilet or cooking facilities are shared by occupants of more than one room or portion of the dwelling. Examples of the latter include dormitory rooms and sleeping accommodations in shelters intended for occupancy as a residence for homeless persons.

“Ground floor” means a floor of a building with a building entrance on an accessible route. A building may have one or more ground floors. Where the first floor containing dwelling units in a building is above grade, all units on that floor must be served by a building entrance on an accessible route. This floor will be considered to be a ground floor.

a. The individual dwelling units shall contain an accessible route into and through the unit.

(1) All doors intended for use as passage through the dwelling unit shall have a clear opening of at least 32" nominal width with the door open 90 degrees, measured between the face of the door and the stop. Openings more than 24" in depth are not considered doorways.

NOTE: A 34" door, hung in the standard manner, provides an acceptable 32" opening.

(2) Except at doorways, the minimum clear width of the accessible route shall be at least 36" wide.

(3) In single-story units, special features such as lofts or sunken or raised areas are not required to be on an accessible route provided the areas do not interrupt the accessible route through the remainder of the dwelling unit.

(4) In multistory dwelling units in buildings with elevators, the story of the unit that is served by the building elevator shall be the primary entry to the unit and such entry/accessible floor shall comply with the requirements of subparagraphs (1), (2) and (3) above. The entry/accessible floor shall contain a bathroom or powder room which complies with paragraph "c" below.

(5) Exterior deck, patio, or balcony surfaces shall be no more than ½" below the floor level of the interior of the dwelling unit, unless they are constructed of impervious material such as concrete, brick or flagstone. In such case, the surface shall be no more than 4" below the floor level of the interior or lower if required by local building code.

(6) Thresholds at exterior doors, including sliding tracks, shall be no higher than ¾". Thresholds and changes in elevations as in subparagraph (5) above shall be beveled with a slope no greater than 1:2.

b. Kitchens shall meet or be adaptable to meet the following:

(1) A clear floor space at least 30" × 48" that allows a parallel approach by a person in a wheelchair must be provided at the range or cooktop and the sink. Either a parallel or forward approach must be provided at the oven, dishwasher, refrigerator/freezer or trash compactor.

(2) Clearance between counters and all opposing base cabinets, countertops, appliances or walls must be at least 40". In U-shaped kitchens with a sink or cooktop at the base of the "U," the base cabinets must be removable at that location or a 60" turning radius must be provided.

c. All bathrooms of covered multifamily dwelling units shall comply with provisions of subparagraph (1) of this paragraph or at least one bathroom in the dwelling unit shall comply with provisions of subparagraph (2) of this paragraph and all other bathrooms and powder rooms within the dwelling unit must be on an accessible route with usable entry doors in accordance with paragraph "a" above.

However, in multistory dwelling units, only those bathrooms on the accessible level are subject to these requirements. Where the powder room is the only facility provided on the accessible level of a multistory dwelling unit, the powder room must comply with the provisions of subparagraph (1) or (2) of this paragraph.

(1) Sufficient maneuvering space shall be provided within the bathroom for a person using a wheelchair or other mobility aid to enter and close the door, use the fixtures, reopen the door and exit. Doors may swing into the clear floor space provided at any fixture if the maneuvering space is provided. Maneuvering space may include any knee space or toe space available below the bathroom fixtures.

Clear floor space at fixtures may overlap.

If the shower stall is the only bathing facility provided in the covered dwelling unit, the shower stall shall measure at least 36" × 36".

NOTE: Cabinets under lavatories are acceptable provided the bathroom has space to allow a parallel approach by a person in a wheelchair; if parallel approach is not possible within the space, any cabinets provided would have to be removable to afford the necessary knee clearance for forward approach.

(2) Where the door swings into the bathroom, there shall be a clear space (2'6" × 4'0") within the room to position a wheelchair or other mobility aid clear of the path of the door as it is closed and to permit the use of the fixtures. This clear space can include any knee space and toe space available below the bathroom fixtures.

Where the door swings out, a clear space shall be provided within the bathroom for a person using a wheelchair or other mobility aid to position the wheelchair such that the person is allowed use of the fixtures. There also shall be a clear space to allow persons using wheelchairs to reopen the door to exit.

When both tub and shower fixtures are provided in the bathroom, at least one fixture shall be made accessible. When two or more lavatories are provided in a bathroom, at least one shall be made accessible.

Toilets shall be located within bathrooms in a manner that permits a grab bar to be installed on one side of the fixture. In locations where toilets are adjacent to walls or bathtubs, the centerline of the fixture shall be a minimum of 1'6" from the obstacle. The other (nongrab bar) side of the toilet fixture shall be a minimum of 1'3" from the finished surface of the adjoining walls, vanities, or the edge of a lavatory.

Vanities and lavatories shall be installed with the center line of the fixture a minimum of 1'3" horizontally from an adjoining wall or fixture. The top of the fixture rim is a maximum height of 2'10" above the finished floor. If knee space is provided below the vanity, the bottom of the apron is at least 2'3" above the floor. If provided, full knee space (for front approach) is at least 1'5" deep.

Bathtubs and tub/showers located in the bathroom shall provide a clear access aisle adjacent to the lavatory that is at least 2'6" wide and extends for a length of 4'0" (measured from the head of the bathtub).

Stall showers in the bathroom may be of any size or configuration. A minimum clear floor space 2'6" wide × 4'0" deep should be available outside the stall. If the shower stall is the only bathing facility provided in the covered dwelling unit, or on the accessible level of a covered multistory unit, and measures a nominal 36" × 36", the shower stall must have reinforcing to allow for installation of an optional wall-hung bench seat.

d. Walls in bathrooms which are to be adaptable shall be reinforced to allow later installation of grab bars around toilet, tub, shower stall and shower seat where provided.

Where the toilet is not placed adjacent to a side wall, provision shall be made for floor-mounted foldaway or similar alternative grab bars. Where the powder room is the only toilet facility located on an accessible level of a multistory dwelling unit, it must comply with this requirement for reinforced walls for grab bars. "Powder room" means a room with a toilet and sink.

NOTE: A tub may have shelves or benches at either end; or a tub may be installed without surrounding walls, if there is provision for alternative mounting of grab bars. For example, a sunken tub placed away from walls could have reinforced areas for installation of floor-mounted grab bars. The same principle applies to shower stalls, e.g., glass-walled stalls could be planned to allow floor-mounted grab bars to be installed later.

Reinforcement for grab bars may be provided in a variety of ways (for example, by plywood or wood blocking) so long as the necessary reinforcement is placed so as to permit later installation of appropriate grab bars.

e. Public and common use areas shall be readily accessible to and usable by persons with disabilities.

f. Light switches, electrical outlets, thermostats and other environmental controls shall be located no higher than 48", and no lower than 15", above the floor. If the reach is over an obstruction (for example, an overhanging shelf) between 20" and 25" in depth, the maximum height is reduced to 44" for forward approach; or 46" for side approach, provided the obstruction (for example, a kitchen base cabinet) is no more than 24" in depth. Obstructions should not extend more than 25" from the wall beneath a control. (See ADAAG Figure 5.)

NOTE: Controls or outlets that do not satisfy these specifications are acceptable provided that comparable controls or outlets (i.e., that perform the same functions) are provided within the same area and are accessible.

302.20(2) Elevators. An elevator shall be required in any apartment building of four or more stories. An elevator required by this subrule shall meet the requirements established for accessible elevators in rule 661—302.5(103A,104A), which adopts by reference section 4.10 of the Americans with Disabilities Act Accessibility Guidelines (28 CFR Part 36, Appendix A).

NOTE: Elevators are not required in apartment buildings of three or fewer stories; however, the Uniform Federal Accessibility Standards, or any other applicable standard, may require the installation of an elevator. If an elevator is not required to be installed by this rule, then the elevator is not subject to the requirements of rule 661—302.5(103A,104A).

302.20(3) Any covered units within a multiple unit dwelling which comply with a code or standard which has been certified as a safe harbor for compliance with the accessibility requirements of the federal Fair Housing Act by the U.S. Department of Housing and Urban Development shall be deemed to be in compliance with rule 661—302.20(103A,104A), unless the covered units are required to comply with the Uniform Federal Accessibility Standards or any other applicable requirements which may be more restrictive than the provisions of this rule.

Rule 661—302.20(103A,104A) is intended to implement Iowa Code sections 103A.7(5) and 104A.2.

[Filed 12/2/05, Notice 9/14/05—published 12/21/05, effective 4/1/06]

[Filed ARC 9993B (Notice ARC 9922B, IAB 12/14/11), IAB 2/8/12, effective 3/15/12]

[Filed ARC 2492C (Notice ARC 2250C, IAB 11/25/15), IAB 4/13/16, effective 5/18/16]

Structures Individually Listed on the National Register of Historic Places of Historic Places

- S. M. McKibben House – Walnut St.
- Old Jail – 411 E. 4th St. – 1974
- Sinnett Octagon House – Park Ave near Hwy 61 bypass
- Trinity Episcopal Church – 411 E. 2nd St.
- Alexander Clark House – 203 W. 3rd St.
- First Presbyterian Church – 401 Iowa Ave.
- J. C. B. Warde House – 205 Cherry St.
- Welch Apartments – 224 Iowa Ave.
- Muscatine County Courthouse – 3rd St.
- W. Joseph Fuller House – 1001 Mulberry Ave.
- Clark-Blackwell House – 206 Cherry St.
- Pliny and Adelia Fay House – 112 Locust St.
- Greenwood Cemetery Chapel – 1814 Lucas

Structures Listed as Contributing to the Downtown Commercial Historic District

- 228 W. 2nd Street
- 224 W. 2nd Street
- 218 W. 2nd Street
- 217-219 W. 2nd Street
- 212 W. 2nd Street
- 209-211 W. 2nd Street
- 208-210 W. 2nd Street
- 207 W. 2nd Street
- 206 W. 2nd Street
- 205 W. 2nd Street
- 201-203 W. 2nd Street
- 200-202-204 W. 2nd Street
- 131-133 W. 2nd Street
- 128 W. 2nd Street
- 124-126 W. 2nd Street
- 123-129 W. 2nd Street
- 117-121 W. 2nd Street
- 100-102 W. 2nd Street
- 100 E. 2nd Street
- 101 E. 2nd Street
- 102-104 E. 2nd Street
- 106-108 E. 2nd Street
- 110-112-114-116 E. 2nd Street
- 115 E. 2nd Street
- 121-123 E. 2nd Street
- 124 E. 2nd Street
- 127 E. 2nd Street
- 129 E. 2nd Street
- 130 E. 2nd Street
- 200 E. 2nd Street
- 201 E. 2nd Street
- 203 E. 2nd Street
- 204 E. 2nd Street
- 205 E. 2nd Street
- 206 E. 2nd Street
- 207-209 E. 2nd Street
- 208-210-212 E. 2nd Street
- 211 E. 2nd Street
- 213 E. 2nd Street
- 214-216-218-220 E. 2nd Street
- 215 E. 2nd Street
- 217 E. 2nd Street
- 219-221-223 E. 2nd Street
- 225 E. 2nd Street
- 227 E. 2nd Street
- 229 E. 2nd Street
- 301 E. 2nd Street
- 303 E. 2nd Street
- 305 E. 2nd Street
- 307-309-311 E. 2nd Street
- 313 E. 2nd Street
- 315-317 E. 2nd Street
- 319-321 E. 2nd Street
- 323-325 E. 2nd Street
- 327-329-331 E. 2nd Street
- 411 E. 2nd Street
- 413-415 E. 2nd Street
- 417 E. 2nd Street
- 419 E. 2nd Street
- 224 E. 3rd Street
- 301 E. 3rd Street
- 317 E. 3rd Street
- 400 E. 3rd Street
- 206-208 Cedar Street
- 210 Cedar Street
- 115 Chestnut Street
- 116 Chestnut Street
- 117 Chestnut Street
- 118 Chestnut Street
- 119 Chestnut Street
- 213 Chestnut Street
- 214 Chestnut Street
- 107 Iowa Avenue
- 109-111-113 Iowa Av
- 214 Iowa Avenue
- 214 ½ Iowa Avenue
- 216-218 Iowa Ave
- 220-224-226 Iowa
- 315-317 W. Mississippi Dr
- 305 W. Mississippi Dr
- 301 W. Mississippi Dr
- 221-225 W. Mississippi Drive
- 101 W. Mississippi Dr
- 101 E. Mississippi Dr
- 117 E. Mississippi Dr
- 126 Pine Street
- 214-216-218 Sycamore St
- 215 Sycamore Street
- 206-208 Walnut St
- 210 Walnut Street
- 212 Walnut Street
- 214 Walnut Street
- 216 Walnut Street
- 218 Walnut Street
- 220 Walnut Street
- 222 Walnut Street
- 224 Walnut Street
- 228 Walnut Street

Structures Listed as Contributing to the West Hill Historic District

- 301 W. 2nd Street
- 309 W. 2nd Street
- 313 W. 2nd Street
- 315 W. 2nd Street
- 317-319 W. 2nd St
- 321 W. 2nd Street
- 323 W. 2nd Street
- 326 W. 2nd Street
- 403 W. 2nd Street
- 411 W. 2nd Street
- 415 W. 2nd Street
- 419 W. 2nd Street
- 326 W. 2nd Street
- 400 W. 2nd Street
- 406 W. 2nd Street
- 414 W. 2nd Street
- 107 Spruce Street
- 502 W. 2nd Street
- 506 W. 2nd Street
- 510 W. 2nd Street
- 516 W. 2nd Street
- 503 W. 2nd Street
- 507 W. 2nd Street
- 511 W. 2nd Street
- 107 Locust Street
- 112 Locust Street
- 515 W. 2nd Street
- 608 W. 2nd Street
- 609 W. 2nd Street
- 207 Broadway Street
- 706 W. 2nd Street
- 718 W. 2nd Street
- 814 W. 2nd Street
- 201 W. 3rd Street
- 203-205 W. 3rd St
- 209 W. 3rd Street
- 213 W. 3rd Street
- 219 W. 3rd Street
- 216 W. 3rd Street
- 300 W. 3rd Street
- 212 Pine Street
- 306 W. 3rd Street
- 310 W. 3rd Street
- 314 W. 3rd Street
- 316 W. 3rd Street
- 305 W. 3rd Street
- 303 W. 3rd Street
- 307 W. 3rd Street
- 211 Linn Street
- 309 W. 3rd Street
- 311 W. 3rd Street
- 313 W. 3rd Street
- 315 W. 3rd Street
- 210 Linn Street
- 212 Linn Street
- 404 W. 3rd Street
- 406 W. 3rd Street
- 408 W. 3rd Street
- 414 W. 3rd Street
- 416 W. 3rd Street
- 401 -403 W. 3rd St
- 405 W. 3rd Street
- 407 W. 3rd Street
- 411 W. 3rd Street
- 413 W. 3rd Street
- 415 W. 3rd Street
- 417 W. 3rd Street
- 505 W. 3rd Street
- 509 W. 3rd Street
- 513 W. 3rd Street
- 519 W. 3rd Street
- 514 W. 3rd Street
- 518 W. 3rd Street
- 606 W. 3rd Street
- 614 W. 3rd Street
- 601 W. 3rd Street
- 605 W. 3rd Street
- 615 W. 3rd Street
- 617-619 W. 3rd St
- 700 W. 3rd Street
- 706 W. 3rd Street
- 710 W. 3rd Street
- 716 W. 3rd Street
- 701 W. 3rd Street
- 705 W. 3rd Street
- 715 W. 3rd Street
- 205 Cherry Street
- 206 Cherry Street
- 208 Cherry Street
- 800 W. 3rd Street
- 809 W. 2nd Street
- 201 Ash Street
- 802 W. 3rd Street
- 806 W. 3rd Street
- 812 W. 3rd Street
- 816 W. 3rd Street
- 801 W. 3rd Street
- 807 W. 3rd Street
- 308 Cherry Street
- 809 W. 3rd Street
- 200 Ash Street
- 206-208 Ash Street
- 900 W. 3rd Street
- 901 W. 3rd Street
- 905 W. 3rd Street
- 310 Chestnut Street
- 316 Chestnut Street
- 318 Chestnut Street
- 408 Chestnut Street
- 406 Chestnut Street
- 402 Chestnut Street
- 209 W. 4th Street
- 211 W. 4th Street
- 217 W. 4th Street
- 204 W. 4th Street
- 409 Pine Street
- 317 Pine Street
- 208 W. 4th Street
- 212 W. 4th Street
- 310 Pine Street
- 312 -314 Pine St
- 316-318 Pine Street
- 308 W. 4th Street
- 310 W. 4th Street
- 312 W. 4th Street
- 314 W. 4th Street
- 316 W. 4th Street
- 309 W. 4th Street
- 309 Linn Street
- 301 W. 4th Street
- 315 W. 4th Street
- 319 W. 4th Street
- 400 W. 4th Street
- 402 W. 4th Street
- 410 W. 4th Street
- 310 Linn Street
- 412 W. 4th Street
- 414 W. 4th Street
- 420 W. 4th Street
- 403 W. 4th Street
- 405 W. 4th Street
- 407 W. 4th Street
- 411 W. 4th Street
- 417 W. 4th Street
- 312 Spruce Street
- 502 W. 4th Street
- 504 W. 4th Street
- 506 W. 4th Street
- 508 W. 4th Street
- 510 W. 4th Street
- 514 W. 4th Street
- 516 W. 4th Street
- 518 W. 4th Street
- 501 W. 4th Street
- 505 W. 4th Street
- 507 W. 4th Street
- 509 W. 4th Street
- 511 W. 4th Street
- 513 W. 4th Street
- 517 W. 4th Street
- 312 Locust Street
- 314 Locust Street
- 316 Locust Street
- 408 Locust Street
- 313 Broadway St
- 311 Broadway St
- 601 W. 4th Street
- 603 W. 4th Street
- 605 W. 4th Street
- 611 W. 4th Street
- 613 W. 4th Street
- 617 W. 4th Street
- 701 W. 4th Street
- 705 W. 4th Street
- 707 W. 4th Street
- 709 W. 4th Street
- 3 Cherry Lane
- 408 Broadway St
- 404 Broadway St
- 715 W. 4th Street
- 312 Broadway St
- 314 Broadway St
- 710 W. 4th Street
- 804 W. 4th Street
- 317 Cherry Street
- 313 Cherry Street
- 400 Cherry Street
- 810 W. 4th Street
- 805 W. 4th Street
- 809 W. 4th Street
- 402 Cherry Street
- 410 Cherry Street

Structures Listed as Contributing to the Fair Oaks Historic District



Figure 43. Map of properties surveyed in the Fair Oaks neighborhood, with preliminary evaluations.

also see table on following pages for preliminary evaluations of individual resources

MINUTES
August 28, 2024 – 5:30 p.m.
Construction Appeal & Advisory Board
Muscatine City Hall
Lower-Level Conference Room

Present: Devin Abel, Ken Gilkerson, and Tim Kelly

Absent: Jim Noble and James Miller

Staff: Andrew Fangman, Assistant Community Development Director
Andrew Oien, Building Division Manager

Minutes:

Meeting called to order at 5:30 pm.

Action on approving the minutes from the June 12th meeting was tabled until the next meeting, as they were not included in the agenda packet.

Devin Abel moved, seconded by Ken Gilkerson, to amend the bylaws to change the permanent standing meeting time and date to 5:30 PM on the fourth Wednesday of the month. The motion passed by a 3-0 vote.

Andrew Oien discussed potential state action to adopt a mandatory statewide building permit, similar to the state's implementation of electrical and plumbing codes.

A general discussion took place regarding the State Historic Building Code. This code aims to restore or modify historic buildings while preserving their original architecture, ensuring safety and cost-effectiveness. It replaces certain accessibility sections of the International Existing Building Code (IEBC) with standards from Chapter 302 of the Iowa Administrative Code, offering more flexibility in meeting federal accessibility requirements. While Muscatine City has adopted the 2015 IEBC without changes, its own building code means the State Building Code doesn't apply to non-state-owned buildings within the city. Therefore, the additional flexibility offered by the State Historic Building Code is not available to qualifying historic buildings in Muscatine.

The board discussed the benefits of creating similar flexibility in Muscatine by adopting a local code amendment. A specific example of a downtown business relocation that could have been facilitated by such flexibility was cited. The board reached a consensus that they would like to see an action item on making a formal recommendation to the City Council to include a local amendment to the State Historic Building Code on the next agenda.

Andrew Oien informed the board that staff intends to present a proposed amendment at the next meeting that would eliminate the requirement for engineered plans for post-framed buildings under 1,440 square feet. The board indicated their desire to discuss this proposed amendment at their next meeting.

A discussion took place regarding the format and content of applications for appeals to the board. Forms used by Linn County for this purpose were reviewed, and the general consensus was that they served as a good template. Specific requests were made for the appellant to have a space to explain the rationale for the appeal, and for the inclusion of relevant pictures or illustrations when possible.

Meeting adjourned at 6:23 p.m.

ATTEST:

Respectfully Submitted,

Devin Abel Chairperson
Construction Appeal & Advisory Board

Andrew Oien, Secretary
Building Division Manager

MINUTES
September 25, 2024 – 5:30 p.m.
Construction Appeal & Advisory Board
Muscatine City Hall
Lower-Level Conference Room

Present: Devin Abel, Jim Nobel, and Tim Kelly

Absent: Ken Gilkerson and James Miller

Staff: Andrew Fangman, Assistant Community Development Director

Also Present: Jeff Osborne

Minutes:

Meeting called to order at 5:24 pm.

Jim Nobel moved, seconded by Devin Able to approve the minutes from the June 12, 2024. The motion passed by a 3-0 vote.

Tim Kelly moved, seconded by Jim Nobel to approve the minutes from the August 25, 2024. The motion passed by a 3-0 vote.

A discussion took place regarding the State Historic Building Code. This code aims to restore or modify historic buildings while preserving their original architecture, ensuring safety and cost-effectiveness. It replaces certain accessibility sections of the International Existing Building Code (IEBC) with standards from Chapter 302 of the Iowa Administrative Code, offering more flexibility in meeting federal accessibility requirements. Jeff Osborne spoke in favor such an amendment.

Having previously agreed to recommend a local amendment mirroring the State Historic Building Code, the board discussed eligibility criteria for applying the proposed amendment to the code.

Two approaches were discussed:

- Mirroring State Historic Building Code: Require structures to be individually listed on the National Register, listed as contributing structures in a National Register-listed historic district, or have a certification of eligibility.
- Establishing Age or Built-By Date: Set a specific age or built-by date for eligible structures

After weighing the pros and cons of each approach, the board reached a consensus that a local amendment to the City Building Code mirroring the State Historic Building Code should also use the same eligibility criteria.

Tim Kelly moved, seconded by Devin Able to make a recommendation that City Council adopted an amendment to the City Building Code mirroring the State Historic Building Code, including the eligibility criteria. The motion passed by a 3-0 vote.

The board discussed a potential amendment to eliminate the engineering plan requirement for post-framed buildings under 1,440 square feet. They expressed conceptual support for this change.

Questions arose about how post-frame buildings currently bypass the engineering requirement. The board agreed to address this issue at the next meeting as a potential action item. They requested answers to their specific questions about the current handling of such buildings be included in the agenda packet for the next meeting.

Meeting adjourned at 6:01 p.m.

ATTEST:

Respectfully Submitted,

Devin Abel Chairperson
Construction Appeal & Advisory Board

Andrew Oien, Secretary
Building Division Manager



City of Muscatine

ITEM NUMBER 2025-0100

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

April Limburg, City Planner

SUBJECT

Request to Waive Third Reading and to Adopt on Second and Final Reading an Ordinance to Vacate and Deed Undeveloped Right of Way between the Adjoining Property Owner of 607 Van Buren Street and Parcel ID 082518004

EXECUTIVE SUMMARY

A request was submitted to vacate and deed the undeveloped right of way between 607 Van Buren Street and Parcel ID 0825158004 to the adjoining property owner of both parcels. Staff is requesting Council waive the third reading and adopt the ordinance on second and final reading.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance to vacate and deed to the adjoining property owner located at 607 VanBuren St right of way.

BACKGROUND/DISCUSSION

Matthew Hanssen is requesting that the portion of the alley right of way that bisects his property at 607 Van Buren Street, be vacated and ultimately conveyed to him as the adjoining property owner. He currently maintains the right of way and would like to build a garage on a portion of the to-be-vacated alley right of way. The Planning and Zoning Commissions recommended the right of way vacation at their February 11, 2025, meeting. A public hearing was held on March 6, 2025, to vacate, surplus, and deed over the undeveloped right of way.

CITY FINANCIAL IMPACT

This portion of the public right of way serves no current or anticipated future public use. This action will eliminate any future financial impacts of ownership.

ATTACHMENTS

1. Ordinance RoW Van Buren
2. Van Buren ROW

ORDINANCE NO. 2025-0100

AN ORDINANCE VACATING AND DEEDING THE UNDEVELOPED RIGHT OF WAY BETWEEN 607 VAN BUREN ST and PARCEL ID 0825158004

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on February 11, 2025, recommended approval of the vacation and deeding to the adjoining property owner located at between 607 Van Buren St and Parcel ID 0825158004 undeveloped right of way;

WHEREAS, the City Council of the City of Muscatine has conducted a public hearing on said vacation and surplus request March 6, 2025.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, AS FOLLOWS:

Section I. The following described real estate be vacated by the City of Muscatine, Iowa:

ALL OF THE 18' WIDE EAST-WEST UNDEVELOPED ALLEY ADJOINING LOTS 37 THRU 46 BLK 33 PARK PLACE ADD AND LOTS 22 TO 31 BLK 33 PARK PLACE ADD

Section II. Any Ordinance or part thereof in conflict or inconsistent with the provisions of this Ordinance is hereby repealed.

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Brad Bark, Mayor

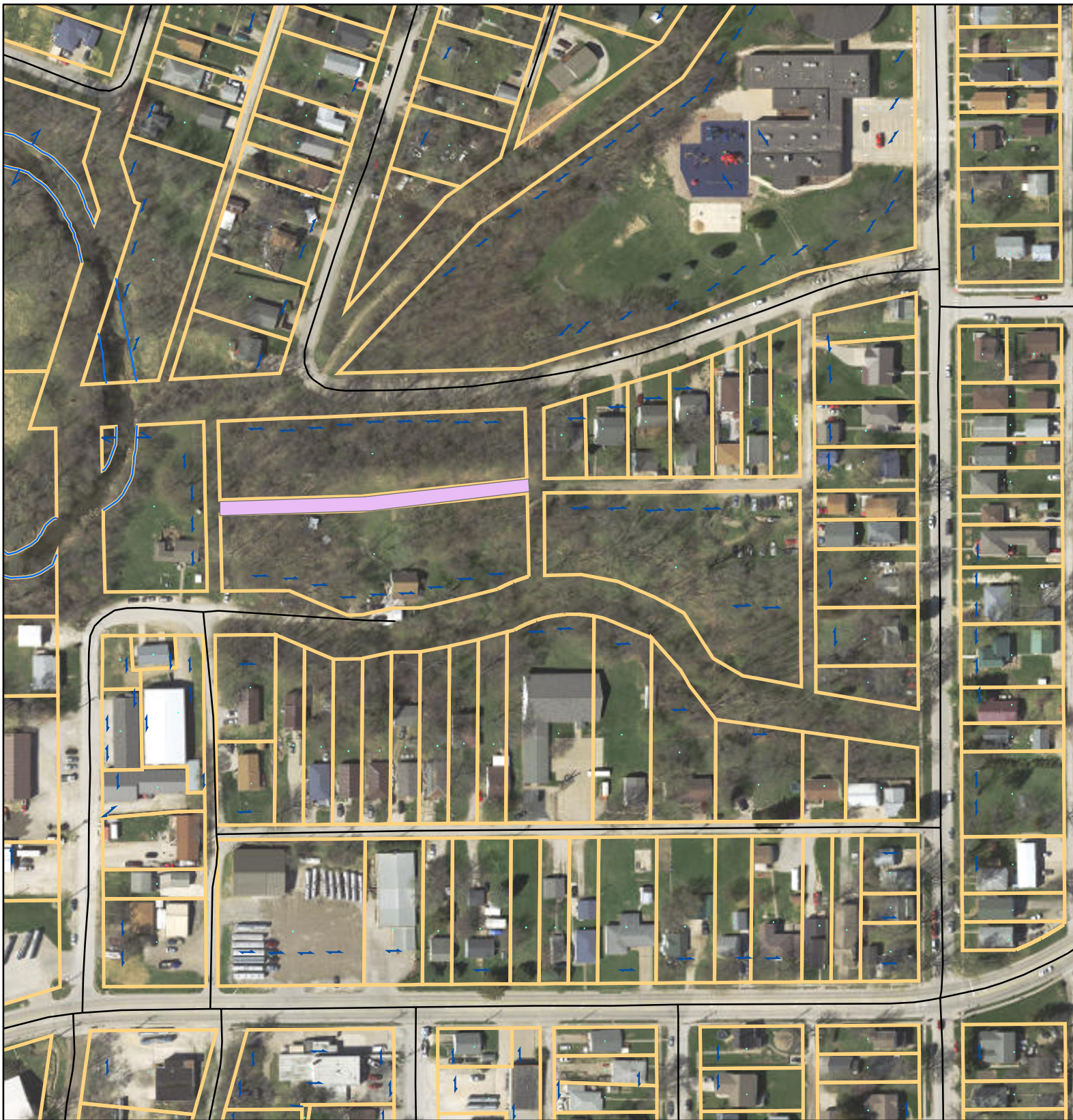
Attest:

Cinda Hilger, City Clerk

1st Reading March 20, 2025

2nd Reading April 3, 2025

3rd Reading April 17, 2025



Legend

-  ROW
-  Parcels

PZROWV-1-2025 Right of Way adjoining
lots 37 thru 46 BLK 33 Park Place Add
and Lots 22 to 31 BLK 33 Park Place Add

210 105 0 210 Feet





City of Muscatine

ITEM NUMBER 2025-0101

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

April Limburg, City Planner

SUBJECT

Request to Waive Third Reading and Adopt on Second and Final Reading 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

EXECUTIVE SUMMARY

A request was submitted to vacate and deed the undeveloped and unused 10' wide strip of right of way adjoining the southern property line of the property, to the adjacent property owners at 1719 Pearlview Court and 1715 Pearlview Court. Staff is requesting Council waive the third reading and adopt on second and final reading.

STAFF RECOMMENDATION

Staff recommends approval of the attached ordinance to vacate and deed the undeveloped right of way to the adjoining property owners at 1719 Pearlview Ct and 1715 Pearlview Ct .

BACKGROUND/DISCUSSION

Heather Duwa and Mark Butterworth are requesting that the undeveloped and unused 10' wide strip of right of way adjoining the south property line of their property, be vacated and conveyed to them. This right of way was platted to allow for the construction of a walking path to the area immediately to the east of Pearlview Court. Subsequent development has removed the need for direct pedestrian access between Pearlview Court and this area. The Planning and Zoning Commissions recommended the right of way vacation at the February 11, 2025, meeting. A public hearing was held on March 6, 2025, to vacate, surplus, and deed over the undeveloped right of way.

CITY FINANCIAL IMPACT

This portion of the public right of way serves no current or anticipated future public use. This action will eliminate any future financial impacts of ownership.

ATTACHMENTS

1. Ordinance RoW Pearlview
2. Pearlview Ct RoW

ORDINANCE NO. 2025-0101

AN ORDINANCE VACATING AND DEEDING THE UNDEVELOPED RIGHT OF WAY BETWEEN 1719 PEARLVIEW COURT AND 1715 PEARLVIEW COURT

WHEREAS, the Planning and Zoning Commission of the City of Muscatine, on February 11, 2025, recommended approval of the vacation and deeding to the adjoining property owner located at 1719 Pearlview Court and 1715 Pearlview Court the undeveloped right of way.

WHEREAS, the City Council of the City of Muscatine has conducted a public hearing on said vacation and surplus request March 6, 2025;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, AS FOLLOWS:

Section I. The following described real estate be vacated by the City of Muscatine, Iowa:

A STRIP OF LAND 10 FEET BY 164.83 FEET ADJOINING LOTS 14 & 15 PLATTED AS PUBLIC RIGHT OF WAY AND DEPICTED ON THE FINAL PLAT OF PEARLMAN'S SUBDIVISION IN THE CITY OF MUSCATINE, AS RECORDED IN BOOK 6 PAGE 102 IN THE OFFICE OF THE RECORDER, MUSCATINE COUNTY, IOWA.

Section II. Any Ordinance or part thereof in conflict or inconsistent with the provisions of this Ordinance is hereby repealed.

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Brad Bark, Mayor

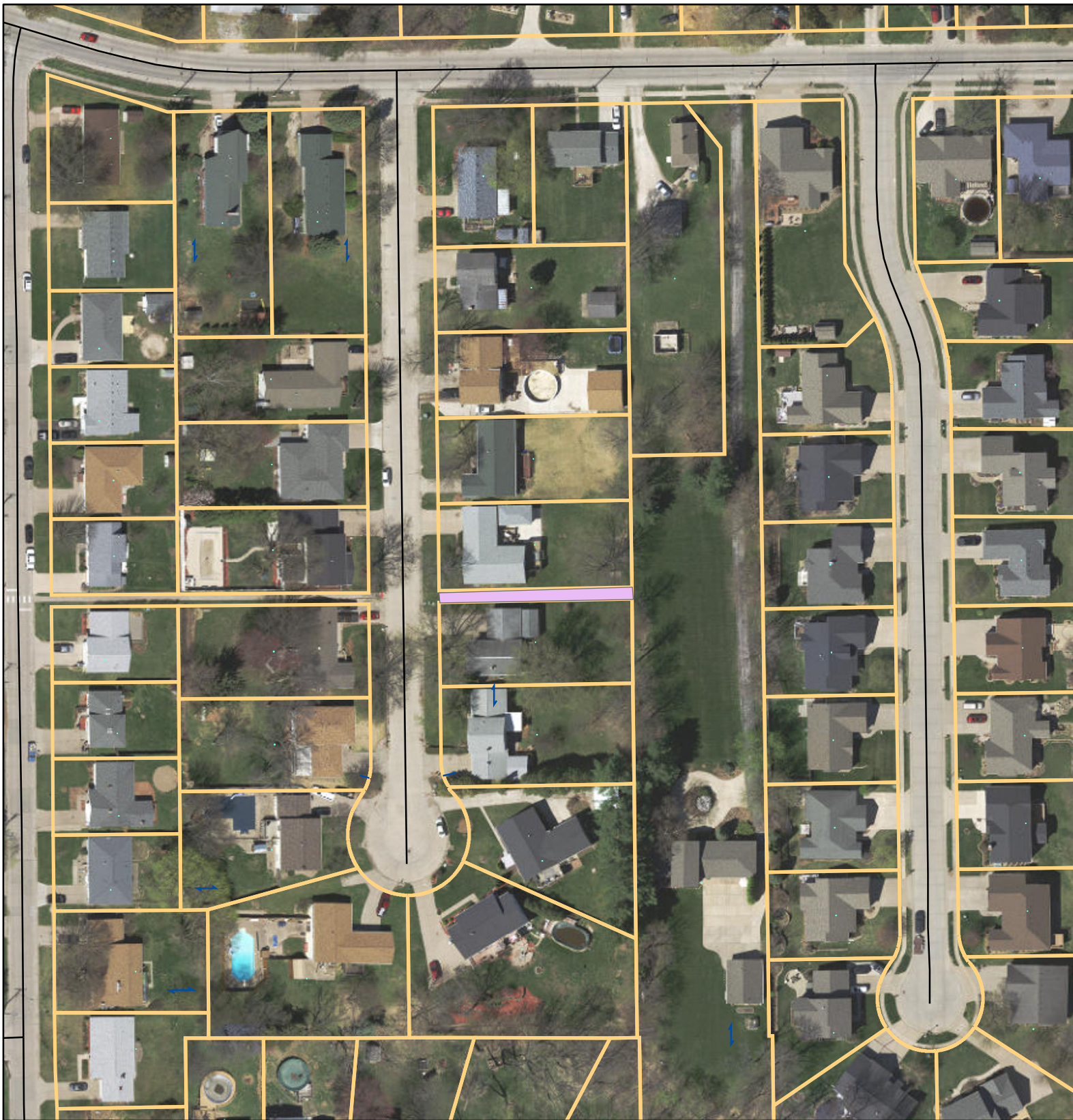
Attest:

Cinda Hilger, City Clerk

1st Reading March 20, 2025

2nd Reading April 3, 2025

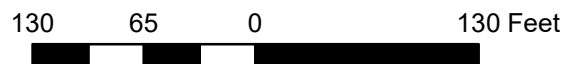
3rd Reading April 17, 2025



Legend

-  ROW
-  Parcels

PZROWV-2-2024 Right of Way
A STRIP OF LAND 10 FEET BY 164.83 FEET
ADJOINING LOTS 14 & 15





City of Muscatine

ITEM NUMBER 2025-0126

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution Setting a Public Hearing for April 17, 2025, on the Proposed Amendment #1 to the City Budget for Fiscal Year 2024/2025.

EXECUTIVE SUMMARY

The City Council recently completed the budget review process for the fiscal year 2025/2026 budget. As part of that review, revised estimate revenue and expenditure amounts for the current year (2024/2025) were also reviewed by City Council. Each year, these revised estimate amounts become Amendment #1 to the current year budget.

Prior to the adoption of a budget amendment, a public hearing is required. The attached resolution will set a public hearing for April 17, 2025 at 6:00 p.m. concerning Amendment #1 to the 2024/2025 City budget. At this meeting, the public can comment on the proposed budget amendment.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution Setting a Public Hearing for April 17, 2025 on the Proposed Amendment #1 to the Fiscal Year 2024/2025 Budget.

BACKGROUND/DISCUSSION

The City Council recently completed the budget review process for the fiscal year 2025/2026 budget. As part of that review, revised estimate revenue and expenditure amounts for the current year (2024/2025) were also reviewed by City Council. Each year, these revised estimate amounts become Amendment #1 to the current year budget.

There were numerous increases and decreases in both revenues and expenditures in the Revised Estimate for 2024/2025. Budgeted expenditures increased by \$10,136,507 and transfers out increased by \$779,205. Budgeted revenues increased by \$8,162,026 and transfers in increased by \$779,205. The beginning fund balances for the year were also amended to the actual ending balances at the end of fiscal year 2023/2024.

Of the overall net expenditure increase, there was a \$265,800 expenditure decrease in the General Fund, an \$846,774 expenditure increase in special revenue funds, a \$146,117 debt service fund expenditure decrease, a \$4,913,300 increase in general capital projects fund expenditures, and a \$4,788,350 expenditure increase in Enterprise funds, including enterprise fund capital projects. These increases include the updated capital project construction schedules and expenditures for grants that were awarded after the original budget was adopted.

Prior to the adoption of budget amendments, a public hearing is required. The attached resolution and public hearing notice will set a public hearing on Amendment #1 to the City's fiscal year 2024/2025 budget for April 17, 2025 at 6:00 p.m.

CITY FINANCIAL IMPACT

While there are increases and decreases in both revenues and expenditures in Amendment #1, there is no direct financial impact from this amendment.

ATTACHMENTS

1. FY 25 Budget Amendment #1 Res Setting Public Hearing.4-3-25 (1)
2. Budget Amendment #1 for FY 25 Public Hearing Notice.For 4-3-25 AIS

RESOLUTION NO. 2025-0126

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
CONCERNING AMENDMENT #1 TO THE CITY BUDGET
FOR THE FISCAL YEAR ENDING JUNE 30, 2025
FOR THE CITY OF MUSCATINE, IOWA**

WHEREAS, a public hearing is required in order to amend the budget for the City of Muscatine for the fiscal year ending June 30, 2025;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA that a public hearing be set for April 17, 2025 at 6:00 p.m. in the City Hall Council Chambers. At this meeting, the public can comment on the proposed Amendment #1 to the Fiscal Year 2024/2025 Budget.

BE IT FURTHER RESOLVED that the City Clerk be directed to publish Notice of Public Hearing in the Muscatine Journal, in the form required by the State of Iowa.

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk

NOTICE OF PUBLIC HEARING - AMENDMENT OF CURRENT BUDGET

City of MUSCATINE

Fiscal Year July 1, 2024 - June 30, 2025

The City of MUSCATINE will conduct a public hearing for the purpose of amending the current budget for fiscal year ending June 30, 2025

Meeting Date/Time: 4/17/2025 06:00 PM

Contact: Matthew Mardesen

Phone: (563) 265-1550

Meeting Location: City Hall Council Chambers

There will be no increase in taxes. Any residents or taxpayers will be heard for or against the proposed amendment at the time and place specified above. A detailed statement of: additional receipts, cash balances on hand at the close of the preceding fiscal year, and proposed disbursements, both past and anticipated, will be available at the hearing. Budget amendments are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-gov-appeals>.

REVENUES & OTHER FINANCING SOURCES		Total Budget as Certified or Last Amended	Current Amendment	Total Budget After Current Amendment
Taxes Levied on Property	1	16,109,544	0	16,109,544
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Net Current Property Tax	3	16,109,544	0	16,109,544
Delinquent Property Tax Revenue	4	0	0	0
TIF Revenues	5	2,586,200	55,200	2,641,400
Other City Taxes	6	5,298,819	-110,800	5,188,019
Licenses & Permits	7	493,400	17,300	510,700
Use of Money & Property	8	3,082,295	787,530	3,869,825
Intergovernmental	9	14,076,963	2,117,396	16,194,359
Charges for Service	10	17,423,400	-350,200	17,073,200
Special Assessments	11	0	0	0
Miscellaneous	12	9,062,000	1,866,500	10,928,500
Other Financing Sources	13	9,800,000	3,779,100	13,579,100
Transfers In	14	20,464,635	779,205	21,243,840
Total Revenues & Other Sources	15	98,397,256	8,941,231	107,338,487
EXPENDITURES & OTHER FINANCING USES				
Public Safety	16	12,397,400	237,200	12,634,600
Public Works	17	3,622,000	-167,900	3,454,100
Health and Social Services	18	60,000	0	60,000
Culture and Recreation	19	4,861,400	6,108	4,867,508
Community and Economic Development	20	9,182,714	403,355	9,586,069
General Government	21	3,883,200	102,211	3,985,411
Debt Service	22	3,878,533	-146,117	3,732,416
Capital Projects	23	8,741,600	5,193,100	13,934,700
Total Government Activities Expenditures	24	46,626,847	5,627,957	52,254,804
Business Type/Enterprise	25	35,485,740	4,508,550	39,994,290
Total Gov Activities & Business Expenditures	26	82,112,587	10,136,507	92,249,094
Transfers Out	27	20,464,635	779,205	21,243,840
Total Expenditures/Transfers Out	28	102,577,222	10,915,712	113,492,934
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-4,179,966	-1,974,481	-6,154,447
Beginning Fund Balance July 1, 2024	30	42,001,335	9,287,475	51,288,810
Ending Fund Balance June 30, 2025	31	37,821,369	7,312,994	45,134,363

Explanation of Changes: To amend the 2024/2025 budget to the revised estimate amounts determined during the 2024/2025 budget review process. Amendments include updated revenue and expenditure estimates and updated capital projects construction schedules.



City of Muscatine

ITEM NUMBER 2025-0127

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Nancy Lueck, Finance Director

SUBJECT

Resolution Setting a Public Hearing for April 17, 2025 on the Proposed City Budget for Fiscal Year 2025/2026 (Public Hearing #2)

EXECUTIVE SUMMARY

The City Council completed the budget review process for the fiscal year 2025/2026 budget in late February. Two public hearings are required in order for City Council to adopt the annual budget for the upcoming year. City Council at the February 25, 2025 meeting, set the first public hearing for April 3, 2025 at 5:30 p.m. on the Proposed Property Tax Levy for 2025/2026. Per State requirements, this hearing will be held at a special meeting on April 3 at 5:30 with the only agenda item being the public hearing on the proposed tax levy for 2025/2026.

After that action on April 3, the City Council will need to set the next public hearing (Hearing #2) on the adoption of the budget and the certification of taxes for the 2025/2026 budget. The proposed total property tax levy rate for the 2025/2026 budget is \$15.95328 per \$1,000 of valuation, which is 1.8% higher than the current year (2024/2025) tax levy rate of \$15.67219.

This resolution will set a public hearing for April 17, 2025, at 6:00 p.m. in the City Hall Council Chambers on the adoption of the fiscal year 2025/2026 budget. At this meeting, the public can comment on the proposed Fiscal Year 2025/2026 Budget.

STAFF RECOMMENDATION

Staff recommends approval of the Resolution Setting a Public Hearing for April 17, 2025 on the Proposed Fiscal Year 2025/2026 Budget

BACKGROUND/DISCUSSION

The proposed total property tax levy rate for the 2025/2026 budget is \$15.95328 per \$1,000 of valuation, which is 1.8% higher than the current year (2024/2025) tax rate of \$15.67219.

The proposed budget for 2025/2026 totals \$86,364,799. This includes \$48,399,749 in

governmental funds expenditures and \$37,965,050 in business-type/enterprise funds expenditures. Of the total proposed budget, \$23,046,500 is for capital projects in both governmental and business-type funds.

Setting Public Hearing #2 on the proposed budget is one of two items that City Council will consider at the April 3, 2025 regular meeting as shown in the following schedule.

April 3, 2025	Set the Public Hearing for the Adoption of the Budget and Certification of Taxes for Fiscal Year 2025/2026
April 3, 2025	Set Public Hearing on Amendment #1 to the 2024/2025 City Budget
April 17, 2025	Hold Hearing #2 on the Proposed 2025/2026 Budget
April 17, 2025	Hold Public Hearing on Amendment #1 to the 2024/2025 City Budget
April 17, 2025	Approve Resolution for the Adoption of the 2025/2026 Budget and Certification of Taxes
April 17, 2025	Approve Resolution for Amendment #1 to the 2024/2025 City Budget

CITY FINANCIAL IMPACT

The proposed property tax rate and tax dollars generated will continue to fund the current services provided to the City's residents. The proposed budget for 2025/2026 totals \$86,364,799 which includes \$23,046,500 in capital project expenditures.

ATTACHMENTS

1. Public Hearing Notice - FY 26 Budget Adoption.4-3-25
2. Budget 2025-2026 Setting Public Hearing #2.Res 4-3-25

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET

Fiscal Year July 1, 2025 - June 30, 2026

City of: MUSCATINE

The City Council will conduct a public hearing on the proposed Budget at: City Hall Council Chambers Meeting Date: 4/17/2025 Meeting Time: 06:00 PM

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.

The estimated Total tax levy rate per \$1000 valuation on regular property 15.95328

The estimated tax levy rate per \$1000 valuation on Agricultural property is 3.00375

At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.

Phone Number
(563) 264-1550

City Clerk/Finance Officer's NAME
Nancy Lueck

		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	16,922,402	16,109,544	16,143,123
Less: Uncollected Property Taxes-Levy Year	2	0	0	1,009
Net Current Property Taxes	3	16,922,402	16,109,544	16,142,114
Delinquent Property Taxes	4	0	0	187
TIF Revenues	5	2,522,000	2,641,400	2,560,231
Other City Taxes	6	5,376,254	5,188,019	5,210,773
Licenses & Permits	7	510,700	510,700	649,003
Use of Money and Property	8	2,349,000	2,855,525	3,390,864
Intergovernmental	9	15,416,545	17,208,659	11,075,715
Charges for Fees & Service	10	17,912,000	17,073,200	17,005,195
Special Assessments	11	0	0	0
Miscellaneous	12	8,033,999	10,928,500	11,072,894
Other Financing Sources	13	15,805,000	13,579,100	9,417,790
Transfers In	14	20,626,363	21,243,840	21,054,416
Total Revenues and Other Sources	15	105,474,263	107,338,487	97,579,182
Expenditures & Other Financing Uses				
Public Safety	16	12,571,600	12,634,600	11,956,071
Public Works	17	4,036,000	3,454,100	3,278,642
Health and Social Services	18	60,000	60,000	60,000
Culture and Recreation	19	4,875,000	4,867,508	4,380,882
Community and Economic Development	20	8,851,720	9,586,069	6,446,326
General Government	21	3,929,200	3,985,411	3,666,492
Debt Service	22	4,931,629	3,732,416	2,861,131
Capital Projects	23	9,144,600	13,654,900	3,748,810
Total Government Activities Expenditures	24	48,399,749	51,975,004	36,398,354
Business Type / Enterprises	25	37,965,050	40,274,090	30,700,602
Total ALL Expenditures	26	86,364,799	92,249,094	67,098,956
Transfers Out	27	20,626,363	21,243,840	21,054,416
Total ALL Expenditures/Transfers Out	28	106,991,162	113,492,934	88,153,372
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-1,516,899	-6,154,447	9,425,810
Beginning Fund Balance July 1	30	45,134,366	51,288,813	41,863,003
Ending Fund Balance June 30	31	43,617,467	45,134,366	51,288,813

RESOLUTION NO. 2025-0127

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
CONCERNING THE BUDGET ESTIMATE FOR FISCAL YEAR 2025/2026
FOR THE CITY OF MUSCATINE, IOWA**

WHEREAS, the City is required to hold a public hearing concerning the City's budget estimate for fiscal year July 1, 2025 through June 30, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA that a public hearing will be held on April 17, 2025 beginning at 6:00 p.m, in the City Hall Council Chambers concerning the City's budget estimate for fiscal year 2025/2026, and the City Clerk is directed to publish notice of said meeting in the Muscatine Journal.

PASSED, APPROVED, AND ADOPTED this 3rd day of April, 2025.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0129

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Cinda Hilger, Deputy City Clerk
Matthew Mardesen, City Administrator

SUBJECT

Resolution Amending the Muscatine City Council Invocation Policy

EXECUTIVE SUMMARY

Resolution to Amend the Muscatine City Council Invocation Policy

STAFF RECOMMENDATION

Adopt Amended Policy

BACKGROUND/DISCUSSION

In 2022, Mayor Bark requested that an invocation be added to the City Council Agenda. The purpose of the invocation is to solemnize the proceedings of the City Council and to set a suitable tone for conducting the business of the City of Muscatine.

On April 7, 2022 a Resolution adopting the "Invocation Policy" was adopted. Council now wishes to amend said policy by removing item 9d restricting a speaker from giving the invocation at more than three meetings per year. Due to the frequent schedule changes to speakers, it has become difficult to always find a replacement that has not given the invocation three times during the current year. This change would allow us to more easily fill the vacancy at the last minute.

CITY FINANCIAL IMPACT

none

ATTACHMENTS

1. RESOLUTION NO 0129

RESOLUTION NO. 2025-0129

A RESOLUTION AMENDING THE MUSCATINE CITY COUNCIL INVOCATION POLICY

WHEREAS, legislative bodies in America have long maintained a tradition of solemnizing proceedings by allowing for an invocation or opening prayer before each meeting; and

WHEREAS, the Muscatine City Council adopted an invocation policy on April 7, 2022; and

WHEREAS, the Muscatine City Council desires to amend the current invocation policy to removed 9d restricting a speaker from giving the invocation at more than three meetings per year; and

WHEREAS, the Muscatine City Council desires to adopt this formal, written policy to clarify and codify the invocation practice to ensure inclusion of all individuals or groups, regardless of particular faith, belief, doctrine, dogma, or lack thereof; to participate, or refrain from participation, as their own conscience dictates;

WHEREAS, the City Council recognizes its constitutional duty to interpret, construe, and amend this policy to comply with constitutional requirements as they are announced.

NOW, THEREFORE, the following shall be known as the “Muscatine City Council Invocation Policy” and shall control the process and procedures pertaining to opening invocations before Regular Meetings of the City Council.

1. This policy is not intended, and shall not be implemented or construed in any way to affiliate the City Council with, nor express the Council's endorsement or preference for any faith or religious denominations. Rather, this policy is intended to acknowledge and express the City Council's respect for the diversity of both organized and unorganized religious denominations, as well as other faiths, belief systems, or the lack thereof, represented and practiced among the citizens of the City of Muscatine.
2. In order to solemnize proceedings of the City Council, it is the policy of the City Council to allow for an invocation or prayer, not to exceed two (2) minutes, to open its meetings for the benefit of the City Council and the community.
3. The invocation shall be listed on the agenda prior to regular agenda items for the meeting so that it may be clear the invocation is not considered a part of the public business.
4. No member of the City Council, City employee, or any other person in attendance at a meeting shall be required to participate in any invocation that is offered.

5. Neither the City Council, City Clerk, nor City staff shall engage in any prior inquiry, review of, restriction, or involvement in, the content of any prayer or invocation to be offered.
6. In the event the scheduled invitational speaker fails to appear or there is no scheduled speaker, the City Council shall observe a moment of silence.
7. To maintain a spirit of respect and ecumenism, the invocation shall not be exploited as an opportunity to proselytize nor disparage any faith or belief, or lack thereof, different from that of the invitational speaker.
8. Any invitational speaker who violates this policy shall be subject to disqualification from offering future invocations.
9. To ensure that invitational speakers are selected without preference to any specific religion, belief, faith, or ideology, from amongst a diverse pool of Muscatine citizens, volunteers shall be selected according to the following procedure:
 - a. The invocation shall be voluntarily delivered, without compensation, by any person who is a resident of Muscatine and on the list of volunteers, which shall be maintained by the City Clerk's Office. The City Clerk shall include any resident on the list upon submission of written request including the person's local address and contact information, including e-mail.
 - b. Within thirty (30) days of the adoption of this policy, and on or about July 1 of each calendar year thereafter, the City Clerk shall e-mail one invitation addressed to potential volunteer groups for delivery of the invocation and will also enable submitting a request to volunteer to provide the invocation on its website. The invitation shall state the following:
 - i. *The City Council makes it a policy to invite residents of the City of Muscatine to voluntarily offer an invocation or prayer not to exceed one minutes in length before the beginning of its meetings.*
 - ii. *If you are willing to assist the City Council in this regard, please send a reply at your earliest convenience to the City Clerk. Volunteer invitational speakers are scheduled on a first-come, first-serve basis. The dates of the City Council's regularly scheduled meetings for the upcoming fiscal year are listed on the following, attached page. If you have a preference among the dates, please state that request in your written reply.*
 - iii. *This opportunity is voluntary, and you are free to offer the invocation according to the dictates of your own conscience. The City requests*

that the content of the invocation align with a tone suitable for conducting the business of the City.

- iv. *To maintain a spirit of respect and ecumenism, the City Council requests only that the opportunity not be exploited as an effort to proselytize, i.e., convert others to the particular faith of the speaker, nor to disparage any faith or belief different than that of the speaker.*
- v. *On behalf of the City Council, I thank you in advance for considering this invitation.*
- c. Respondents to the invitation shall be scheduled by the City Clerk on a first come, first-serve basis. The City Clerk shall schedule and notify the volunteer, by email, of the date and time the speaker should be prepared to offer the invocation or prayer. The notice shall remind the speaker of the duty not to proselytize nor disparage others' religions, faiths, beliefs, or lack thereof, and of the two-minute time limitation.
- d. No invitational speaker shall be scheduled to offer an invocation at consecutive meetings, or at more than three Council Meetings in any calendar year.

NOW, THEREFORE, BE IT RESOLVED, that this policy shall become effective immediately upon adoption by the City Council.

PASSED, APPROVED, AND ADOPTED by the City Council for the City of Muscatine, Iowa, on this, the 3rd day of April, 2025.

Dr. Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk



City of Muscatine

ITEM NUMBER 2025-0130

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Andrew Fangman, Assistant Community Development Director

SUBJECT

Resolution Granting an Easement to Interstate Power & Light Company (Alliant Energy) on a Portion of City Owned Property Located at 1321 Nebraska Street

EXECUTIVE SUMMARY

Presented for Council's consideration is a resolution granting Alliant Energy an easement to a 338-square-foot portion of a City-owned parcel located at 1321 Nebraska Street to allow for Alliant to construct a new natural gas regulator.

STAFF RECOMMENDATION

Staff recommends Council adopt the resolution granting an easment to Alliant Energy,

BACKGROUND/DISCUSSION

Alliant Energy is upgrading its natural gas infrastructure in the south end of Muscatine. To facilitate this, they require a new natural gas regulating site. They have requested an easement on a 13' x 26' portion of the City-owned parcel at 1321 Nebraska Street, specifically the northeast corner.

This parcel currently houses a sanitary sewage lift station. The requested easement area is unused and does not interfere with the lift station's operation or any planned future City use.

The proposed natural gas regulator will be housed within a landscaped area featuring rock and border (landscaping timbers and rock). The above-ground portion of the regulator will be approximately 12' long and 3.5' tall, with a width of less than 2'.

Staff recommends granting this easement as it provides a public benefit by supporting improvements to the natural gas infrastructure serving the community. Furthermore, the regulator's location will not impede the current or future operation of the City's sanitary sewage lift station, and the easement area is not needed for any current or future City purposes.

CITY FINANCIAL IMPACT

None.

ATTACHMENTS

1. Resolution Alliant Easement
2. Exhibit A- UPDATED GAS REGULATOR SITE EASEMENT-CITY OF MUSCATINE- 1321 NEBRASKA STREET (1)
3. Map

RESOLUTION NO. 2025- 0130

RESOLUTION GRANTING AN EASEMENT TO INTERSTATE POWER & LIGHT COMPANY (ALLIANT ENERGY) ON A PORTION OF CITY OWNED PROPERTY LOCATED AT 1321 NEBRASKA STREET

WHEREAS, the City of Muscatine does own, the easterly half of Lot 1, Block 21 of Abraham Smalley's addition to South Muscatine (addressed as 1321 Nebraska Street) for the purposes of maintaining a sanitary sewage lift station; and

WHEREAS, Interstate Power & Light Company (Alliant Energy) desires to acquire an easement on a portion of the property not currently used for City operations for the purpose of installing a new natural gas regulator; and

WHEREAS, there is a public benefit to facilitating improvements to the natural gas infrastructure serving the community; and

WHEREAS, the proposed location of the natural gas regulator will not interfere with current or future operation of the City sanitary sewage lift station, nor is there any other anticipated City use for the proposed easement area; and

WHEREAS, an easement for the purpose of accessing the Easement Area allowing Interstate Power & Light Company (Alliant Energy) the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove a gas regulator station consisting of pipe, valves, regulators, meters, appurtenances, structures, fences and other necessary fixtures, equipment and construction for the transmission, distribution, regulation and measurement of natural gas, steam, other substances and all Corporate purposes together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, over and across the lands more particularly describe in Exhibit A, has been drafted as is attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that the easement attached as Exhibit A is approved and will be signed by the Mayor and attested by the City Clerk.

PASSED, APPROVED AND ADOPTED this 3rd day of April, 2025.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Brad Bark, Mayor

Attest:

Cinda Hilger, City Clerk

GAS REGULATOR SITE EASEMENT

(IPL as Grantee)

For and in consideration of the sum of One dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged **The City of Muscatine, Iowa, a Municipal Corporation** "Grantor(s)", ADDRESS **215 Sycamore Street, Muscatine, Iowa 52761-3800** do(es) hereby warrant and convey unto **Interstate Power and Light Company, an Iowa Corporation**, its successor and assigns, ("Grantee"), a perpetual easement with the right, privilege and authority to construct, reconstruct, maintain, operate, repair, patrol and remove a gas regulator station consisting of pipe, valves, regulators, meters, appurtenances, structures, fences and other necessary fixtures, equipment and construction for the transmission, distribution, regulation and measurement of natural gas, steam, other substances and all Corporate purposes together with the power to extend to any other party the right to use, jointly with the Grantee, pursuant to the provisions hereof, upon, under, over and across the following described lands located in the County of Muscatine, and the State of Iowa:

See Attached Exhibit A,

together with all the rights and privileges for the full enjoyment or use thereof for the aforesaid purpose.

Grantor(s) agrees that it will not construct or place any buildings, structures, plants, or other obstructions on the property described above.

Grantor(s) also conveys the right and privilege to trim, cut down or control the growth of any trees or other vegetation on said described land and such other trees and vegetation adjacent thereto as in the judgment of the Grantee may interfere with construction, reconstruction, maintenance, operation, repair, use of, or which in falling might contact said regulator site.

Grantee, its contractor or agent, may enter said premises for the purpose of making surveys and preliminary estimates immediately upon the execution of this easement.

The Grantor(s) also grants to the Grantee the right of ingress and egress to said regulator site, over/under lands now owned by the Grantor(s), for the purpose of constructing, reconstructing, maintaining, operating, patrolling, repairing and removing said regulator site, and the Grantee agrees to pay to the Grantor(s) or its tenants all damages done to the lands (except the cutting and trimming of trees or other vegetation), fences, livestock or crops of the Grantor(s) or its tenants, by the Grantee or its employees while constructing, reconstructing, patrolling or repairing said regulator site.

Signed this _____ day of _____, 20_____.

THE CITY OF MUSCATINE, IOWA, A MUNICIPAL CORPORATION:

GRANTOR(S)

By: _____
Print Name: _____

By: _____
Print Name: _____

ALL PURPOSE ACKNOWLEDGMENT

STATE OF _____)

COUNTY OF _____) ss:

On this _____ day of _____, AD. 20_____, before me,
the undersigned, a Notary Public in and for said State, personally
appeared

_____ to me personally known

or _____ provided to me on the basis of satisfactory
evidence

to be the persons(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

NOTARY SEAL _____
(Sign in Ink)

(Print/type name)

Notary Public in and for the State of _____

CAPACITY CLAIMED BY SIGNER

_____ INDIVIDUAL
_____ CORPORATE
_____ Title(s) of Corporate Officers(s):

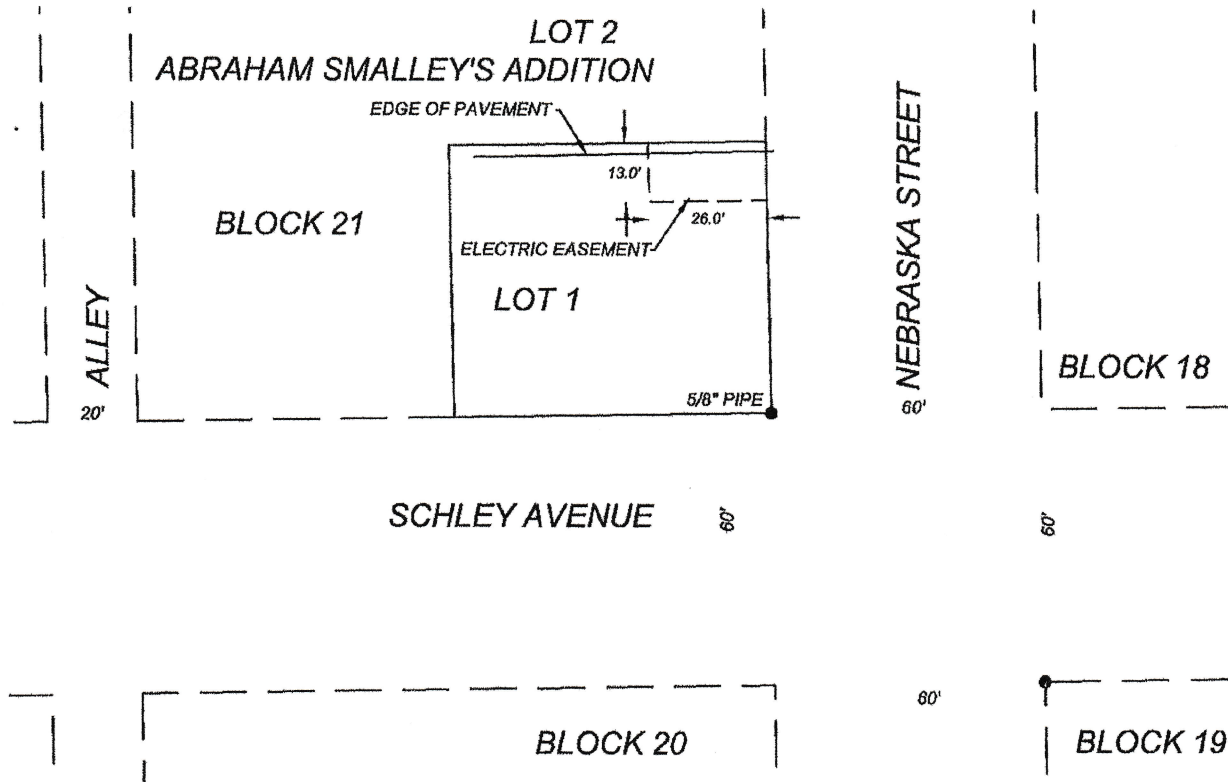
_____ N/A
_____ Corporate Seal is affixed
_____ No Corporate Seal procured

_____ PARTNER(s)
_____ Limited Partnership
_____ General Partnership

_____ ATTORNEY-IN-FACT
_____ EXECUTOR(s),
_____ ADMINISTRATOR(s),
_____ or TRUSTEE(s):
_____ GUARDIAN(s)
_____ or CONSERVATOR(s)
_____ OTHER

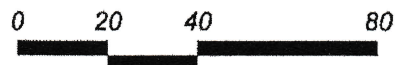
SIGNER IS REPRESENTING:
List name(s) of persons(s) or entity(ies):

EXHIBIT A 13' ELECTRIC EASEMENT



LEGAL DESCRIPTION - 13' ELECTRICAL EASEMENT
THE NORTH 13 FEET OF THE EAST 26 FEET OF LOT 1, BLOCK 21, ABRAHAM SMALLEY'S ADDITION TO SOUTH MUSCATINE, AN ADDITION TO THE CITY OF MUSCATINE, MUSCATINE COUNTY, IOWA.

GPN: 1310276011
Address: 1321 NEBRASKA STREET
City: MUSCATINE
Zip: 52761
Owner: CITY OF MUSCATINE



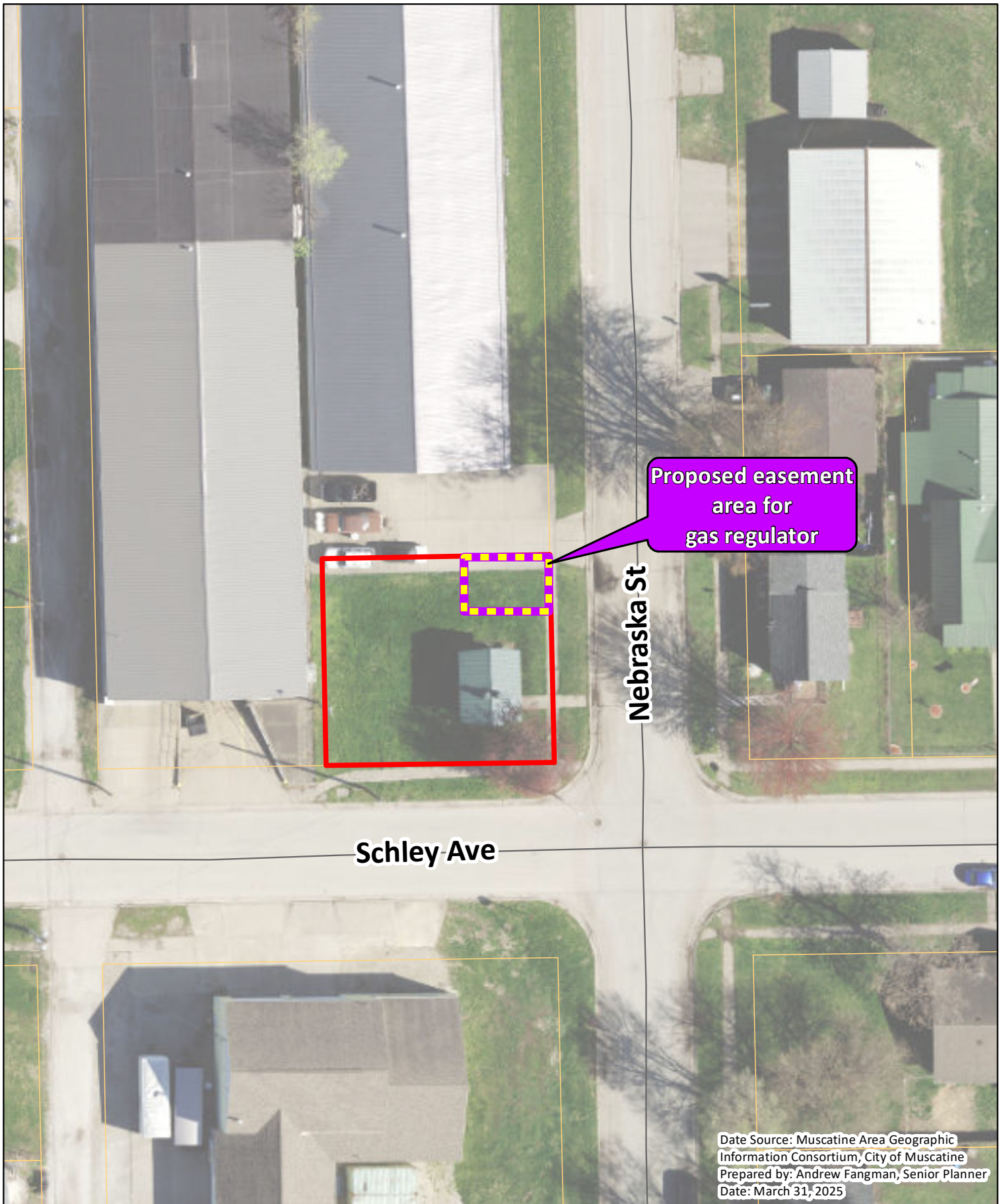
- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- ▲ FOUND SECTION CORNER
- FOUND 2" IRON PIPE W/ CITY OF MUSCATINE CAP OR AS LABELED
- () RECORDED AS
- UE UTILITY EASEMENT
- YPC YELLOW PLASTIC CAP
- BORDER
- CENTERLINE
- PROPERTY LINE
- SECTION LINE
- ADJACENT PROPERTY/ROW

Project No.
103725-12



Drawing Title:

EXHIBIT A
13' ELECTRIC EASEMENT



 City Owned Parcel (1321 Nebraska St)

 Parcel Lines

0 20 40 80 Feet



City of Muscatine

ITEM NUMBER 2025-131

AGENDA ITEM SUMMARY

DATE: 4/3/2025

STAFF

Kevin Coon, City Engineer
Brian Stineman, Public Works Director

SUBJECT

Resolution to Award Contract for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project to Boulder Contracting, Inc. in the Amount of \$165,504.30.

EXECUTIVE SUMMARY

Presented for Council's consideration is a resolution to award the contract for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project to Boulder Contracting, LLC. in the amount of \$165,504.30.

STAFF RECOMMENDATION

To adopt the resolution.

BACKGROUND/DISCUSSION

At 2:00 P.M. on March 27, 2025, bids were received for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project. The Engineer's Opinion of Probable Cost was \$226,000.50. Four bids were received for the project and all bidders were responsive. Bids received are summarized as follows:

1. Boulder Contracting, LLC. Grundy Center, Iowa \$165,504.30
2. Hawkeye Paving Corp. Davenport, Iowa \$167,149.00
3. Jasper Construction Services, Inc. Newton, Iowa \$170,825.00
4. Brandt Construction Co. Milan, Illinois \$195,547.50

The Base bid received from Boulder Contracting LLC. was 26% lower than the Engineer's Opinion of Probable Cost for the project. The bid received from Boulder Contracting, LLC. was determined to be the lowest responsive, responsible bidder. Veenstra & Kimm, Inc. has reviewed the bid documents submitted and checked the references of this bidder and is satisfied with the responses given. Therefore, Veenstra & Kimm, Inc. recommends awarding the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project to Boulder Contracting,

LLC of Grundy Center, Iowa, for the total amount of \$165,504.30 (One Hundred Sixtyfive Thousand, Five Hundred Four and 30/100 Dollars)

CITY FINANCIAL IMPACT

Funds are available for this project through the Collections and Drainage Funds.

ATTACHMENTS

1. award.res (4)

RESOLUTION NO. 2025-0131

**AWARDING CONTRACT FOR THE LAKE PARK BOULEVARD OVER MAD
CREEK BRIDGE DECK OVERLAY PROJECT**

WHEREAS, the following bid is determined to be the lowest responsible bid for the
Lake Park Boulevard Over Mad Creek Bridge Deck Overlay project.

<u>NAME & ADDRESS CONTRACTOR</u>	<u>AMOUNT OF BID</u>
Boulder Contracting, Inc. 606 E 1 st Street, PO Box 310, Grundy Center, IA 50638	\$165,504.30

WHEREAS, the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay
project is awarded to the above-named contractor for \$165,504.30, and the Mayor and
City Clerk are authorized and directed to enter into a written contract with said contractor
covering the furnishing of material for, and construction of the Lake Park Boulevard
Over Mad Creek Bridge Deck Overlay project, such contract not to be binding until
approved by resolution of this Council.

NOW, THEREFORE, BE IT RESOLVED that the amount of the contractor's bond is
fixed at \$165,504.30, which is one hundred percent of the contract price.

PASSED, APPROVED, AND ADOPTED THIS 3rd DAY OF APRIL, 2025.

Brad Bark, Mayor

ATTEST:

Cinda Hilger, City Clerk