



# City of Muscatine

## **CITY COUNCIL**

Thursday, April 17, 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 17, 2025, 6:00 PM

### **AGENDA**

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

A. Arbor Day Proclamation

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. April 3, 2025, City Council Special Meeting Minutes
- B. April 3, 2025 City Council Regular Meeting Minutes
- C. April 10, 2025 City Council In-Depth Meeting Minutes

11. **\* PETITIONS AND COMMUNICATIONS**

- A. Request to Approve Application for Commercial/Industrial Tax Abatement - Best Samwich Stores, Inc.
- B. Request for Road Closure for Sewer Repairs at 1022 Lombard Street
- C. Request for Road Closure for Sewer and Water Line Replacement to 210 Pond Street
- D. Request for renewal of a Special Class "C" Retail Alcohol License for Salvatores by Papa Reno & Family, 313 East 2 nd Street – Salvatores By Papa Reno & Family LLC (pending inspections)
- E. Request for renewal of a Class "B" Retail Alcohol License for Dollar General #18711, 3614 Grandview Avenue – Dolgencorp, LLC (pending inspections)
- F. Request for renewal of a Class "E" Retail Alcohol License for Wal-Mart Supercenter #559, 3003 North Highway 61 – Walmart, Inc. (pending inspections)
- G. Request for renewal of a Special Class "C" Retail Alcohol License for Hong Kong Buffet Inc., 2406 Park Avenue – Hong Kong Buffett Inc. (pending inspections and insurance)

- H. Request for Use of City Property from Sarah Axtell with McKinley Elementary School for the 2nd Annual Block Party to be held on May 2, 2025.

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

- A. March 31, 2025 Muscatine County Board of Supervisors Meeting Minutes
- B. April 7, 2025 Muscatine County Board of Supervisors Meeting Minutes

**13.    \* PURCHASE ORDERS AND AGREEMENTS**

- A. Request to Approve the Issuance of a Purchase Order to Rehrig Pacific Company, in the Amount of \$14,335.00, for the Purchase of 225-95 Gallon Refuse Carts.
- B. Request to Approve the Issuance of a Purchase Order in the Amount of \$19,500.00, to Crawford Company, for the installation of the Houser Lift Station Bypass Project.
- C. Request to Approve the Issuance of a Purchase Order in the Amount of \$3,419.22, to Johnson H2O Equipment, Inc., for Well Abandonment at the Construction & Demolition Landfill.
- D. Request to Approve the Issuance of a Purchase Order to Wrightway Trailers, in the Amount of \$7,074.00, for an Enclosed Trailer for Litter Collection.
- E. Request to Approve the Issuance of a Purchase Order in the Amount of \$11,685.00, to Neptune Flotation, for the Purchase of Marina Dredge Hose Floats.

**14.    \* APPROVAL OF BILLS**

It is recommended bills totaling \$3,740,441.39, 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 17, 2025 Bills for Approval

**15.    PUBLIC HEARING**

- A. Public Hearing for the City of Muscatine Transit (Muscabus) Annual Application for State and Federal Transit Funds Through the Consolidated Funding Application.
- B. Public Hearing Regarding the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan, 2025 Annual Plan and Capital Fund Program.
- C. Public Hearing on the Proposed Amendment #1 to the City Budget for Fiscal Year 2024/2025.
- D. Public Hearing on the Proposed City Budget for Fiscal Year 2025/2026 (Public Hearing #2)

- E. Public Hearing on the Proposed Development Agreement with Lumber Lofts, LLC, (BTS) including Annual Appropriation Tax Increment Payments.
- F. Public Hearing on the Disposition of Certain Real Property Situated Within the Consolidated Muscatine Urban Renewal Area.

**16. BOARDS AND COMMISSIONS**

**17. FROM THE CITY ADMINISTRATOR**

- A. Resolution to Approve Federal and State Transit 2026 Consolidated Funding Application. (Public Hearing A)
- B. Resolution to Approve 2025 Annual Plan and Capital Fund Program and to Adopt the Muscatine Municipal Housing Agency's 2025-2029 5-Year Plan. (Public Hearing B)
- C. Resolution Approving Amendment #1 to the City Budget for Fiscal Year 2024/2025, and Authorizing the Mayor and City Clerk to Sign the Record of Hearing and Adoption of Budget Amendment #1 in the form required by the Iowa Department of Management. (Public Hearing C)
- D. Resolution Adopting the City of Muscatine Budget for the Fiscal Year Ending June 30, 2026. (Public Hearing D)
- E. Resolution Approving Development Agreement with Lumber Lofts, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement.(Public Hearing E)
- F. Resolution Approving Disposition of City-Owned Property in the Consolidated Muscatine Urban Renewal Area (910 E 2nd Street, Hawkeye Lumber Yard) (Public Hearing F)
- G. Third and Final Reading of an Ordinance Amending Title 8, Chapter 1, Section 4 of City Code to Mirror the State Historic Building Code.
- H. Second 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.
- I. Second 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.
- J. Request to Approve Waiving the Third Reading and Approving an Ordinance on Second and Final Reading 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.

- K. A Resolution Awarding Contract to D.W. Zinser, in the Amount of \$14,950.00, for the Demolition and/or Salvage of the Buildings Located at 911 East 2nd Street.
- L. A Resolution Deeding Vacated Right of Way to an Adjacent Property Owner- 1719 Pearlview and 1715 Pearlview
- M. A Resolution Deeding Vacated Right of Way to Adjacent Property Owners-607 VanBuren Street
- N. Resolution Awarding a Contract for the West Hill Sewer Separation Phase 6D to KE Flatwork of Eldridge, Iowa in the Amount of \$4,263,028.47.
- O. Resolution Awarding a Contract for Rehabilitation of Underground Pipes with Cured-in-Place Pipe-Liner to Visu-Sewer, LLC for an Amount Not to Exceed \$125,482.00.
- P. Resolution Accepting Bid And Authorizing The Award Of Contract, Contingent Upon The Receipt And Execution Of Grant Agreement With The Federal Aviation Administration And Approving An Application For Federal Aviation Funding Assistance For The Snow Removal Acquisition Improvements Project At The Muscatine Municipal Airport.
- Q. Request to Approve the Submission of a Grant Application to the Iowa DNR for the Purchase of a Disc Screener for the Compost Site.
- R. Request to Approve Setting the Dates for the 2025 Free Tire and Electronics Drop Off Weeks at the Transfer Station.
- S. Request to Approve a Request From 76 Township Trustees To Expand The Muscatine Fire Department Ambulance Coverage For The Entire 76 Township.
- T. Request to Enter Into a Five-Year Contract with Braun's Excavating, LLC., in the amount of \$41,760.00 a month, for the Operations at the Muscatine County Landfill.
- U. Request to Approve Declaration of Items as Surplus, and Authorize Sale of Items at Public Surplus Auction.
- V. Request to Approve the Issuance of a Purchase Order in the Amount of \$120,000.00, to Nutri-ject Systems, Inc. for the Cleaning of the Anaerobic Digesters at the Water and Resource Recovery Facility.
- W. Request to Approve the FY26 Contract with the Community Foundation of Greater Muscatine for \$27,500.00 to support the Community Grant Writer Position
- X. Request to Approve Change Order Number 4 for the Downtown Revitalization Project in the amount of \$10,667.90.
- Y. Request to Approve the Issuance of a Purchase Order in the Amount of \$98,874.93, to Donald Consulting from Muscatine, Iowa, for the MUSCO Sports Center Security Camera, PA and Network System.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT