



City of Muscatine

CITY COUNCIL

Thursday, June 5, 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.

June 5, 2025, 6:00 PM

AGENDA

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

A. Swearing in of Police Officer Adam Bell

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. May 15, 2025, Regular City Council Meeting Minutes
- B. May 20, 2025, Special City Council Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request on first and second reading on a new Special Class "C" Retail Alcohol License for Keep Muscatine Beautiful, Harbor Drive (06/26/2025) – Community Foundation of Greater Muscatine (pending inspections and insurance)
- B. Request on first and second reading on a new Special Class "C" Retail Alcohol License for Keep Muscatine Beautiful, Harbor Drive (07/04/2025) – Community Foundation of Greater Muscatine (pending inspections and insurance)
- C. Request on first and second reading on a new Special Class "C" Retail Alcohol License for Keep Muscatine Beautiful, Harbor Drive (07/24/2025) – Community Foundation of Greater Muscatine (pending inspections and insurance)
- D. Request on first and second reading on a new Special Class "C" Retail Alcohol License for Keep Muscatine Beautiful, Harbor Drive (08/28/2025) – Community Foundation of Greater Muscatine (pending inspections and insurance)
- E. Request for renewal of a Class "E" Retail Alcohol License for Circle K #4706600, 802 Cypress Street – Mac's Convenience Stores LLC (pending inspections)
- F. Request for renewal of a Class "B" Retail Alcohol License for Hy-Vee Mainstreet, 510 East 6 th Street – Hy-Vee, Inc. (pending inspections)
- G. Request for Use of City Property from Musser Public Library for the Fourth of July Children's Parade to be held on July 4, 2025

- H. Request for Use of City Property from NextGen Motors of Muscatine for the 4th Annual 5K to be held on September 13, 2025
- I. Request for Use of City Property from The Elim Arrival Group for the Revival on the River to be held on September 6, 2025
- J. Request to Approve Cigarette/Tobacco Permits for July 1-2025 - June 30, 2026
 - 1. Alex Tobacco & Vape, 839 Park Avenue – Alex Tobacco & Vape
 - 2. Casey's General Store #1484, 1111 Oregon Street – Casey's Marketing Company
 - 3. Casey's General Store #2906, 3509 Steamboat Way – Casey's Marketing Company
 - 4. Casey's General Store #2944, 3010 University Drive – Casey's Marketing Company
 - 5. Casey's General Store #4025, 4701 South Highway 61 – Casey's Marketing Company
 - 6. Circle K #6600, 802 Cypress Street – Mac's Convenience Stores LLC
 - 7. The Crown Liquor & Smoke, 714 Grandview Avenue – Crown Retail 1 LLC
 - 8. Dollar General Store #7027, 2000 Cedar Plaza Drive – DolgenCorp, LLC
 - 9. Dollar General Store #21855, 901 Cypress Street – DolgenCorp, LLC
 - 10. Dollar General Store #19625, 807 A Grandview Avenue – DolgenCorp, LLC
 - 11. Dollar General Store #18711, 3614 Grandview Avenue – DolgenCorp, LLC
 - 12. Express Mart, 4804 S. Grandview Avenue – RP Brothers LLC
 - 13. Fareway Stores, Inc. #998, 2100 Cedar Plaza Drive – Fareway Stores, Inc.
 - 14. Fast Avenue One Stop, 2111 Park Avenue – Gurung, LLC
 - 15. GM Food Mart, 1814 E Avenue, Thapa Investment LLC
 - 16. GM Mini Mart, 2307 Lucas Street – Malka 13, Inc.
 - 17. Greenleaf Tobacco & Vapor, 3414 Northport Drive #7 – IA Trade, Inc.
 - 18. Home Base LLC, 1201 Grandview Avenue – Tonia McCullough
 - 19. Hubble's Tap, 214 East 2 nd Street – Hubble's Glenda LLC
 - 20. Hy-Vee Food Store, 2400 Second Avenue – Hy-Vee, Inc.
 - 21. Hy-Vee Fast & Fresh, 2600 Second Avenue – Hy-Vee, Inc.
 - 22. Hy-Vee Mainstreet, 510 E. 6 th Street – Hy-Vee, Inc.
 - 23. Hy-Vee Wine & Spirits, 522 Mulberry Avenue, Suite A – Hy-Vee, Inc.
 - 24. Kum & Go #1436, 416 Cedar Street – Kum & Go LC
 - 25. Kum & Go #438, 1429 Park Avenue – Kum & Go LC
 - 26. KWIK Star #1064, 3605 University Drive – KWIK Trip, Inc.
 - 27. Loos' Inc., 711 Park Avenue – Loos Inc.
 - 28. Love's Travel Stop #882, 2417 Grandview Avenue – Love's Travel Stops & Country Store's, Inc
 - 29. Muscatine Citgo Fast Break, 2603 Second Avenue – Reif Oil Company
 - 30. Muscatine County Sheriff's Office, 400 Walnut Street – Muscatine County Sheriff
 - 31. New York Dollar Store, 109 East 2 nd Street – Antonio Sosa

- 32. No More Butts Vapor Lounge, 127 East 2 nd Street – No More Butts Vapor Lounge LLC
- 33. Pearl City Tobacco and Liquor Outlet, 200 Green Street – Shaurya, LLC
- 34. The Smoke Stop, 211 East 2 nd Street – TAR, LLC
- 35. The Smokin Things, 2506 Park Avenue – TAR, LLC
- 36. Smokin Joe’s #16, 1504 Park Avenue – The Outlet Inc.
- 37. Super Saver Liquor of Muscatine, 1510 Isett Avenue, Suite A – MAP Family LLC
- 38. Variety Tobacco and Vape, 2104 A Park Avenue – Variety LLC
- 39. Wal-Mart Supercenter #559, 3003 N. Highway 61 – Wal-Mart Stores, Inc.
- 40. Walgreens #5885, 1703 Park Avenue – Walgreen Co.
- 41. West Side Houser Mart, 2201 Houser Street – West Side Houser Mart, LLC

12. * COMMUNICATION – RECEIVE AND FILE

- A. May 12, 2025, Muscatine County Board of Supervisors Meeting Minutes
- B. April 29, 2025, Board of Water, Electric and Communication Trustees Meeting Minutes
- C. May 19, 2025, Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Issue a Purchase Order for \$9,942.50 to Pure Fitness Innovations for Workout Equipment to replace old broken equipment for the City Fitness Facility

14. * APPROVAL OF BILLS

It is recommended bills totaling \$7,703,229.77, 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. June 5, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing for Proposed Amendment to City Code Title 6, Chapter 8 by Adding Section 16 - Community Cats -Trap Neuter Release

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. First Reading of an Ordinance, Adding Section 16 - Community Cats - Trap Neuter Release to Title 6, Chapter 8 of City Code.

- B. Request to Wave Third Reading and to Adopt on Second and Final Reading, an Ordinance Amending Title 6, Chapter 8, Section 8 of City Code Regarding Rabies Suspects and Animal Bites to Reflect Iowa State Code.
- C. Resolution Approving the Final Plat of 506 Spring Street Subdivision
- D. Resolution Setting a Public Hearing on June 19, 2025, for Review of the Plans, Specifications, Form of Contract and Cost Estimate, and Setting a Bid Date for the Proposed Taxilane Construction Project at the Muscatine Municipal Airport
- E. Resolution Setting a Public Hearing for June 19, 2025, Regarding Proposed Zoning Changes, City of Muscatine, Iowa (A 9.25 Acres Area Located Between the Southern End of Clarabeck Lane and the Northern End of Green Acres Drive)
- F. Resolution Setting a Public Hearing on June 19, 2025, Regarding Increasing the Utility Franchise Fee for Interstate Power & Light
- G. Resolution Approving and Adopting a Revenue Purpose Statement for the Use or Expenditure of Revenues from the Natural Gas Utility Franchise Fee
- H. Resolution Setting a Public Hearing on July 3, 2025 at 6:00 pm Regarding the Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area
- I. Resolution Approving an Easement for Construction Work Related to the Downtown Revitalization Project
- J. Resolution Awarding a Contract to Eastern Iowa Excavating & Concrete, LLC in the amount of \$269,305.70, for the Mulberry Avenue Sidewalk Reconstruction Project.
- K. Resolution Setting a Public Hearing to Consider the Vacation, Surplus, and Deeding Over to the Adjoining Property Owner the Undeveloped Right of Way of Roby Avenue Bisecting Parcel 1303456014.
- L. Request to Approve an Agreement with Muscatine Center for Social Action in the Amount of \$30,000.00, to Provide Housing Stabilization Services for Fiscal Year 2026.
- M. A Request to Approve an Agreement Between the City of Muscatine and Senior Resources to Support the Provision of Senior Resident Services in the Amount of \$30,000 for Fiscal Year 2025/2026
- N. Request to Approve an Agreement between the City of Muscatine and the Greater Muscatine Chamber of Commerce (GMCCI) to provide Tourism and Marketing Services in the amount of \$135,000 annually for Fiscal Years 2025/2026.
- O. A Request to Approve an Agreement between the City of Muscatine and the Greater Muscatine Chamber of Commerce and Industry (GMCCI) to support the provision of Economic Development Services in the amount of \$50,000 for Fiscal Year 2025/2026.

- P. Request to Approve Change Order #1 for Clark House Elevator Upgrades
- Q. Request to Approve Entering into an Agreement with the Iowa Department of Transportation (IDOT), Accepting a Federal Transit Administration (FTA) Bus and Bus Facilities Project Grant in the Amount of \$175,100.00.
- R. Request to Issue Change Order Number 5 for the Downtown Revitalization Project for \$37,608.00
- S. Request to Issue a Purchase Order for \$30,430.00 to Jabs Construction for the Purpose of Completing Lead Hazard Mitigation and Healthy Homes Repairs Under the U.S. Department of Housing and Urban Development Grant
- T. Request to Issue a Purchase Order for \$26,649.00 to Interior & More Construction for the Purpose of Completing Lead Hazard Mitigation and Healthy Homes Repairs Under the U.S. Department of Housing and Urban Development Grants
- U. Request to Issue a Purchase Order for \$75,835.00 to Jabs Construction for the Purpose of Completing Lead Hazard Mitigation and Healthy Homes Repairs Under the U.S. Department of Housing and Urban Development Grants
- V. Request to Approve and Implement a Traffic Calming Program
- W. Request to Approve the Issuance of a Purchase Order for \$59,784.00, to Merit Construction, for Electrical & Communication Line for the Video Board in the MUSCO Sports Center.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT