



City of Muscatine

CITY COUNCIL MINUTES

Thursday, June 5, 2025

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for June 5, 2025, to order at 06:00 PM.

2. **INVOCATION-Matt Haecker**

3. **ROLL CALL**

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

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**

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to approve the agenda as presented. Vote: Ayes -7, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

Darryl Ravary - Merrill Soap Company- was present to share concerns with the parking situation for business owners in the downtown area. Mr. Ravary stated an evaluation of the parking system needs to be done as well as better signage on the rules and education of the parking system.

Tim Nelson - Good Karma - was present to state his concerns with the downtown parking and sharing that downtown residents park in front of his store for the entire weekend making it unbeneficial to open the store, as there is not parking available.

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

Councilmember Osborne addressed the residents and City Council by reviewing a plan he has suggested prior regarding the parking in the downtown area. Mr. Osborne

suggests an increasing fine structure starting with the first ticket being a warning and increasing with each ticket. Mr. Osborne suggests meters are removed, and all parking be changed to a time-limited system. Councilmember Osborne will prepare and bring a plan back for review.

9. CONSENT AGENDA * (ITEMS 10-14)

Councilmember Don Lampe, seconded by Councilmember Peggy Gordon, moved to approve the Consent Agenda including Items 10-14. Ayes - 7 , Nays - 0 , Motion Passed.

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 4 th 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

- 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
William Havel 5410 67th Avenue was present to share his opposition to TNR. Mr. Havel shared other municipalities' laws regarding the feeding and caring for stray animals and suggested Muscatine considers the same. He stated the person feeding the animal should take responsibility for the care of the animal.

Richard Havel 1208 Lincoln St was present to share his concerns with stray cats killing birds and rabbits in his yard. Mr. Havel stated that all cats should be licensed and enforced.

Councilmember Gordon, seconded by Councilmember Lampe, moved for the public hearing to be closed. Vote: Ayes - 0, Nays - None, Motion .

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.

Councilmember Peggy Gordon, Seconded by Councilmember Matt Conard, moved to approve the first reading of the Ordinance.

Councilmember Jindrich requested item to be tabled until a policy could be agreed on by all members of council. He shared his opinion on why the TNR program would not work for the City to reduce the feral cat population. Councilmember Jindrich also stated there needs to be a code requiring cats not to be outside, and it needs to be enforced. He stated it should be a violation to take care of cats that are not licensed. Stated he will not vote to approve TNR. Councilmember Osborne shared data regarding the number of cats that are trapped and returned to the community and how the numbers would change and increase with time. He also stated this would not cost the City and would save approximately \$30,000/year in animals being taken to the Human Society. Councilmember Gordon stated TNR should be implemented and that it will take time to work and it will not be immediate.

Councilmember Lewis had questions regarding what would happen to sick cats that were addressed by Police Chief Kies. He stated to call the PD and the animals would be picked up.

Councilmember Brockert stated that cats are a problem and something needs to be done. She stated that trying it does not cost the city anything, and it is a start to solving the problem.

Councilmember Lampe stated TNR is not the ultimate solution, but it is better than doing nothing as the City is now. He stated it is a piece of the puzzle and could help with the future solution. Vote: Ayes - 6, Nays - 1, Motion Passed.

- 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.

Councilmember Angie Lewis, Seconded by Councilmember Don Lampe, moved to waive the third reading and to adopt the ordinance on second and final reading. Vote: Ayes - 7, Nays - 0, Motion Passed.

- C. Resolution Approving the Final Plat of 506 Spring Street Subdivision

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Councilmember Lampe clarified this was splitting one property into two for the purpose of building two houses. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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
Councilmember Don Lampe, seconded by Councilmember John Jindrich moved to Adopt the Resolution. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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) Councilmember Jeff Osborne, seconded by Councilmember Don Lampe moved to Adopt the Resolution. Vote: Ayes - 7, Nays - 0, Motion Passed.

- F. Resolution Setting a Public Hearing on June 19, 2025, Regarding Increasing the Utility Franchise Fee for Interstate Power & Light
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Vote: Ayes - 7, Nays - 0, Motion Passed.
- G. Resolution Approving and Adopting a Revenue Purpose Statement for the Use or Expenditure of Revenues from the Natural Gas Utility Franchise Fee
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Adopt the Resolution. Councilmember Gordon verified this would state what the funds collected can be used for. Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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
Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- I. Resolution Approving an Easement for Construction Work Related to the Downtown Revitalization Project
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution. Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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.
Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Adopt the Resolution. Gordon stated the funding for this would come from a Grant and not the City. Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution. Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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.
Councilmember John Jindrich, seconded by Councilmember Jeff Osborne moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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

Councilmember John Jindrich, seconded by Councilmember Angie Lewis moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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.

Councilmember Matt Conard, seconded by Councilmember Peggy Gordon moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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.

Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- P. Request to Approve Change Order #1 for Clark House Elevator Upgrades
Councilmember Jeff Osborne, seconded by Councilmember John Jindrich moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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.

Councilmember Angie Lewis, seconded by Councilmember Matt Conard moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- R. Request to Issue Change Order Number 5 for the Downtown Revitalization Project for \$37,608.00

Councilmember Angie Lewis, seconded by Councilmember Jeff Osborne moved to Approve the Request.

Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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

Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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
Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Request. Vote: Ayes - 7, Nays - 0, Motion Passed.
- V. Request to Approve and Implement a Traffic Calming Program
Councilmember Nadine Brockert, seconded by Councilmember Don Lampe moved to Approve the Request.
Vote: Ayes - 6, Nays - 1(Jindrich), Motion Passed.
- 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.
Councilmember John Jindrich, seconded by Councilmember Peggy Gordon moved to Approve the Request. Councilmember Lewis requested Parks and Recreation Directore give an update on the video equipment of the Dome. Vote: Ayes - 7, Nays - 0, Motion Passed.

18. MAYOR AND COUNCIL REPORTS

Councilmember Lewis - Reminder to pick up grass clippings from streets. Dangerous to bike riders.

Councilmember Gordon - Requested a consensus to move forward with the requirement for staff to use Gantt charts to track projects. There was a consensus from City Council.

Councilmember Osborne- Update of upcoming weekend events.

Councilmember Lampe - Congrats to Kent Worldwide on new building and to the 2 new radio stations in Muscatine.

City Admin Mardesen - No items on the In-Depth Agenda so will be canceling the meeting for June 12, 2025.

19. ADJOURNMENT

Councilmember Gordon moved the meeting be adjourned at 07:35 PM.