



City of Muscatine

CITY COUNCIL MINUTES

Thursday, June 19, 2025

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for June 19, 2025, to order at 06:00 PM.

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

3. **ROLL CALL**

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

4. **PLEDGE OF ALLEGIANCE**

5. **FROM THE MAYOR**

- A. Proclamation of MuscaBus Driver Appreciation Day on June 20, 2025
- B. Recognition of MuscaBus Driver of the Year - Jurgen Boche

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 -6, Nays - 0, Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

- A. Nuisance Violation Appeal Hearing - Junior Castillo
Mr. Castillo did not show up for the appeal hearing and therefore the abatement was upheld. Mr. Castillo will have 10 days from Friday June 20, 2025 to comply or the City will begin abatement.

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

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

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

10. * REVIEW AND POTENTIAL VOTE TO APPROVE MINUTES

11. * PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class “C” Retail Alcohol License for The Pearl, 101 West Mississippi Drive – The Pearl, LLC (pending inspections)
- B. Request for renewal of a Class “B” Retail Alcohol License for Kwik Star #1064, 3605 University Drive – KWIK Trip, Inc. (pending inspections)
- C. Request for Outdoor Service for The Merrill Hotel and Conference Center, 119 West Mississippi Drive for the 4 th of July event, Riverview Hotel Development, LLC (pending inspections and insurance)
- D. Request for renewal of a Class “C” Retail Alcohol License for Creations by Oz, 110 East 2 nd Street – Melissa Osborne (pending inspections and insurance)
- E. Request for renewal of a Special Class “C” Retail Alcohol License for Skinny’s Barbeque, 208 West 2 nd Street – SKINNY’S LLC (pending inspections and insurance)
- F. Request for renewal of a Class “C” Retail Alcohol License for Mamma Mia Italian Restaurant, 101 West Mississippi Drive – Victor Bonilla (pending inspections)
- G. Request for renewal of a Class “C” Retail Alcohol License for Applebee’s Neighborhood Grill & Bar, 306 Cleveland Street – Apple Corps, L.P. (pending inspections and insurance)
- H. Request for renewal of a Class “C” Retail Alcohol License for Proof Social, 208 West 2 nd Street – Wine-Nutz, LLC (pending inspections and insurance)
- I. Request for Use of City Property from Lindsey Phillips with the Muscatine Community Y for Over-the-Edge Event to be held on October 2, 2025 through October 3, 2025

12. * COMMUNICATION – RECEIVE AND FILE

- A. June 2, 2025 Muscatine County Board of Supervisors Meeting Minutes
- B. June 9, 2025, Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Uniform Den, not to Exceed \$8000.00, for the Purchase of Nine (9) Ballistic Vests.

14. * APPROVAL OF BILLS

- A. June 19, 2025, Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing Regarding Increasing the Utility Franchise Fee for Interstate Power & Light

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.

- B. Public Hearing Regarding Proposed Zoning Changes for A 9.25 Acres Area Located Between the Southern End of Clarabeck Lane and the Northern End of Green Acres Drive.

Gina Othmer - 1915 Green Acres, Bradley Wachtel - 1823 Green Acres, Wendell Wright - 2107 West Bay Drive, Jim Barry - 1873 Verde, Leo/Bobbie Stadalsky - 2606 Cedar Street and Kirk Sears - 1914 Green Acres and Daryl Hazelwood - 1918 Green Acres were present to share their concerns with the proposed subdivision to be built off Clarabeck Lane. Concerns voiced included: School traffic issues, street size, losing yard space if streets were widened and sidewalks installed, changes in the dynamics of neighborhood as it is now with no through traffic, storm water run off concerns, decrease in home values, and a conflict of interest with relator being on Planning and Zoning board.

Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon, moved for the public hearing to be closed. Vote: Ayes - 6, Nays - None, Motion Passed.

- C. 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.

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.

- D. Public Hearing 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

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Ordinance on 1st Reading Amending Ordinance No. 91191-0410 Granting Interstate Power and Light Company (Alliant Energy), its Successors and Assigns, the Right and Franchise to Acquire, Construct, Erect, and Maintain and Operate

a Natural Gas Distributions System in the City of Muscatine, Muscatine County, Iowa for the Purpose of Distributing, Supplying, and Selling Natural Gas to the City and its Inhabitants by Increasing the Franchise Fee to Five Percent (5%).
(Public Hearing A)

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

- B. First Reading of an Ordinance Amending the Zoning Ordinance of the City of Muscatine, Iowa (An 9.25 Acres Area Located Between the Southern End of Clarabeck Lane and the Northern End of Green Acres Drive) Public Hearing B

Councilmember Peggy Gordon, Seconded by Councilmember Angie Lewis, moved to approve the first reading of Ordinance.

Councilmember Conard had questions regarding the widening of the street and the addition of sidewalks that was addressed by City Engineer Kevin Coon. Mr. Coon stated that widening the street is not part of the proposed project and sidewalks would be required on new homes but not at existing homes. Councilmembers had questions regarding storm water on Green Acres that was addressed by Mr. Coon. Councilmember Jindrich asked if a culdesac had been discussed and Mr. Coon shared information regarding why that option would not work for this project. Councilmember Lampe shared information regarding traffic calming processes being discussed. Vote: Ayes - 5, Nays - 1(Lampe), Motion passed.

- C. First Reading of an Ordinance to Vacate and Deed Undeveloped Right of Way Between Parcel 1303456014 on Roby Ave to the Adjoining Property Owner-
Public Hearing C

Councilmember Peggy Gordon, Seconded by Councilmember Don Lampe, moved to approve the first reading of Ordinance. Vote: Ayes - 6, Nays - 0, Motion Passed.

- D. Resolution Approving the Plans and Specifications, Form of Contract, and Cost Estimate for the New Hangar Taxilane Construction Project at the Muscatine Municipal Airport. Public Hearing D

Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.

Vote: Ayes - 6, Nays - 0, Motion Passed.

- E. Second 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 Angie Lewis, moved to approve the second reading of Ordinance. The Koehler Family - 1512 Bidwell, Priscilla Brown - 1238 Vista Ct, Liz Vanacker - 212 West Fulliam, and Karen Hartman - 1555 West Acre were present to share their support for the Trap Neuter Release Program. Vote: Ayes - 5, Nays - 1(Jindrich), Motion Passed.

- F. Resolution Setting a Public Hearing on July 3, 2025, to Consider the Vacation, Surplus, and Deeding Over to the Adjoining Property Owner the Undeveloped

Right of way of Roby Ave Bisecting Parcels 1303456016, 1303456012, and 1303456005

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

- G. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties.

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

- H. Resolution to Approve the Contract and Bond with Eastern Iowa Excavating & Concrete, LLC for the Mulberry Avenue Sidewalk Reconstruction Project in the Amount of \$269,305.70

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

- I. Resolution Approving the Contract and Bond with Visu-Sewer LLC, of Pewaukee, Wisconsin for the Rehabilitation of Underground Pipe with Cured-In-Place-Liner Project in the Amount of \$125,492.00

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

- J. Request to Approve the Issuance of a Purchase Order, in the Amount of \$222,894.00, to Hoglund Bus Company, Inc. for a Low-floor Mini Bus.

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

- K. Request to Approve Declaration of Items as Surplus, and Authorize Sale of Items at Public Surplus Auction.

Councilmember John Jindrich, seconded by Councilmember Don Lampe moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.

- L. Request to Approve an Amendment to the Martin Gardner Contract for Design Services Related to the Downtown Revitalization Project

Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.

- M. Request to Approve Insurance Renewal for Various Lines of Insurance Coverage.

Councilmember Angie Lewis, seconded by Councilmember John Jindrich moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.

- N. Request to Approve Change Order Number 3 to the West Hill Sewer Separation Project Phase 6C in the Amount of \$1,118,586.97

Councilmember Peggy Gordon, seconded by Councilmember Nadine Brockert moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.

- O. Request to Approve and Purchase Easements for West Hill Sewer Separation Phase 6D Construction in the Amount of \$16,228.88

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

- P. A Request to Approve Professional Service Proposals to Martin Gardner for Design Services Related to the Paul Bruhn Grant.
Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.
- Q. Agreement Between the City of Muscatine and Jeremy Ferguson, Independent Contractor, to Provide Video Production and Cablecast Services for Fiscal Year 2025-2026.
Councilmember Angie Lewis, seconded by Councilmember Matt Conard moved to Approve the Request. Vote: Ayes - 6, Nays - 0, Motion Passed.
- R. Discussion Item on 5-way Intersection at Park Avenue and E. 2nd Street
City Engineer Kevin Coon shared information regarding the 5 way intersection at Park Avenue and 2nd Street. There have been multiple concerns regarding this intersection and City Council asked for a study to be done. A study was done for ways to make the directions clearer at this intersection. This is a state route and the City cannot make the changes however the state suggests following the study new signage and street markings as well as advanced warning signs for the intersection.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT

Councilmember Peggy Gordon moved the meeting be adjourned at 07:27 PM.