



City of Muscatine

CITY COUNCIL

Thursday, July 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.

July 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. Police Officers Life Saving Award Presentations: Officer Sam Wheeler and Officer Darran Ritchie
- B. Police Officers Life Saving Award Presentation: Cedar County Detective Matt Jackson
- C. Proclamation of International Lifeguard and Pool Staff Appreciation Day

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. July 3, 2025 City Council Regular Meeting Minutes
- B. June 17, 2025 City Council, School Board, County Board Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request for renewal of a Class "E" Retail Alcohol License for Casey's General Store #4025, 4701 Hwy 61 – Casey's Marketing Company (pending inspections)
- B. Request for renewal of a Class "B" Retail Alcohol License for Love's Travel Stop #882,
2417 Grandview Avenue – Love's Travel Stops & County Stores, Inc. (pending inspections)
- C. Request on first reading on a Class "C" Retail Alcohol License and Outdoor Service for Happy Joe's, 203 Lake Park Blvd. – MC2 Entertainment LLC (pending inspections and insurance)
- D. Request on first reading on a Class "C" Retail Alcohol License for Happy Joe's, 927
Grandview Avenue – MC2 Entertainment LLC (pending inspections and insurance)

12. * COMMUNICATION – RECEIVE AND FILE

- A. June 30, 2025, Muscatine County Board of Supervisors Meeting Minutes
- B. July 7, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve Amendment #001 to the Original Agreement with Bolton & Menk, Inc. for Design of a Railroad Trail Crossing at Oregon Street for the Amount of \$9,000.00.
- B. Request to Approve the Issuance of A Purchase Order To Raynor Door Of The Quad Cities, in the Amount of \$6,450.00, for New Garage Doors at the Greenwood Cemetery Maintenance Building.
- C. Request to Approve the Issuance of a Purchase Order to Sinclair Tractor, in the Amount of \$14,968.65, for a Zero-Turn Mower at Greenwood Cemetery.
- D. Request to Approve the Issuance of a Purchase Order to Street Smart Rentals, LLC. in the Amount of \$8,192.80 for the Purchase of Two Traffic Speed and Traffic Count Data Recorders.

14. * APPROVAL OF BILLS

It is recommended bills totaling \$2,039,999.91, 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. July 17, 2025 Bills for Approval

15. PUBLIC HEARING

- A. Public Hearing on a Proposed Development Agreement with T & T Hackett Development Group, LLC

16. BOARDS AND COMMISSIONS

17. FROM THE CITY ADMINISTRATOR

- A. Third and Final 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)
- B. Resolution Approving the Preliminary Plat of Hackett Development
- C. Resolution Approving the Final Plat of Hackett Development 1st Addition
- D. Resolution Approving Development Agreement with T & T Hackett Development Group, LLC, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement. (Public Hearing A)

- E. Request to Waive Third Reading and to Approve on Second Reading an Ordinance Providing for the Division of Taxes Levied on Taxable Property in the Consolidated Muscatine Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa.
- F. Request to Waive Third Reading and to Approve on Second and Final Reading, an Ordinance to Vacate and Deed Undeveloped Right of Way Between Parcel 1303456055, Parcel 1303456016, and Parcel 1303456012 on Roby Ave to the Adjoining Property Owner.
- G. Resolution Approving the Execution of a Deed for the Vacated Undeveloped Roby Avenue Right of Way to the Adjoining Property Owners
- H. Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Carver Pump Company, Including Annual Appropriation Tax Increment Payments
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties.
- J. Resolution Approving Contract and Bond with Needham Excavating, in the Amount of \$183,480.00 for the Dredge Spoils Relocation Trenchless Pipe Installation Project
- K. Resolution Accepting Bid and Authorizing Award of Contract for the Construction of the Taxilane Construction Improvements at the Muscatine Municipal Airport
- L. Request Approval to Install Stop Signs at the Intersections of W. 2nd and Linn Street, W. 2nd and Spruce Street, W. 2nd and Locust Street, and E. 4th and Fairview Avenue.
- M. Request to Issue Change Order Number 3 for the New Transit Washbay Facility in the Amount of \$77,770.50.
- N. Request to Enter into a Supplemental Agreement with the Iowa Department of Transportation for Maintenance of Primary Roads in Municipalities
- O. Request to Approve the Issuance of a Purchase Order to ZWB General Construction, in the Amount of \$28,550.00, for Roof Replacement at Pearl City Station.
- P. Request to Approve a Contract to Hy-Brand Industrial Contractors LTD for the Mississippi Mist Spray Pad Improvement Project in the amount of \$85,646.00.
- Q. Request to Authorize the Municipal 2025/26 Muscatine City Deer Hunt
- R. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc., in the Amount of \$32,400.00, for Additional Land Surveying Services on the West Hill Sewer Separation 6 E Project.

18. MAYOR AND COUNCIL REPORTS

19. ADJOURNMENT