



City of Muscatine

CITY COUNCIL MINUTES

Thursday, July 17, 2025

1. **CALL TO ORDER**

Mayor Bark called the City Council meeting for July 17, 2025, to order at 06:00 PM.

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

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. 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
Proclamation was accepted by McKenna Schoemaker.

6. **APPROVAL OF AGENDA AS PRESENTED AND/OR AS AMENDED**

Councilmember Lewis requested to amend the agenda by adding a bill to the agenda to Merit Construction in the amount of \$908,373.31.

Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to approve the agenda as amended. Vote: Ayes -6, Nays - 1(Jindrich), Motion Passed.

7. **COMMUNICATIONS - CITIZENS**

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

9. CONSENT AGENDA * (ITEMS 10-14)

Councilmember Angie Lewis, seconded by Councilmember Matt Conard, moved to approve the Consent Agenda as amended including Items 10-14. Ayes - 7 , Nays - 0, Motion Passed.

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

- 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
Gina Othmer 1915 Green Acres, Jeff Othmer 1915 Green Acres, Kim Sears 1914 Green Acres, Kirk Sears 1914 Green Acres were present to share concerns about the proposed Development Agreement. The residents are worried that the new road connecting Cedar Street to Fulliam will cause traffic congestion and speeding in their neighborhood. The residents of Green Acres feel they were not properly informed during the process of designing the new development and signed a petition to request the City not move forward on the development.
Darrell Hazelwood 1918 Green Acres stated the contractors moved a fence that was on his property.
Todd Hackett 1923 Wildwood was present to share the timeline of the process and the meetings that he had with residents to discuss the proposed development. Mr. Hackett stated regarding Mr. Hazelwood's property, a surveyor was hired and the property belonged to Mr. Hackett.

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)
Councilmember Matt Conard, Seconded by Councilmember Don Lampe, moved to adopt the ordinance on third and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.
- B. Resolution Approving the Preliminary Plat of Hackett Development
Councilmember Peggy Gordon, seconded by Councilmember John Jindrich moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- C. Resolution Approving the Final Plat of Hackett Development 1st Addition
Councilmember Matt Conard, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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)
Councilmember Don Lampe, seconded by Councilmember Angie Lewis moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon, moved to waive the third reading of the ordinance and to adopt on second and final reading, and to direct for its publication as required by law. Charles Lorensen 1808 Briarwood, was present to share his concerns regarding the waiving of third reading of ordinances. Vote: Ayes - 6, Nays - 1(Osborne), Motion Passed.
- 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.
Councilmember Matt Conard, seconded by Councilmember John Jindrich, moved to waive the third reading and to adopt the ordinance on the second and final reading and to direct for its publication as required by law. Vote: Ayes - 7, Nays - 0, Motion Passed.
- G. Resolution Approving the Execution of a Deed for the Vacated Undeveloped Roby Avenue Right of Way to the Adjoining Property Owners
Councilmember Peggy Gordon, seconded by Councilmember Nadine Brockert moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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
Councilmember John Jindrich, seconded by Councilmember Matt Conard moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- I. Resolution Authorizing Special Assessments for Unpaid Abatement Service Fees and Rental Housing Fees to Private Properties.
Councilmember Angie Lewis, seconded by Councilmember Peggy Gordon moved to Adopt the Resolution. Councilmember Lampe requested a report of habitual offenders and stated he would like to see staff create a policy regarding habitual offenders that progressively increased the fees. There was a consensus with council for staff to move forward with a policy.
Vote: Ayes - 7, Nays - 0, Motion Passed.

- 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
Councilmember Peggy Gordon, seconded by Councilmember Don Lampe moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- K. Resolution Accepting Bid and Authorizing Award of Contract for the Construction of the Taxilane Construction Improvements at the Muscatine Municipal Airport
Councilmember Don Lampe, seconded by Councilmember Matt Conard moved to Adopt the Resolution.
Vote: Ayes - 7, Nays - 0, Motion Passed.
- 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.
Councilmember Jeff Osborne, seconded by Councilmember Angie Lewis moved to approve the Request. Councilmember Jindrich stated the residents at 4th and Fairview are not in favor of a stop sign and do not feel the traffic at that intersection warrants a stop sign. He suggested putting a yield sign at that location. Police Chief Kies stated some complaints are driven by law enforcement regarding near-miss accidents at an intersection. If a stop sign is not approved, the PD would request a yield sign be placed there. There was a motion by Councilmember Jindrich and a second by Councilmember Lampe.
Vote: Ayes - 7, Nays - 0. Motion passed.
Councilmember Lampe stated there needs to be a better process for the addition of street signs and traffic changes. Councilmember Osborne was not in favor of stop signs on 2nd Street and stated he would like to postpone this until residents could be contacted for their opinions. Councilmember Brockert was concerned with traffic having to stop going uphill on 2nd Street.
City Engineer, Kevin Coon, stated the stop signs are not on 2nd Street, they are on the cross streets entering 2nd street.
Vote to approve the original motion as amended. Ayes - 6, Nays - 1(Osborne). Motion passed.
- M. Request to Issue Change Order Number 3 for the New Transit Washbay Facility in the Amount of \$77,770.50.
Councilmember Nadine Brockert, seconded by Angie Lewis moved to approve the request. Councilmembers had concerns with the amount of the change order and felt that there were other options that would cost less to address the drainage issues
Councilmember Angie Lewis, made a motion to table this item pending more information on alternative solutions,seconded by Councilmember Don Lampe.
Vote: Ayes - 5, Nays - 2(Brockert, Conard), Motion passed.

- N. Request to Enter into a Supplemental Agreement with the Iowa Department of Transportation for Maintenance of Primary Roads in Municipalities

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Request.

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

- 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.

Councilmember Angie Lewis, seconded by Councilmember Don Lampe moved to Approve the Request.

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

- 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.

Councilmember Matt Conard, seconded by Councilmember Angie Lewis moved to Approve the Request.

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

- Q. Request to Authorize the Municipal 2025/26 Muscatine City Deer Hunt

Councilmember Angie Lewis, seconded by Councilmember John Jindrich moved to Approve the Request.

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

- 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.

Councilmember Peggy Gordon, seconded by Councilmember Angie Lewis moved to Approve the Request.

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

18. MAYOR AND COUNCIL REPORTS

Councilmember Jindrich had questions regarding the metrics being used to determine the effectiveness of TNR that were addressed by Police Chief Kies.

19. ADJOURNMENT

Councilmember Gordon moved the meeting be adjourned at 07:26 PM.