



City of Muscatine

CITY COUNCIL

Tuesday, October 21, 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 5:30 p.m. on the 1st and 3rd Tuesday of each month. In-depth sessions will be held as needed at 5:30 p.m. on the 2nd Tuesday of each month. All meetings are available for review on the City of Muscatine YouTube page.

October 21, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION- Ray Oehme, Vineyard Church
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. FROM THE MAYOR

- A. Welcome and Recognition of Students Visiting from Germany
- B. Swearing in of Finance Director Richard Hammond

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. October 7, 2025 Regular City Council Meeting Minutes
- B. October 14, 2025 In-Depth Meeting Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Request to Approve a Road Closure from November 3 through November 7, 2025, on Orange St. between E. 5th St. and E 6th St. for a Sewer Disconnection.
- B. Request to Approve a Road Closure on #2 Alley for Fiber Installation Through the Alley
- C. Liquor Licenses:
 - 1. Request on first and second reading on a Class "E" Retail Alcohol License for Muscatine Fast Break, Second Avenue - Reif Oil Company (pending inspections)
 - 2. Request for renewal of a Class "C" Retail Alcohol License for Bridgeside Pub, LLC, 1005 East 2nd Street - Bridgeside Pub LLC (pending inspections and insurance)
 - 3. Request for renewal of a Class "C" Retail Alcohol License for Tacos Jaliscience, 1608 Grandview Avenue - Tacos Jaliscience JEGL LLC (pending inspections and insurance)
 - 4. Request for a renewal of a Class "B" Retail Alcohol License for Aldi Inc. #05, 3200 Northport Drive - Aldi Inc (pending inspections and insurance)

5. Request for renewal of a Class "E" Retail Alcohol License for Market Jaliscience LLC, 1608 Grandview Avenue - Market Jaliscience LLC (pending inspections and insurance)

12. * COMMUNICATION – RECEIVE AND FILE

- A. September 29, 2025 Muscatine County Board of Supervisors Meeting Minutes
- B. October 6, 2025 Muscatine County Board of Supervisors Meeting Minutes
- C. September 17, 2025 Library Board of Trustees Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

14. * APPROVAL OF BILLS

It is recommended bills totaling \$11,133,837.94, which include receipt summaries and journal entries for June 2025, 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. October 21, 2025 Bills for Approval

15. PUBLIC HEARING

16. FROM THE CITY ADMINISTRATOR

- A. Resolution to Award Contract for Wayfinding Sign Fabrication and Installation to Geograph Industries for an Amount Not to Exceed \$266,708.00, for Phase 2 of Implementation of the Wayfinding Master Plan.
- B. Resolutions (16) for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations for (1) Wal-View Developments Project #2, (2) Musco Sports Lighting Project #2, (3) Harrison Lofts, LLC, (4) Riverview Hotel Development, (5) HNI Corporation, (6) White Distribution & Supply LLC, (7) Bush Development, LLC/Hershey Development, LLC, (8) JNB Oak Park, LP, (9) NPSW Enterprises LLC (Arbor Commons), (10) Fridley Theatres for Outlot #1 Development, (11) Fridley Theatres for Outlot #2, (12) Colorado Senior Lofts LLC, (13) Grandview Senior Lofts LLC, (14) JNB Family 1 LP (Steamboat Apartments), (15) Love's Travel Stops & Country Stores, Inc., and (16) Musco Sports Lighting (Project #3).
- C. Resolutions (5) Approving Internal Advances of Funds for Tax Increment Urban Renewal Projects
- D. Resolutions for Change of Authorized Signers for City Bank Accounts
- E. Resolution Approving the Extension of Industrial Contracts for the Muscatine Transfer Station/Landfill (HNI Corporation and SSAB)
- F. Resolution Amending the Non Union Pay Plan

- G. Resolution Amending the Seasonal Pay Plan
- H. Resolution Executing a Surface Transportation Block Grant with the Iowa Department of Transportation for the Construction of the Carver Corner Roundabout Project
- I. Request to Approve Fiscal Year 2024/2025 Annual Financial Report to the State of Iowa.
- J. Request to Approve Annual Street Finance Report for Fiscal Year 2024/2025
- K. Request to Approve the Issuance of a Purchase Order to Brauns Excavating LLC, in the amount of \$75,000.00, for Snow Removal and Snow Hauling 2025/2026.
- L. Resolution Approving an Agreement With HNI Corporation for a Charitable Donation of Real Property

17. STAFF, COUNCIL AND MAYOR REPORTS

18. CLOSED SESSION MEETING

- A. Request to enter Closed Session per Iowa Code 21.5.1.j to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property

19. ADJOURNMENT