

City of Muscatine, City Council Minutes, Tuesday, October 21, 2025 5:30 pm at City Hall

Mayor Bark called the City Council meeting for October 21, 2025, to order at 05:30 PM.

Ray Oehme, Vineyard Church gave the invocation.

Councilmembers Present: Brockert, Jindrich, Osborne, Lewis, Lampe, Conard. Absent: Peggy Gordon.

From the Mayor:

Welcome and recognition of German Students and swearing in of Finance Director Richard Hammond.

Approval of Agenda:

City Administrator Matt Mardesen stated there was an addition to the bill list due to necessary roof repairs. The adjusted total of bills is 11,528,496.67.

Lewis/Osborne moved to approve the agenda as amended. All ayes, motion passed.

Consent Agenda:

Lampe/Conard moved to approve the consent agenda including: October 7 and 14, 2025 City Council minutes, Request for Road closures on Orange Street and #2 Alley, Liquor licenses (Bridgeside Pub, Muscatine Fast Break, Jaliscience and Aldi), Receive and File ( Muscatine County Board of Supervisors meeting minutes and Library Trustees Meeting Minutes), October 21 Bills Totaling 11,528,496.67. All ayes, motion passed.

From the City Administrator:

Lewis/Lampe moved to adopt a resolution awarding a 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. All ayes, motion passed.

Resolutions (16) for Annual Appropriation for Tax Increment Financing (TIF) Rebate Obligations

Lewis/Osborne moved to adopt a resolution for TIF rebates with Wal-View Development project #2 — All Ayes - motion passed.

Brockert/Conard moved to adopt a resolution for TIF rebates with Musco Sports Lighting project #2 — All ayes, motion passed.

Lewis/Lampe moved to adopt a resolution for TIF rebates with Harrison Lofts, LLC — All ayes, motion passed.

Osborne/Lewis moved to adopt a resolution for TIF rebates with Riverview Hotel Development — All ayes, motion passed.

Osborne/Conard moved to adopt a resolution for TIF rebates with HNI Corporation — All ayes, motion passed.

Conard/Osborne moved to adopt a resolution for TIF rebates with White Distribution & Supply — All ayes, motion passed.

Osborne/Lampe moved to adopt a resolution for TIF rebates with Bush Development LLC/Hershey Development, LLC — All ayes, motion passed.

Osborne/Conard moved to adopt a resolution for TIF rebates with JNB Oak Park, LP — All ayes, motion passed.

Lewis/Osborne moved to adopt a resolution for TIF rebates with NPSW Enterprises LLC(Arbor Commons) — All ayes, motion passed.

Lampe/Osborne moved to adopt a resolution for TIF rebates with Fridley theaters for Outlot #1 Development — All ayes, motion passed.

Osborne/Lewis moved to adopt a resolution for TIF rebates with Fridley Theatres for Outlot #2 — All ayes, motion passed.

Osborne/Conard moved to adopt a resolution for TIF rebates with Colorado Senior Lofts — All ayes, motion passed.

Brockert/Lewis moved to adopt a resolution for TIF rebates with Grandview Senior Lofts — All ayes, motion passed.

Lampe/Conard moved to adopt a resolution for TIF rebates with JNB Family 1 LP (Steamboat Apartments) — All ayes, motion passed.

Brockert/Lewis moved to adopt a resolution for TIF rebates with Love's Travel Stops & Country Stores, Inc - 5 ayes, 1 ayes (jindrich) motion passed.

Brockert/Lampe moved to adopt a resolution for TIF rebates with Musco Sports Lighting Project #3 — All ayes, motion passed.

Resolutions (5) Approving Internal Advances of Funds for Tax Increment Urban Renewal Projects

Osborne/Lampe moved to adopt a resolution approving a TIF internal advance for Admin and Legal for FY 27 — All ayes, motion passed.

Osborne/Conard moved to adopt a resolution approving a TIF internal advance for GMCCI for FY 27 — All ayes, motion passed.

Brockert/Lampe moved to adopt a resolution approving a TIF internal advance for Small Business Loans — All ayes, motion passed.

Jindrich/Brockert moved to adopt a resolution approving a TIF internal advance for Downtown Facade - All ayes, motion passed.

Osborne/Lampe moved to adopt a resolution approving a TIF internal advance for Dredge Spoils Site relocation — All ayes, motion passed.

Lewis/Osborne moved to adopt a Resolution for Change of Authorized Signers for City Bank Accounts All ayes, motion passed.

Jindrich/Lampe Moved to adopt a Resolution Approving the Extension of Industrial Contracts for the Muscatine Transfer Station/Landfill (HNI Corporation and SSAB) All ayes, motion passed.

Osborne/Lewis moved to adopt a Resolution Amending the Non Union Pay Plan. All ayes, motion passed.

Lewis/Lampe moved to adopt a Resolution Amending the Seasonal Pay Plan. All ayes, motion passed.

Brockert/Jindrich moved to adopt a Resolution Executing a Surface Transportation Block Grant with the Iowa Department of Transportation for the Construction of the Carver Corner Roundabout Project All ayes, motion passed.

Conard/Brockert moved to approve a Request to Approve Fiscal Year 2024/2025 Annual Financial Report to the State of Iowa. All ayes, motion passed.

Lampe/Osborne moved to approve the Annual Street Finance Report for Fiscal Year 2024/2025 All ayes, motion passed.

Jindrich/Brockert moved 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. All ayes, Motion passed.

Lampe/Osborne moved to adopt a Resolution Approving an Agreement With HNI Corporation for a Charitable Donation of Real Property. All ayes, motion passed.

Staff, Council reports:

Stephanie Romagnoli, Human Resources, read a proclamation acknowledging the retirement of Nancy Lueck, Finance Director.

Closed Session

Osborne/Lewis moved to approve 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. All ayes, motion passed.

Closed session was entered at 6:25 with Councilmembers Lewis, Osborne, Jindrich, Conard, Brockert and Lampe Present. Also present was Mayor Brad Bark, City Clerk Cinda Hilger, City Adminsitrator Matt Mardesen, Asst. City Administrator Tony Kies, Public Works Director Brian Stinemand and City Engineer Kevin Coon.

Lewis/Lampe moved to exit closed session at 7:05 pm. All ayes, motion passed.

Councilmember Lewis moved to adjourn the meeting at 7:06 pm.

Submitted by:

Attest:

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Cinda Hilger, City Clerk

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Brad Bark, Mayor