



City of Muscatine

CITY COUNCIL

Tuesday, December 2, 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.

December 2, 2025, 5:30 PM

AGENDA

1. CALL TO ORDER
2. INVOCATION-Ryan Buss
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. FROM THE MAYOR

- A. Proclamation for the 40th Anniversary of Muscatine Sister Cities and Citizen Diplomacy Day
- B. Police Department Merit Award presentation to Assistant Police Chief Steve Snider
- C. Police Department Merit Award presentation to Co-Responder Amy Gold

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. November 18, 2025 City Council Minutes

11. * PETITIONS AND COMMUNICATIONS

- A. Liquor License
 - 1. Request for renewal of a Class "C" Retail Alcohol License for Jibaro De Pureto Rico, 201 West 2nd Street – Jibaro De Puerto Rico LLC (pending inspections)
 - 2. Request for renewal of a Class "E" Retail Alcohol License for Maverik #5300, 416 Cedar Street – Kum & Go LC (pending inspections)
 - 3. Request for renewal of a Class "E" Retail Alcohol License for GM Food Mart, 1814 E Avenue – Thapa Investment LLC (pending inspections)
- B. Request to Approve the Use of City Property from Tibe VanderLinden-MHS Class of 1981 for Block Party Class Reunion Event
- C. Request to Approve the Use of City Property - GMCCI - American Cruise Line Visits - Summer/Fall 2026
- D. Request to Approve the Use of City Property - GMCCI - Pearl City Vintage Market

12. * COMMUNICATION – RECEIVE AND FILE

- A. November 10, 2025, Muscatine County Board of Supervisors Meeting Minutes

- B. October 15, 2025 Library Board of Trustees Meeting Minutes
- C. October 28, 2025 Board of Water, Electric and Communications Meeting Minutes
- D. November 17, 2025 Muscatine County Board of Supervisors Meeting Minutes

13. * PURCHASE ORDERS AND AGREEMENTS

- A. Request to Approve the Issuance of a Purchase Order to Martin & Whitacre Surveyors and Engineers, Inc. in the Amount of \$13,900.00, to Locate Right of Way on the West Hill Sewer Separation Phase 6E Project
- B. Request to Approve and Purchase Easements and Right of Way for West Hill Sewer Separation Phase 6D Construction in the Amount of \$3,433.18.

14. * APPROVAL OF BILLS It is recommended bills totaling \$3,631,159.99, 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. December 2, 2025, Bills for Approval

15. PUBLIC HEARING

16. FROM THE CITY ADMINISTRATOR

- A. Resolution Authorizing the Transfer of Property to Lumber Lofts and Execution of Quit Claim Deed to Correct Legal Description Pursuant to Post Closing Agreement
- B. Resolution Setting the Time and Place of Public Hearing on an Amendment to Title 10 and Title 13 of City Code, to Reflect State Mandated Changes to the Regulation of Accessory Dwelling Units, Group Homes, and Manufactured Homes
- C. Resolution Accepting Completed Work Performed by Merit Construction Company for the Muscatine Indoor Sports Complex Project and Authorizing Final Payment of \$686,985.17, Including 5% Retainage to be Released 30 Days from the Date of this Acceptance or Until the Remaining Punch List Items are Completed to Satisfaction.
- D. Resolution Accepting Completed Work by Boulder Contracting, LLC. for the Lake Park Boulevard Over Mad Creek Bridge Deck Overlay Project, and Authorizing Release of Retainage in the Amount of \$5,236.14.
- E. Resolution Accepting Completed Work by Eastern Iowa Excavating & Concrete, LLC for the Mulberry Avenue Sidewalk Reconstruction Project, and Authorizing Release of Retainage in the Amount of \$12,975.84.

- F. Request to Approve Change Order Number 9 to the Park Avenue Four to Three Lane Conversion Project in the Amount of \$273,332.64.
- G. Request to Approve a Contract to Valley Commercial Construction for the Riverview Center Improvement Project in the Amount of \$332,500.00.
- H. Request to Approve the Issuance of a Request For Qualifications for the Water Resource Recovery Facility Priority Assets Construction Manager At Risk Project.

17. STAFF, COUNCIL AND MAYOR REPORTS Department update Community Development
Department update Public Works

- A. Department Update: Community Development - Jodi Royal-Goodwin
Department Update - Public Works - Brian Stineman

18. ADJOURNMENT