

MUSCATINE CITY COUNCIL IN-DEPTH MEETING Tuesday, July 14, 2026

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

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. COUNCIL DISCUSSION ITEMS

A. Presentation by HDR Engineering Inc. on Carver Corner

5. PUBLIC HEARINGS ON APPEALS

A. Muscatine Downtown Investors - 209 E. 2nd Street, 211 E. 2nd Street, 221 E. 2nd Street and 223 E. 2nd Street.

B. Matt McFadden 227 E. 2nd Street

C. Samantha Kaufmann 229 E. 2nd Street

D. Terry Mowl 219 E. 2nd Street

E. K & R LLC - Kevin Phillips 217 E. 2nd Street

F. James Sichterman 207 E. 2nd Street

6. STAFF, COUNCIL AND MAYOR REPORTS

7. ADJOURNMENT



City of Muscatine

ITEM NUMBER 2026-399

IN-DEPTH ITEM - CITY COUNCIL

DATE: 7/14/2026

STAFF

Melanie Alexander, Art Center Director
Blake Allington, Program Supervisor
Rob Awbrey, Housing Maintenance Supervisor
Christa Bailey, Office Coordinator
Melissa Baker, Parks Supervisor
Brad Bark, Mayor
Lynn Bartenhagen, Office Coordinator
Arthur Bell, Program Manager
Eva Birch, Administrative Secretary
Nadine Brockert, Councilmember
Scott Comstock, Library Board of Trustees
Matt Conard, City Councilmember
Kevin Coon, City Engineer
Jane Daufeldt, Library Board of Trustees
Nancy Dew, Library Board of Trustees
Fran Donelson
Jennifer Eagle, Office Coordinator
Zack Etzel, Sewer Department Supervisor
Gerald Ewers, Fire Chief
Andrew Fangman, Senior Planner
Robert Fiedler, Library Director
Amy Fortenbacher, Transit Supervisor
Dennis Froelich, Councilmember
Peggy Gordon, Councilmember
Nick Gow, Assistant Director of Parks and Recreation
Diana Gradert, Library Board of Trustees
Mike Hartman, Fire Chief
Cinda Hilger, City Clerk
DeWayne Hopkins, Councilmember
Jeremy Hopkins
Randy Howell
Darrell Janssen, Battalion Chief
Kevin Jenison, Communication Manager
John Jindrich, Councilmember
Jeff Jirak, Police Captain
Anthony Kies, Police Chief
Richard Klimes, Parks and Recreation Director
Jon Koch, Water Pollution Control Plant Director
John Kreuzenstein, Information Technology Manager
Brian Kuddes, Golf Professional
Don Lampe, City Councilmember

Angie Lewis, Councilmember
April Limburg, City Planner
Jeff Limburg, Athletic Facilities Supervisor
Tony Loconsole, Library Board of Trustees
Nancy Lueck, Former Finance Director
Pat Lynch, City Engineer
Connie Mann, Administrative Secretary
Maritza Martinez, Library Board of Trustees
LeAnna McCullough, Finance Director
Andrew McSorley, Battalion Chief
Randy Moeller, Vehicle and Equipment Maintenance Supervisor
Mallory Moffitt, Librarian
Jon Moravec, Library Board of Trustees
Stan O'Brien, Building and Grounds Supervisor
Bethany O'Connor, Office Manager/Deputy City Clerk
Mary Odell, Library Board of Trustees
Stephanie Oien, Ambulance Billing Coordinator
Jeff Osborne, Councilmember
Brett Parcher, Golf Course Supervisor
Samantha Parry, Accounting Supervisor
Courtney Patel, Records Clerk
Kayla Petersen, Office Assistant
David Popp, Solid Waste Manager
Jessica Rexroth, Office Coordinator
Melissa Rinnert, Housing Programs Supervisor
Robbie Rock, Assistant Fire Chief
Stephanie Romagnoli, Human Resources Manager
Gary Ronzheimer, Battalion Chief
Jodi Royal-Goodwin, Community Development Director
Sara Schmelzer, Administrative Specialist
Steve Snider, Assistant Police Chief
Kelsie Stafford, Program Supervisor
Brian Stineman, Public Works Director
Andrew Summitt, Battalion Chief
Scott Swift, Water Pollution Control Plant Director
Brett Talkington, Police Chief
Joe Timmsen, Battalion Chief
Steven Truitt, Library Board of Trustees
Tangie Viner, Administrative Assistant
Carol Webb, City Administrator
Tyson Wedekind, Roadway Maintenance Supervisor

SUBJECT FOR DISCUSSION

Presentation by HDR Engineering Inc. on Isett Avenue—Cypress Street Reconstruction

EXECUTIVE SUMMARY

GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

BACKGROUND/DISCUSSION

ATTACHMENTS



Cinda Hilger
City Clerk
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
chilger@muscatineia.gov
(563) 264-1550

June 29, 2026

Muscatine Downtown Investors
101 W. Mississippi Drive Ste 220
Muscatine, IA 52761

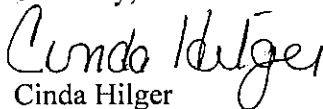
Dear Ann and Tom Meeker

I have received your appeal regarding the Condemnation and Evacuation of 209 E. 2nd Street, 211 E. 2nd Street, 221 E. 2nd Street and 223 East 2nd Street.

Your appeal hearing is scheduled for July 14, 2026 at our regular scheduled In-Depth City Council meeting starting at 5:30.

Please let me know if you have any questions,

Sincerely,


Cinda Hilger
City Clerk



June 29, 2026

Muscatine Downtown Investors, LLC
101 W. Mississippi Dr. Ste. 220
Muscatine, IA 52761

City of Muscatine
Community Development Dept.
215 Sycamore St.
Muscatine, IA 52761

RE: **NOTICE AND ORDER**

By way of this letter, Muscatine Downtown Investors, LLC formally file an appeal of said NOTICE AND ORDER for 209 E. 2nd Street, Muscatine, IA. This specifically appeals the following:

1. No structural engineer evaluated this property **BEFORE** the NOTICE AND ORDER was posted and tenants were evicted.
2. No significant bowing of foundation walls is present.
3. The property is not at risk of collapse.
4. Lack of specificity of repairs or rehabilitation required, without which no determination of action may be made.

TAKE NOTICE:

-Code Section listed in the Notice and Order is 9-3-3(R-14). That section of City Code requires a Notice to Abate, **NOT** a Notice and Order, therefore this Notice and Order is invalid.

-This Notice and Order states the appeal **MUST** be filed with the Building Official. No one has identified who the "Building Official" is or where his/her office is located. I have witnessed appeals being accepted by the Mayor and by the City Attorney.

-Code Section listed in the Notice and Order is 9-3-3(R-14). Appeals for that Code section are made by requesting a hearing before City Council. That request must be delivered to the City Clerk, **NOT** the Building Official.

IN SUMMARY: If City Code 9-3-3(R14) is cited, the appeal process **MUST** be the one spelled out for City Code 9-3-3(R14). That renders this entire procedure invalid.

Sincerely,

Thomas C. Meier
Ann K. Meier



June 29, 2026

Muscatine Downtown Investors, LLC
101 W. Mississippi Dr. Ste. 220
Muscatine, IA 52761

City of Muscatine
Community Development Dept.
215 Sycamore St.
Muscatine, IA 52761

RE: **NOTICE AND ORDER**

By way of this letter, Muscatine Downtown Investors, LLC formally file an appeal of said NOTICE AND ORDER for 211 E. 2nd Street, Muscatine, IA. This specifically appeals the following:

1. No structural engineer evaluated this property **BEFORE** the NOTICE AND ORDER was posted and tenants were evicted.
2. No significant bowing of foundation walls is present.
3. The property is not at risk of collapse.
4. Lack of specificity of repairs or rehabilitation required, without which no determination of action may be made.

TAKE NOTICE:

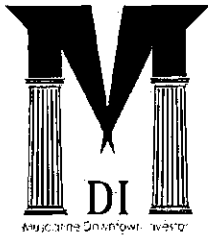
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-This Notice and Order states the appeal **MUST** be filed with the Building Official. No one has identified who the "Building Official" is or where his/her office is located. I have witnessed appeals being accepted by the Mayor and by the City Attorney.

-Code Section listed in the Notice and Order is 9-3-3(R-14). That may be appealed by requesting a hearing before City Council. That request must be delivered to the City Clerk, **NOT** the Building Official.

IN SUMMARY: If City Code 9-3-3(R14) is cited, the appeal process **MUST** be the one spelled out for City Code 9-3-3(R14).

Sincerely, *Thomas O Meeker*
Ann K. Meeker



June 29, 2026

Muscatine Downtown Investors, LLC
101 W. Mississippi Dr. Ste. 220
Muscatine, IA 52761

City of Muscatine
Community Development Dept.
215 Sycamore St.
Muscatine, IA 52761

RE: **NOTICE AND ORDER**

By way of this letter, Muscatine Downtown Investors, LLC formally file an appeal of said NOTICE AND ORDER for 223 E. 2nd Street, Muscatine, IA. This specifically appeals the following:

1. No structural engineer evaluated this property **BEFORE** the NOTICE AND ORDER was posted and tenants were evicted.
2. No significant bowing of foundation walls is present.
3. The property is not at risk of collapse.
4. Lack of specificity of repairs or rehabilitation required, without which no determination of action may be made.

TAKE NOTICE:

-Code Section listed in the Notice and Order is 9-3-3(R-14). That section of City Code requires a Notice to Abate, **NOT** a Notice and Order, therefore this Notice and Order is invalid.

-This Notice and Order states the appeal **MUST** be filed with the Building Official. No one has identified who the "Building Official" is or where his/her office is located. I have witnessed appeals being accepted by the Mayor and by the City Attorney.

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IN SUMMARY: If City Code 9-3-3(R14) is cited, the appeal process **MUST** be the one spelled out for City Code 9-3-3(R14). That renders this entire procedure invalid.

Sincerely,

Thomas O. Meeker
Ann K. Meeker



June 29, 2026

Muscatine Downtown Investors, LLC
101 W. Mississippi Dr. Ste. 220
Muscatine, IA 52761

City of Muscatine
Community Development Dept.
215 Sycamore St.
Muscatine, IA 52761

RE: **NOTICE AND ORDER**

By way of this letter, Muscatine Downtown Investors, LLC formally file an appeal of said NOTICE AND ORDER for 221 E. 2nd Street, Muscatine, IA. This specifically appeals the following:

1. No structural engineer evaluated this property **BEFORE** the NOTICE AND ORDER was posted and tenants were evicted.
2. No significant bowing of foundation walls is present.
3. The property is not at risk of collapse.
4. Lack of specificity of repairs or rehabilitation required, without which no determination of action may be made.

TAKE NOTICE:

-Code Section listed in the Notice and Order is 9-3-3(R-14). That section of City Code requires a Notice to Abate, **NOT** a Notice and Order, therefore this Notice and Order is invalid.

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Sincerely,

Thomas O. Meeker
Ann K. Meeker



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

NOTICE AND ORDER

DATE: June 19, 2026

TO: Tom and Ann Meeker
101 W Mississippi Dr Ste 220
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 209 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W E1/2W2/3 LOT 2 BLK 32

To property owner(s),

This letter shall serve as notice that the structure located at the address listed above is substandard in accordance with City Code Sections 9-3-3(R1-4).

The structure has been determined substandard and a Dangerous Building for the following conditions under the provisions of City Code Section 9-3-3(R1-4).

- The specific concerns are:
 - A crumbling foundation
 - Horizontal foundation cracks
 - Significant bowing of the foundation walls
 - A potential risk of collapse
- A structural engineer has evaluated the building and determined that the foundation must be repaired.
- Any repairs will require:
 - Engineering plans/documents
 - Proper permits
- The city is requiring the condition to be addressed through one of the following:
 - Repair
 - Rehabilitation

A meeting has been scheduled with all affected property owners for **June 30 at 10:00 a.m.** at City Hall in the Council Chambers to discuss next steps.



COMMUNITY DEVELOPMENT DEPARTMENT

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Appeal rights

- Anyone with a legal ownership interest in the property may appeal the notice.
- The appeal must be:
 - In writing
 - Filed with the Building Official and
 - Within 10 days of service of the notice.
- If no appeal is filed within that period, the city will consider the right to an administrative hearing waived.

Nick Morgan
Community Development
Building Inspector



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NOTICE AND ORDER

DATE: June 19, 2026

TO: Tom and Ann Meeker
101 W Mississippi Dr Ste 220
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 211 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W E1/3 LOT 2 BLK 32

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NOTICE AND ORDER

DATE: June 19, 2026

TO: Tom & Ann Meeker
101 W Mississippi Dr Ste 220
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 221 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W E ½ W 2/3 LOT 4 BLK 32

To property owner(s),

This letter shall serve as notice that the structure located at the address listed above is substandard in accordance with City Code Sections 9-3-3(R1-4).

The structure has been determined substandard and a Dangerous Building for the following conditions under the provisions of City Code Section 9-3-3(R1-4).

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Nick Morgan
Community Development
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NOTICE AND ORDER

DATE: June 19, 2026

TO: Tom & Ann Meeker
101 W Mississippi Dr Ste 220
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 223 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W E 1/3 LOT 4 BLK 32

To property owner(s),

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Nick Morgan
Community Development
Building Inspector



Cinda Hilger
City Clerk
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
chilger@muscatineiowa.gov
(563) 264-1550

June 29, 2026

Matt McFadden
317 N. Marquette St.
Davenport, IA 52761

Dear Matt McFadden

I have received your appeal regarding the Condemnation and Evacuation of 227 E. 2nd Street.

Your appeal hearing is scheduled for July 14, 2026 at our regular scheduled In-Depth City Council meeting starting at 5:30.

Please let me know if you have any questions,

Sincerely,

Cinda Hilger
City Clerk

APPEAL

From:

Matt McFadden

D/b/a MTMM LLC

317 N Marquette St

Davenport, Iowa 52761

To:

City of Muscatine

Regarding:

Property at 227 E 2nd St

Muscatine Iowa 52761

This is just my formal written appeal of the UNSAFE TO OCCUPY notice that was posted on the door at the previously mentioned property on 6/19/26. I disagree that this property has substandard or dangerous conditions, especially since at the time of the posting there hadn't been any inspections of the property performed. While I don't expect this letter to change your ruling on my property due to the overall circumstances, i am submitting this more to just retain my legal rights since your separately attached later stated that if we didn't appeal within 10 days we lost our rights to an administrative hearing so this is just my formal response/appeal stating that I disagree with this ruling/classification on the above mentioned property. Thanks for your time.

Matt McFadden

Matt McFadden

6/23/26

Date



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

NOTICE AND ORDER

DATE: June 19, 2026

TO: Mtmm LLC
317 N Marquette St
Davenport, IA 52803

FROM: Nick Morgan
Building Inspector

RE: 227 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W W 20' E40'S 100' LOT 5 BLK 32

To property owner(s),

This letter shall serve as notice that the structure located at the address listed above is substandard in accordance with City Code Sections 9-3-3(R1-4).

The structure has been determined substandard and a Dangerous Building for the following conditions under the provisions of City Code Section 9-3-3(R1-4).

- The specific concerns are:
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A meeting has been scheduled with all affected property owners for **June 30 at 10:00 a.m.** at City Hall in the Council Chambers to discuss next steps.



COMMUNITY DEVELOPMENT DEPARTMENT

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Appeal rights

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Nick Morgan
Community Development
Building Inspector



Cinda Hilger
City Clerk
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
chilger@muscatineia.gov
(563) 264-1550

June 29, 2026

Samantha Kaufmann
229 E. 2nd Street
Muscatine, IA 52761

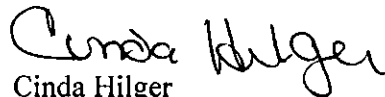
Dear Samantha Kaufmann

I have received your appeal regarding the Condemnation and Evacuation of 229 E. 2nd Street.

Your appeal hearing is scheduled for July 14, 2026 at our regular scheduled In-Depth City Council meeting starting at 5:30.

Please let me know if you have any questions,

Sincerely,


Cinda Hilger
City Clerk

To: City Administrator and City Clerk

Subject: Appeal of Dangerous
Building Notice, Posted on
June 19, 2026

Dear City Administrator and City Clerk,

This letter serves as my official appeal of my official appeal of the dangerous Building Notice that was posted on my property located at 229-E 2nd Street on June 19, 2026. I Respectfully disagree with the City's determination that the structure is "immediately dangerous." The building has never been inspected by a City building official or by a licensed structural engineer. Despite this, tenants were ordered to immediately evacuate the property and were advised they would be arrested if they remained. I also believe the City failed to provide the required notice and opportunity to appeal.

before taken this action. I was not provided the required ten-day period to Appeal the determination or to Address any alleged violations or any needed repairs before the property was vacated. Additionally, I have never been provided with:

- A written inspection report identifying the specific defects or code violations affecting my building
- A list of the specific repairs required to bring the property into compliance.
- A structural engineering report supporting the City's conclusion that the building is immediately dangerous

The notice posted on the property also contained incorrect information, including the wrong property address and wrong owner name.

-3

Furthermore, the notice did not identify any specific violations or repairs relating to 229 E 2nd Street.

I have never recieved a copy of any engineering report, or documentation supporting that claim.

For these reasons, I respectfully request that the Dangerous Building Notice be stayed pending this Appeal and that I be provided with all documents, reports, photographs, inspection records and engineering evaluations relied upon by the City in making its determination. I also request the opportunity to have the property indepently inspected and to address any legitimated issues identified through proper inspection process.

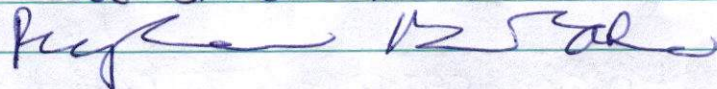
Thank-you for prompt attention to this Appeal. I respectfully request written confirmation.

- 4

that this Appeal has been
received and information regarding
the next steps in the appeal
process

Sincerely,

MU Investments LLC



Samantha Kaufmann

6-26-2026

Signature of City Official:

Cynthia Belgier

Date: 6-26-2026

11:30 AM

6/25/2026

This letter serves as notice that
229 E 2nd St Muscatine, Ia owners are
appealing the order posted on our door
on 6/19/2026.

MU Investments
Dee Dee Blake
Samantha Kaufman



COMMUNITY DEVELOPMENT DEPARTMENT

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Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

NOTICE AND ORDER

DATE: June 19, 2026

TO: M U Investments
126 Fulliam Ave
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 229 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W E 20' S 100' LOT 5 BLK 32

To property owner(s),

This letter shall serve as notice that the structure located at the address listed above is substandard in accordance with City Code Sections 9-3-3(R1-4).

The structure has been determined substandard and a Dangerous Building for the following conditions under the provisions of City Code Section 9-3-3(R1-4).

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Nick Morgan
Community Development
Building Inspector



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(563) 264-1550

June 29, 2026

Terry Mowl
219 E. 2nd Street
Muscatine, IA 52761

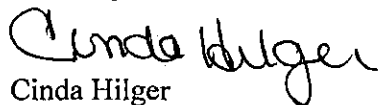
Dear Terry Mowl

I have received your appeal regarding the Condemnation and Evacuation of 219 E. 2nd Street.

Your appeal hearing is scheduled for July 14, 2026 at our regular scheduled In-Depth City Council meeting starting at 5:30.

Please let me know if you have any questions,

Sincerely,


Cinda Hilger
City Clerk

APPEAL

From:

Terry Mowl

219 E 2nd St

Muscatine, Iowa 52761

To:

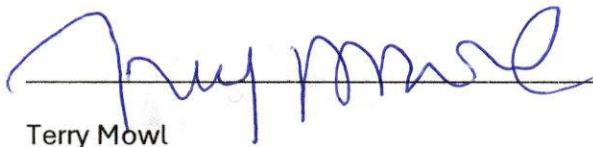
City of Muscatine

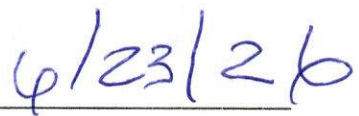
Regarding:

Property at 219 E 2nd St

Muscatine Iowa 52761

This is just my formal written appeal of the UNSAFE TO OCCUPY notice that was posted on the door at the previously mentioned property on 6/19/26. I disagree that this property has substandard or dangerous conditions, especially since there still hasn't been any inspections of the property performed. I am submitting this appeal to just retain my legal rights since your separately attached later stated that if we didn't appeal within 10 days we lost our rights to an administrative hearing. This is just my formal response/appeal stating that I disagree with this ruling/classification on the above mentioned property. Thanks for your time.


Terry Mowl


Date



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
(563) 262-4141
Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

NOTICE AND ORDER

DATE: June 19, 2026

TO: Terry Mowl
PO Box 221
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 219 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W W 1/3 LOT 4 BLK 32

To property owner(s),

This letter shall serve as notice that the structure located at the address listed above is substandard in accordance with City Code Sections 9-3-3(R1-4).

The structure has been determined substandard and a Dangerous Building for the following conditions under the provisions of City Code Section 9-3-3(R1-4).

- The specific concerns are:
 - A crumbling foundation
 - Horizontal foundation cracks
 - Significant bowing of the foundation walls
 - A potential risk of collapse
- A structural engineer has evaluated the building and determined that the foundation must be repaired.
- Any repairs will require:
 - Engineering plans/documents
 - Proper permits
- The city is requiring the condition to be addressed through one of the following:
 - Repair
 - Rehabilitation

A meeting has been scheduled with all affected property owners for **June 30 at 10:00 a.m.** at City Hall in the Council Chambers to discuss next steps.



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Appeal rights

- Anyone with a legal ownership interest in the property may appeal the notice.
- The appeal must be:
 - In writing
 - Filed with the Building Official and
 - Within 10 days of service of the notice.
- If no appeal is filed within that period, the city will consider the right to an administrative hearing waived.

Nick Morgan
Community Development
Building Inspector



Cinda Hilger
City Clerk
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
chilger@muscatineia.gov
(563) 264-1550

June 29, 2026

K & R LLC
1501 East 5th St.
Muscatine, IA 52761

Dear Kevin Phillips

I have received your appeal regarding the Condemnation and Evacuation of 217 E. 2nd Street units 1, 2 and 3.

Your appeal hearing is scheduled for July 14, 2026 at our regular scheduled In-Depth City Council meeting starting at 5:30.

Please let me know if you have any questions,

Sincerely,

Cinda Hilger
City Clerk

K & R LLC.

1501 EAST 5TH ST. MUSCATINE, IA 52761

K & R LLC.

1501 East 5th St
Muscatine, IA 52761
June 23, 2026

City of Muscatine
Building and Housing Department
215 Sycamore Street
Muscatine, IA 52761

RE: Appeal of Condemnation and Evacuation Order – 217 East 2nd Street, Units 1, 2, and 3
To Whom It May Concern:

I am writing to formally appeal the City's decision to condemn and order the evacuation of Units 1, 2, and 3 located at 217 East 2nd Street in Muscatine, Iowa.

The property owners have significant concerns regarding both the process and basis for this condemnation action. Specifically, we respectfully request that the City reconsider its decision and provide the documentation and evidence supporting the condemnation order for the following reasons:

1. Lack of Inspection Prior to Condemnation

To the best of our knowledge, no inspection of the subject units was conducted by a licensed engineer, building official, or other authorized City representative prior to the issuance of the evacuation and condemnation notice. A determination that a structure is unsafe or unfit for occupancy should be supported by a documented inspection and findings by qualified personnel. We request copies of any inspection reports, engineering assessments, photographs, or other evidence relied upon in making this determination.

2. No Opportunity to Correct Alleged Deficiencies

The property owners were never provided with a written list of deficiencies, code violations, or required repairs, nor were they given a reasonable timeline within which to address and correct any alleged issues. Fundamental principles of due process generally require that property owners be informed of specific violations and afforded an opportunity to remedy those conditions before such a severe action as condemnation and evacuation is imposed.

3. Deficiencies in the Condemnation Notice

The notice posted on the building contains inaccurate information, including:

- An incorrect property address; and
- An incorrect property owner name.

These errors raise serious concerns regarding the validity of the notice and whether proper procedures were followed. Accurate identification of both the property and ownership is essential to ensure adequate notice and compliance with applicable legal requirements.

4. Request for Meeting and Supporting Documentation

Accordingly, we respectfully request:

- A formal meeting on this matter;
- Immediate review of the condemnation order;
- Copies of all inspection reports, engineering evaluations, photographs, complaints, and other records relied upon by the City;

- Citation to the specific code provisions alleged to have been violated; and
- An opportunity to correct any legitimate deficiencies identified by the city within a reasonable timeframe.

Given the significant impact this action has on the property owners and tenants, we believe a thorough review is warranted before the condemnation, and evacuation order remains in effect.

We appreciate your prompt attention to this appeal and respectfully request written confirmation of receipt along with information regarding the appeal process and any upcoming hearing dates.

Sincerely,

Kevin Phillips

Kevin Phillips
06/23/2026

A copy of this letter was received by

M. Lisa R...

Date and Time:

6/23/26 3:30 pm



COMMUNITY DEVELOPMENT DEPARTMENT

City Hall - 215 Sycamore St
Muscatine, IA 52761-3840
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Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

NOTICE AND ORDER

DATE: June 19, 2026

TO: K&R LLC
1501 E 5th St
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 217 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W E 1/3 LOT 3 BLK 32

To property owner(s),

This letter shall serve as notice that the structure located at the address listed above is substandard in accordance with City Code Sections 9-3-3(R1-4).

The structure has been determined substandard and a Dangerous Building for the following conditions under the provisions of City Code Section 9-3-3(R1-4).

- The specific concerns are:
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 - Horizontal foundation cracks
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 - Engineering plans/documents
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 - Rehabilitation

A meeting has been scheduled with all affected property owners for **June 30 at 10:00 a.m.** at City Hall in the Council Chambers to discuss next steps.



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Appeal rights

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Nick Morgan
Community Development
Building Inspector



Cinda Hilger
City Clerk
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
chilger@muscatineia.gov
(563) 264-1550

June 29, 2026

James Sichterman
207 E. 2nd Street
Muscatine, IA 52761

Dear James Sichterman

I have received your appeal regarding the notice to vacate the premises located at 207 E. 2nd Street.

Your appeal hearing is scheduled for July 14, 2026 at our regular scheduled In-Depth City Council meeting starting at 5:30.

Please let me know if you have any questions,

Sincerely,

Cinda Hilger
City Clerk

June 26th

City of Muscatine
Community Development Department
215 Sycamore St
Muscatine IA

RE: Appeal of Notice to abate – 207 E 2nd Street, Muscatine IA

I, James L Sichterman request a hearing to appeal the notice to vacate.

This is based on the following items.

1. Notice never sent to property owner via mail
2. Notice posted on door was for the incorrect address.
3. Property was not inspected prior to notice. Property owner was out of town.

Sincerely,



James Sichterman





COMMUNITY DEVELOPMENT DEPARTMENT

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Muscatine, IA 52761-3840
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Fax (563) 262-4142

Planning • Zoning • Building Safety • Construction Inspection Services • Public Health • Housing Inspections • Code Enforcement

NOTICE AND ORDER

DATE: June 19, 2026

TO: James & Janet Sichterman
2660 Timberbrook Ct
Muscatine, IA 52761

FROM: Nick Morgan
Building Inspector

RE: 207 E 2nd St
Muscatine IA 52761
Tax Description 35-77-2W W 1/3 LOT 2 BLK 32

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Nick Morgan
Community Development
Building Inspector