

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – November 13, 2014

Mayor DeWayne Hopkins called the In-Depth City Council meeting for Thursday, November 13, 2014, to order at 7 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager, City Planner Andrew Fangman, Community Development Coordinator Adam Thompson, and Community Development Director Dave Gobin.

The first item on the agenda was a Comprehensive Plan Update. City Planner Andrew Fangman stated that on September 19, 2013 the City Council adopted the City of Muscatine's Comprehensive Plan. He stated there are 82 goals and 501 implementation strategies that are at the heart of the Comprehensive Plan. He stated progress made on these goals ranges from total completion to the completion of preliminary steps.

Mr. Fangman stated the city's zoning ordinance is 40 years old, and since the adoption of the Comprehensive Plan, staff has been working on a comprehensive review and rewrite of the current zoning ordinance. He stated the initial draft of the new zoning ordinance is largely completed and on target for completion at the end of 2014. He stated a Complete Streets Policy was adopted by City Council on November 21, 2013 and that all new street projects have been designed to comply with this policy.

Mr. Fangman stated progress has been made toward achieving the safe routes for non-motorized travel. He stated the city partnered with the University of Iowa and the Iowa Initiative for Sustainability to create a draft bicycle and pedestrian master plan which is being further refined by the Bi-State Regional Planning Commission. A final bicycle and pedestrian master plan is expected to be submitted for City Council approval during fiscal year 2015. He stated the city has been working with the Muscatine Community School District to identify the five highest priority gaps in the current sidewalk and trail network with focus being on creating safe routes to school. He stated the fiscal year budget contains \$50,000 for the construction of new sidewalks and that a \$50,000 grant for sidewalk construction was received from the Wellmark Foundation.

Mr. Fangman stated progress has been made toward the goals contained within the Economic Development chapter of the Comprehensive Plan.

Mr. Fangman stated that during the creation of the Comprehensive Plan it was the public's desire to have an off-leash dog park in the City of Muscatine. An active citizens group was formed and is now actively pursuing the accomplishment of this goal.

Mr. Fangman stated the city has completed or made progress on a number of capital improvement projects that advance numerous Comprehensive Plan goals. He stated the Comprehensive Plan makes note of the importance of the Mississippi Drive, Grandview Avenue and Park Avenue corridors to the future of the community. He stated there are numerous goals contained in the Comprehensive Plan relating to the enhancement and revitalization of these corridors.

Mr. Fangman stated the city is working with private investors to assist with the Riverview Suites Development and that completion of this project will fulfill a number of Comprehensive Plan goals.

Mr. Fangman ended his presentation by stating that the City of Muscatine achieved certification as a Blue Zones Community in July of 2014 which was also a part of the Comprehensive Plan goals.

The next item on the agenda was an Airport CIP review presented by Community Development Coordinator Adam Thompson. He first reviewed the current Five-Year Capital Improvement Program before moving into the draft updated Five-Year CIP prepared on November 13, 2014. The first two items on the draft

CIP program were the Update Master Plan (ALP) and the joint sealing of Runway 12/30 and Taxiway B. He stated the runway is currently in great condition; however, the seals are starting to gap and sink, allowing water to get into the expansion gaps which could lead to the decreased life of the crosswind runway. He stated the goal of the joint sealing will be to retain the quality of the runway.

Mr. Thompson then reviewed the second two items on the draft CIP which included the Taxiway A design and reconstruction and storm sewer/culvert inlet protection. He stated that the inlets and culverts are being filled with silt and sand and then presented a rendering of how this issue will be resolved. He stated that storm water management is regulated by the Federal Aviation Administration.

Mr. Thompson said the fourth item involves an upgrade to the fuel facility which would include new fuel pumps, the addition of self-service fueling, a reduction in Carver Aero staffing, and an increase in airport revenues. He then reviewed the replacement of the 12/30 PAPI & REIL System which are also part of the draft CIP. He stated the current system is 20 years old and is not maintained by the FAA and the FBO does not have the training to maintain it. He stated the replacement would allow the FAA to take over maintenance/ownership.

Mr. Thompson stated the final item on the draft CIP is the joint sealing of the apron that was constructed in 1992. Speaking in reference to t-hangar upgrades, Mr. Thompson stated the city will accrue federal funds in fiscal years 2019 and 2020 and will look for state funding in fiscal year 2018 or fiscal year 2019.

Councilmember Rehwaldt asked when the main runway would be done and he was told it would be this fiscal year.

Councilmember Fitzgerald pointed out it would be the same length and width.

The next item was a proposed Housing and Loan Program update that was presented by Community Development Director David Gobin. He began his presentation by pointing out the housing issues in the downtown area which include:

- Available housing units in city (low inventory)
- Lack of quality downtown housing units
- Blighted downtown housing units
- Unappealing downtown living environment
- Limited flexibility and choice of downtown housing units
- Safe accessibility to upper floor housing units

Mr. Gobin stated the market research included a University of Iowa Marketing Institute Study and an internal market research. He stated the key objective of this program is to create quality downtown housing units and move the paradigm of the downtown to an appealing sense of place.

He stated that housing observations show a demand for short-term housing created by local businesses from their recruiting programs for new talent and a need for one to three bedroom apartments. He stated that a change of demographics of those living in the downtown will drive a change in market demand of the street level storefronts.

He stated the proposed concept is as follows:

- The city forms its own Development Corporation
- The city creates a Community Development Trust to allocate funds to host an investment pool and to raise capital for the Upper Floor Housing Program

- Attract social investment vs. immediate financial returns
- Acquire downtown properties or upper floors from select property owners
- Condo-ize the upper floors both vertically and horizontally
- Design and develop upper floors for new housing units

He then outlined the financial benefits of this proposed program as well as the tax incentives.

He stated the building criteria would include multiple buildings connected with two to four upper floors, large single buildings, currently underutilized downtown properties, ability to create multiple one to three bedroom units, and accessible parking. He then presented pictures of two target model properties.

Councilmember Rehwaldt stated he liked the proposed program.

Councilmember Natvig had questions concerning the investment pool. He was told the pool would be comprised of both public and private contributions.

The final item on the agenda was a review of the Ethics Policy/Council Rules. City Administrator Mandsager reviewed with City Council the city's current Ethics Policy which he said was being brought forth for City Council's review and consideration.

City Administrator Mandsager than gave a brief overview of the City Council Rules. He pointed out that the speaking time for members of the audience is five minutes in the current policy but the practice has been to allow three minutes. He pointed out that the rules can be waived at a particular meeting. It was the consensus of City Council to allow a speaking time of three minutes.

It was the consensus from Council to move forward with the review of the rules.

#23007. Councilmember Shihadeh moved the meeting be adjourned at 7:57 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Gregg Mandsager, City Administrator