

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – May 14, 2015

Mayor Hopkins called the City Council meeting for Thursday, May 14, 2015, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread.

The first item on the agenda was a request to approve an outdoor dining request on public right-of-way from the Guadalajara Restaurant.

#22987. Councilmember Bynum moved the request be approved. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

The next item on agenda was a review of the Sidewalk Policy.

City Administrator Gregg Mandsager stated at the April In-Depth meeting City Council was given a copy of the proposed Sidewalk Policy for review. He stated that Bi-State worked with city staff on preparing the policy.

Public Works Director Randy Hill stated the policy will address 1) new construction, 2) existing sidewalks, and 3) ADA compliance.

Councilmember Natvig asked if staff had a handle on how many sidewalks needed repaired.

City Administrator Mandsager answered no. He stated staff will have to implement a program similar to what Community Development uses when addressing nuisance abatement complaints.

Public Works Director Hill stated for the past 20 years the city has been dealing with sidewalk issues on a complaint basis.

On a different topic, Councilmember Rehwaldt asked how the work is proceeding with the roundabout on Cedar Street.

Public Works Director Hill stated it will be done this summer. He stated that one issue the contractor has been facing is the rain. He stated Cedar Street should be opened sometime in early June.

The next item was a zoning update as it pertains to off-street parking regulations.

City Planner Andrew Fangman gave a power point presentation. He stated this is the first draft of the new zoning ordinance. He stated the whole reason the zoning ordinance is being updated is because the current one dates back to 1974. He stated the zoning ordinance is being updated to implement the Comprehensive Plan.

Mr. Fangman stated that tonight's discussion covers off-street parking. He stated staff does not want to require more parking than is actually needed. He stated it has been found that too much parking is not good for a community.

Councilmember Spread asked if this proposal is modeled after some national pattern, and Mr. Fangman answered yes.

Councilmember Fitzgerald asked if a person could have more spaces if needed, and Mr. Fangman answered yes.

Councilmember Fitzgerald asked if the plan takes into consideration how the property will be used or change of ownership.

Mr. Fangman stated those requirements are no different than what is in place now. He added that all ADA standards have been included in the ordinance. He then stated that a minor change will make the process easier for adjoining uses such as churches or offices who can share lots.

Mr. Fangman stated that another major change to the ordinance is the change of the parking space size from 9' x 20' to 9 ½' x 18'.

Councilmember Fitzgerald asked about folks who have vans, and Mr. Fangman answered that 18' is the new standard.

Mr. Fangman stated that feedback from the Comprehensive Plan indicated that folks would like to see the parking lots dressed with up with landscaping. He also stated that included with this zoning update will be the installation of retaining systems to help with water runoff.

Councilmember Spread stated he understands the concept of the new zoning ordinance but stated he was concerned that the proposed changes might drive up construction costs.

Mr. Fangman pointed out that the lots will probably be smaller.

City Administrator Mandsager stated it is interesting to note that many communities are now implementing water runoff systems.

Mr. Fangman stated that implementation of the water runoff systems is something the EPA will probably be requiring within the next decade. He stated the Storm Water Manual contains all of the technical details.

Mr. Fangman stated another major change is the installation of bike parking. He stated that bike parking will make it easier for residents to travel by non-motorized means and will complement the city's trail system.

Councilmember Fitzgerald asked if there were any regulations on what can be used in the landscaping, and Mr. Fangman answered no.

The final item on the agenda was a review of the proposed CVB structure.

City Administrator Mandsager stated the agreement between the city and the CVB that was reviewed during budget time is outdated. He stated there are tax consequences with the CVB's current structure and that it is important that the CVB be able to grow its fund balance. He stated the CVB is recommending the makeup of the current Board be moved to a city board. He stated that CVB follows the city's budget process and other procedures. He stated the proposal is to reduce the 18 member board to a 7 to 9 member board similar to the Recreation Advisory Commission which would mean a dissolution of the current board and the creation of the city board or commission.

City Administrator Mandsager stated the CVB Board would need to take formal action to dissolve the board and then the city would need to adopt an ordinance creating a city CVB Board. He stated he wants to make sure that City Council is okay with moving in this direction.

City Administrator Mandsager stated the big different in moving this direction is that larger expenditures would require City Council's approval.

Mayor Hopkins agreed if there was consensus from City Council and everyone answered yes.

Under comments, Mayor Hopkins wished his wife a happy anniversary.

#22988. Councilmember Shihadeh moved the meeting be adjourned at 7:30 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Gregg Mandsager, City Administrator