

## City Administrator Report to Mayor & City Council

*March 11, 2016, Edition No. 214*

### WEEKLY UPDATE:

- Golf: MMGC opened up this past Wednesday. Please see the attached flyer.
- Housing: IFA awarded Housing Tax Credits to the Harrison Streets Lofts project. Here is a link to the article: [http://muscatinejournal.com/news/local/muscatine/muscatine-housing-development-gets-tax-credits/article\\_81bcc187-40a4-5cb8-bbe4-9ccde061214f.html](http://muscatinejournal.com/news/local/muscatine/muscatine-housing-development-gets-tax-credits/article_81bcc187-40a4-5cb8-bbe4-9ccde061214f.html)
- Library: New library feature - the Musser Public Library has subscribed to an online version of the NY Times. It is exactly the same one you would get if you subscribe personally. Access is through the library webpage and you will need to enter your library number.
- IMMI: I will be attending the Iowa Municipal Management Institute next week (Wednesday through Friday) at the University of Iowa. This is a continuing education program for Iowa local government managers.
- Kiwanis: I attended Kiwanis this past week to present on City Projects - Mississippi Drive, CSO, Mulberry, Port, annual street maintenance and our numerous other projects and related activities. 2nd Street was discussed with the group as well with no major concerns.
- Hy-Vee: Hy-Vee has agreed to operate concessions at the pool, Kent-Stein and Soccer for 2016 season.
- MPW: Effective Monday, March 14, 2016 - Muscatine Power & Water will begin working on the water mains along Mulberry Avenue between Houser Street and Steamboat Way. Mulberry Avenue will remain open. However, motorists should expect some delays. This work will preface the street reconstruction that will begin around the first part of June.
- Bi-State: Attached please find a copy of the Commission in Review for February 2016. The Commission in Review is intended to assist the over 400 elected officials from our member governments in being better informed of their Commission's activities. If you have any questions or suggestions regarding the content or format of this report, please do not hesitate to contact me. Sarah Grabowski, Desktop Publisher, Bi-State Regional Commission. Email: [sgrabowski@bistateonline.org](mailto:sgrabowski@bistateonline.org).
- Harrison Street Lofts and Hotel Amendment. Please see attached agenda packets for more info on these two projects. You will likely see the process for these two projects begin in May. This is just a reminder.
- 2nd Street: The City Engineer has wrapped up a few other projects and plans to focus on second street over the next two weeks (map or layout). We will look at scheduling the public meeting and ensure council receives that invite as well.
- GMCCI: We encourage you to support Tom Hendricks as the Peoples' Choice Award winner for the this year's Volunteer Iowa program. The contest is neck and neck with Tom trailing by just under 200 votes. The voting process is very simple, and there isn't a limit to the number of times you can vote. <https://www.surveymonkey.com/r/KW8HDXJ>. There is no doubt Tom is worthy of this award, and we hope you can help us make this happen. Greg Jenkins

- CSO: Attached please find the February 2016 West Hill Sewer Separation Project Progress Report. Please feel free to contact us at any time with questions or concerns. Ms. Karmen K. Heim, P.E., Senior Environmental Engineer, Stanley Consultants

The Muscatine Parks and Recreation Department

563-263-0241

March 8, 2016

### Press Release

The Muscatine Municipal Golf Course will open for the season on Wednesday, March 9<sup>th</sup>, 2016, at 10:00 am! Tee times are available and can be made by calling the Clubhouse at [563-263-4735](tel:563-263-4735). The course will be open every day, as weather permits. Season passes are available for purchase and the "early buy incentive" is still available! Season pass payment plans are available this year. Visit our website at [www.muscatineiowa.gov](http://www.muscatineiowa.gov) for more information.



# Commission in Review

February 2016

Serving local governments in Muscatine and Scott Counties, Iowa;  
Henry, Mercer, and Rock Island Counties, Illinois.

## NEXT COMMISSION MEETING:

Wed., Mar. 23, 2016  
3:30 p.m.

Scott Co. Admin Bldg.  
6<sup>th</sup> Floor Conf. Room  
600 West 4<sup>th</sup> Street  
Davenport, Iowa

## APA TRAINING SERIES

"Parks that Reshape  
Cities"

Mon., Apr. 04, 2016  
12:30-1:45 p.m.

Third Floor Conf. Room  
1504 Third Ave., R.I.

Call (309) 793-6302,  
Ext. 138 or e-mail  
[ppearson@bistateonline.org](mailto:ppearson@bistateonline.org)  
to register.

## APBP WEBINAR

"Follow the Money:  
Understand the Funding  
Process"

Wed., Mar. 16, 2016  
2-3:00 p.m.

Third Floor Conf. Room  
1504 Third Ave., R.I.

Call (309) 793-6302,  
Ext. 123 or e-mail  
[bschmid@bistateonline.org](mailto:bschmid@bistateonline.org)  
to register.

## Mission Statement:

To serve as a forum  
for intergovernmental  
cooperation and  
delivery of regional  
programs and to  
assist member local  
governments in  
planning and project  
development.

## CEDS Plan 2016 Draft to be Presented in March

Laura Berkley, Senior Planner, provided more information on the 2016 *Comprehensive Economic Development Strategy* (CEDS) full update. The CEDS is redeveloped every five years. The CEDS must be completed for the region to receive federal funds from the Economic Development Administration (EDA).

The Gross Regional Product was flat \$19.7 million in 2014, which is the most recent data available. Unemployment is flat compared to last year, but the workforce is also shrinking. According to modeling software EMSI, overall jobs are projected to grow 5% in the next five years, with the largest growth in the sectors of Management of Companies and Enterprises; Transportation and Warehousing; Professional, Scientific, and Technical Services; Finance and Insurance; and Health Care and Social Assistance.

The CEDS update will include an Opportunities and Threats discussion with the following themes: Arsenal, Infrastructure, Fiscal Matters, Housing, Education and Workforce Training, Environment, Culture, and Planning and Programs. These topics are discussed in more detail in the report.

The CEDS Committee is currently working on finalizing the goals, objectives, and strategies for the plan with the following topics: Business Retention and Expansion, Workforce Development, Infrastructure, Public-Private and Intergovernmental Partnerships, Economic Resilience, and Quality of Life.

Bi-State staff will bring a draft of the 2016 CEDS full update to the Commission in March for review and a final draft in April for approval.

## CDAP Infrastructure Grants Deadline Approaching

The 2016 Community Development Assistant Program (CDAP) Public Infrastructure grant applications are due in the upcoming summer. A set deadline has not yet been established, but generally falls within the July timeframe.

Funds are available on an annual basis by the U.S. Department of Housing & Urban Development (HUD) and administered by Illinois Department of Commerce and Economic Opportunity (DCEO), to assist low-to-moderate income communities to improve public infrastructure and eliminate conditions detrimental to public health, safety, and public welfare. Funding priority is given to water and sanitary and storm sewer projects. Eligible applicants must have a low-to-moderate income above 51% either community-wide or in a selected target area. Income surveys can be distributed to determine the low-to-moderate income percentage. Awarded applicants may receive up to \$450,000. Completion of CDAP grants can take approximately one to two months for Bi-State staff to assemble.

Illinois member communities may contact Lindsay Whitson at [lwhitson@bistateonline.org](mailto:lwhitson@bistateonline.org) or Michael Saponaro at [msaponaro@bistateonline.org](mailto:msaponaro@bistateonline.org) to discuss eligibility and potential grant applications.



## Moving Forward

### *Starting Today to 2045*

#### 2045 Quad Cities Area Long Range Transportation Planning for Economic Vitality

(Rock Island, February 24, 2016) – With the *2045 Quad Cities Long Range Transportation Plan* (LRTP) drafted, the question is “What are the **NEXT TRANSPORTATION PROJECTS** for the Quad Cities? The I-74 Mississippi River reconstruction continues to be the area’s #1 priority. A new I-74 bridge is anticipated by 2020. Replacement of the I-80 Mississippi River Bridge is planned in the long term, and there is a need to conduct a major investment study of our road and rail crossing capacity for the Mississippi River corridor.



The current LRTP anticipates an \$8.9 billion dollar investment over the next 30 years on multi-modal transportation

projects. Future funding will support capacity enhancements as well as maintenance and operational needs. Fifty-three percent of the total investment will go to maintaining our existing transportation system, and there are projects still on the horizon that will need further study, such as an East Rock River Bridge and containerized port facility in the region.

#### Public Informational Meetings

Five public informational meetings have been held. Input to-date notes there is room for improvement in our Quad Cities transportation system. Transit hours of service, time of day, and frequency can help move people more efficiently. Rough roads, fading pavement markings, bridges, and certain busy corridors, such as John Deere Road, Kimberly Road, and I-74, need attention. Passenger rail service to the Quad Cities from Chicago needs implementation, and then a connection made

to Iowa City. Feedback also included suggestions for park-and-walk options in the downtowns; complete the Mississippi River Trail through the Quad Cities; and provide more, easy to understand information on the I-74 reconstruction project. Many of these comments echo prior public input made as part of the plan development.

#### Public Hearing and Plan Adoption

The Metropolitan Planning Organization (MPO) Transportation Technical and Policy Committees are working with Bi-State staff to finalize the *2045 Quad Cities Long Range Transportation Plan*. The plan draft is posted at <http://www.bistateonline.org/> and placed in the five main public libraries and city halls of Bettendorf, Davenport, East Moline, Moline, and Rock Island. A public hearing is set for the March 22, 2016 Transportation Policy Committee meeting where the group will consider a recommendation of approval of the plan to the Bi-State Regional Commission. Consideration of adoption will occur March 23 by the Commission. The public hearing will be the last public input opportunity prior to plan adoption.

#### Transportation Policy Committee Public Hearing

March 22, 2016 12:00 p.m.

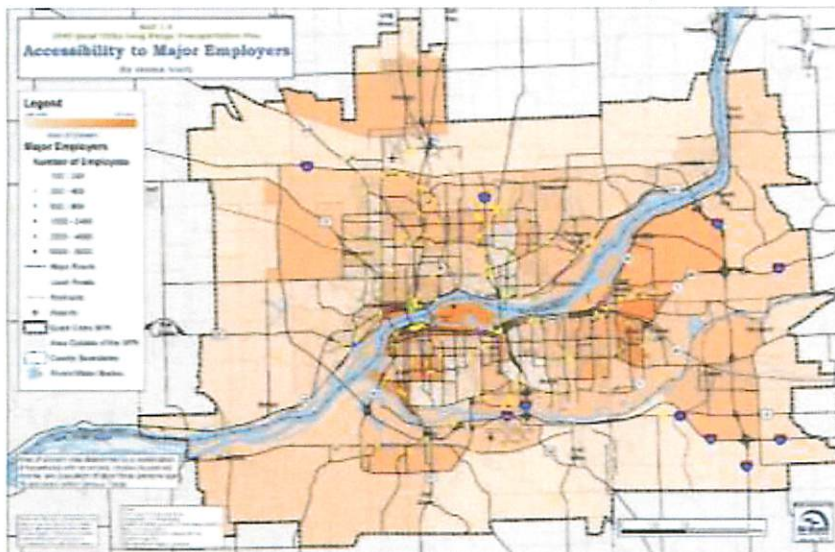
Bi-State Regional Commission, 1504 Third  
Avenue, Rock Island, IL



## Plan Recommendations – Next Transportation Projects

Transportation is about moving people and moving goods. The plan address both. The Quad Cities transportation system should serve the needs of residents to get to work, school or to other activities. It should also move goods and services efficiently and support local and regional commerce.

The Quad Cities metro area is projected to grow to 328,500 population by 2045 and employ 188,360 people. The metro area's largest employers today are the Rock Island Arsenal and Deere and Company, followed by the health systems. Between Rock Island and Scott Counties, 25% commute between the two counties for work. Households crossing the Mississippi River make more trips per household than those that don't - 11.24 trips compared to 7.74 trips. Residents mostly drive alone to work (85%), however, 2.6% of workers don't have vehicle to get to work. The mean travel time is 17.9 minutes and is considered low compared to peer communities such as Des Moines, Fort Wayne, Huntsville, Peoria, or Rockford.



The long range plan is based on a compilation of community land use plans for determining where people are anticipated to live and work

through 2045. The plan uses the forecasted population and employment to predict future traffic. For example, the highest traffic count location in the Quad Cities is at I-74 Bridge and the Mississippi River with a 2013 count of 70,500. By 2045, with the reconstruction of the I-74 bridge, traffic is projected to be 97,600 vehicles per day. Eighteen miles of new locally-sponsored roads, 42 miles of reconstructed locally-sponsored roads, and 57 miles of state-sponsored capacity enhancements are anticipated by 2045.

In addition to roads, 280 miles of new bikeways are envisioned, including the completion of the Mississippi River Trail, new crossing at I-74 with the reconstruction project, River to River Trail in Moline, and completion of the American Discovery Trail. Eleven transit priority corridors have been identified to increase density and potential ridership of the three fixed route transit systems. By 2045, 333 buses are anticipated to be replaced and new routes implemented. Today, 30% of streets classified as collector or greater have sidewalks on one or both sides. The area will be working to close gaps and address "Complete Streets" corridors. All of these facilities will enhance our transportation alternatives, so residents can have greater mobility options in the future.

Lastly, the Quad Cities has been described as a logistics center - moving goods and services with the transportation network (roads, rail, river, and air) to do it. Improving bottlenecks, addressing rail and road river crossing needs, and looking at added capacity on I-80 will serve future freight needs. Deploying traffic technologies and improving operations will also enhance both passenger and freight transportation efficiency and system reliability.

**BI-STATE REGIONAL COMMISSION**  
**FY 2015-16 Program Budget Status Report**  
**Through Month of January – 58% of Year**

<b>ADOPTED BUDGET:</b>	<b>\$2,007,436.00</b>	<b>EXPLANATION:</b>
<b>EXPENDED THROUGH JANUARY:</b>	<b>\$1,104,675.69 (55.0%)</b>	
<b>STAFF LEVEL BUDGETED:</b>	<b>25.00 F.T.E.</b>	
<b>STAFF LEVEL MAINTAINED:</b>	<b>20.50 F.T.E.</b>	

**MEMBER GOVERNMENTS SERVED DIRECTLY AND ACTIVITIES DURING JANUARY:**

ALEDO – MMRLF Coord.; Transit Mobility/HSTP Planning; 2016 Mercer Co. Events Brochure; Website Support.

ALPHA – HCEDP Participation; Transit Mobility/HSTP Planning.

ANDALUSIA – RICWMA Staffing; MPO Trans. Coord. & LRTP; Riverfront Council; Website Support.

ANDOVER – HCEDP Participation; Transit Mobility/HSTP Planning; USDA Grant Inquiry.

ATKINSON – HCEDP Participation; Transit Mobility/HSTP Planning; Website Support.

BETTENDORF – Air Quality Asst.; Drug/Alcohol Testing Consort.; I-74 Bridge Coord.; IAQC Transit Planner Coord.; Joint Purchasing; QCICNet; Riverfront Council; RLF Loan Admin.; Scott Co. Housing Council; Solid Waste Coord.; Trail Coord. and Trails Counting; REAP Plan Update; Park/Rec Plan Update; MPO Trans. Coord. & LRTP.

BLUE GRASS – Reg. 9 Transp. Coord.; Solid Waste Coord.; Website Support.

BUFFALO – Riverfront Council; Solid Waste Coord.; Trail Planning; IDPH Nutrition Grant.

CAMBRIDGE – HCEDP Participation; Transit Mobility/HSTP Planning; Census Mapping Assistance.

CARBON CLIFF – Joint Purchasing; RICWMA Staffing; MPO Trans. Coord. & LRTP; Trail Planning.

COAL VALLEY – Joint Purchasing; MUNICES Coord.; RICWMA Staffing; Floodplain.

COLONA – Joint Purchasing; Floodplain.

CORDOVA – RICWMA Staffing; Riverfront Council; Website Support.

DAVENPORT – Air Quality Asst.; IAQC Transit Planner Coord.; Joint Purch.; QCICNet; Riverfront Cncl.; RLF Loan Admin.; Scott Co. Housing Cncl.; Solid Waste Coord.; Dav. Schools Haz. Mit. Plan; Trails Planning; PICH-Safe Routes to Schools Planning; MPO Trans. Coord. & LRTP Projects Coord.; Floodplain Grants. Asst.; Transportation Planning Orientation.

EAST MOLINE – Air Quality Asst.; E9-1-1 Coord.; IL QC Intergov. Comm.; Joint Purchasing; MUNICES Coord.; QCICNet; RICWMA Staffing; Riverfront Council; RLF Admin.; RMS Coord.; Interop. Proj.; MPO Trans. Coord. & LRTP; Trail Planning; Zoning Ordinance; Floodplain.

ELDRIDGE – Drug & Alcohol Consort.; Solid Waste Coord.; Website Support; Trails Planning & Research; MPO LRTP Projects Coord.

GALVA – HCEDP Participation; Transit Mobility/HSTP Planning.

GENESEO – HCEDP Part.; Transit Mobility/HSTP Planning; Grants Inquiries; Trail Planning; Mapping Assistance.

HAMPTON – MUNICES Coord.; RICWMA Staffing; Riverfront Council.

HENRY COUNTY – HCEDP Participation & FTA 5311 Compliance Review; Joint Purchasing; Transit Mobility/HSTP Planning; Trail Coord.; Legislative Priorities Asst.; USDA Grant; Floodplain Coord.; Graphics Asst.; MPO Trans. Coord. & LRTP Projects Coord.

HILLSDALE – Transit Mobility/HSTP Planning; Floodplain.

KEWANEE – Transit Mobility/HSTP Planning.

LECLAIRE – Joint Purchasing; Riverfront Council; Solid Waste Coord.; MPO Trans. Coord. & LRTP; Trails Planning; Comprehensive Plan.

LONG GROVE – Reg. 9 Trans. Coord.; Solid Waste Coord.; Website Support.

MACAUSLAND – Reg. 9 Trans. Coord.; Solid Waste Coord.; Grant Assistance.

MILAN – E9-1-1 Coord.; IL QC Intergov. Comm.; Joint Purchasing; MUNICES Coord.; QCICNet; RICWMA Staffing; MPO Trans. Coord. & LRTP; RLF Admin.; RMS Coord.; Interoperability Project; Cons. Dispatch Study Asst.; Economic Development Profile; Trails Planning Inquiry.

MOLINE – Air Quality Asst.; E9-1-1 Coord.; Joint Purch.; I-74 Bridge Coord.; IL QC Intergov. Comm.; MUNICES Coord.; QCICNet; RICWMA Staffing; Riverfront Cncl.; RLF Adm.; RMS Coord.; Trails Coord.; MPO Trans. Coord. & LRTP; PICH-Safe Routes to Schools Planning; Interop. Proj.

MUSCATINE CITY – Air Quality Asst.; Joint Purch.; Reg. 9 Transportation Coord., Including Freight; MMRLF Coord.; Solid Waste Coord. & Plan Update; Trail Planning/ADT Coord.; Trails Use Count; Population Projections Asst.; Riverfront Planning.

MUSCATINE COUNTY – Air Quality Asst.; Joint Purchasing; Reg. 9 Coord, LRTP; Solid Waste Coord. & Plan Update; Trails Planning/ADT Coord.; Transit Mobility Coord.; Haz. Mit. Plan; MMRLF Coord.

NEW BOSTON – Transit Mobility Coord./HSTP Planning; 2016 Mercer Co. Events Brochure.

OAK GROVE – E9-1-1 Coord.

ORION – HCEDP Participation; Website Support; Transit Mobility/HSTP Planning.

PORT BYRON – RICWMA Staffing; MPO Trans. Coord. & LRTP; Riverfront Council; Passenger Ferry Funding Inquiry.

PRINCETON – Riverfront Council; Solid Waste Coord.; MPO Trans. Coord. & LRTP; Trail Planning.

RAPIDS CITY – RICWMA Staffing; Riverfront Council.

RIVERDALE – Riverfront Council; Solid Waste Coord.; Trails Coord; Website Support.

ROCK ISLAND CITY – Air Quality Asst.; E9-1-1 Coord.; IL QC Intergov. Comm.; Joint Purch.; MUNICES Coord.; QCICNet; Riverfront Cncl.; RICWMA Stfg.; RLF Loan Admin.; RMS Coord.; Interop. Proj.; PICH-Safe Routes to Schools Planning; Trails Coordination; MPO Trans. Coord. & LRTP Projects Coord.

ROCK ISLAND COUNTY – Air Quality Asst.; E9-1-1 Coord.; IL QC Intergov. Comm.; Joint Purchasing; LEPC Committee; MUNICES Coord.; QCICNet; RICWMA Stfg. & Website Support; RMS Coord.; Trail Coord.; Transit Mobility/HSTP Planning; Passenger Rail; Floodplain Coord. Efforts; Haz. Mit. Planning Coord.; QC Health Initiative, Safe Routes to Schools Planning; Highway Safety Planning; Road Improvements Study Asst.; MPO Trans. Coord. & LRTP Projects Coord.; Homeland Security Grant.

SCOTT COUNTY – Financial Mgmt – Scott Co. KIDS and Scott Co. Hsg. Cncl.; Scott Co. Kids Community Plan; Air Quality Coord.; I-74 Bridge Coord.; Joint Purch.; QCICNet, Reg. 9 Transportation Coord. & MPO LRTP; Transportation Planning Orientation; RLF Admin.; Solid Waste Coord. and Plan Update; Trail Planning/ADT Coord.; REAP Plan Update; Transit Mobility/HSTP Planning; Interop. Project; QC Health Initiative Safe Routes to Schools Planning; Countywide IT Survey.

SHERRARD – Joint Purchasing; Transit Mobility/HSTP Planning; 2016 Mercer Co. Events Brochure; Website Support.

SILVIS – E9-1-1 Coord.; IL Intergov. Comm. Coord.; Joint Purch.; MUNICES Coord.; QCICNet; RICWMA Stfg.; RMS Coord.; Trails Plan.; TAP Project Dev. Process; RLF Loan Admin.; Voting Wards Map; Census Mapping Assistance.

VIOLA – Transit Mobility/HSTP Planning; Zoning Map Update; 2016 Mercer Co. Events Brochure.

WALCOTT – Reg. 9 Transportation Coord.; RLF Admin.; Solid Waste Coord.; Trail Coord; Zoning Map Update.

WEST LIBERTY – Air Qual. Coord.; Reg. 9 Transportation Coord.; Trails Plan/ADT Coord. Solid Waste Coord. & SWAP Grant Asst.; Musc. Co. Haz Mit Plan; MMRLF; Comprehensive Plan Proposal; SWAP Grant.

WILTON – Air Qual. Coord.; Reg. 9 Transp. Coord. & TAP Project Management Process; Solid Waste Coord.; Muscatine Co. Haz Mit Plan; MMRLF.

WINDSOR – Transit Mobility/HSTP Planning; CDAP Grant Application; 2016 Mercer Co. Events Brochure.

WOODHULL – HCEDP Participation; Transit Mobility/HSTP Planning.

## **Bi-State Report – January**

**COMMUNITY/ECONOMIC DEVELOPMENT:** Prepared five-year update of regional Comprehensive Economic Development Strategy (CEDS). Conducted cost-of-living survey. Provided information to Henry County Economic Development Partnership (HCEDP) staff & board. Continued administration of United States Department of Agriculture Rural Jobs and Innovation Challenge Grant Program on behalf of multiple member governments in Henry, Mercer, and Rock Island Counties. Monitored scheduling for Enterprise Zone application, December 2016. Attended IA RELAT meetings. Attended Iowa Regional Council meeting. Assisted members with legislative priorities. Communicated with Mercer and Muscatine Counties' economic development officials to discuss development efforts and strategies. Hosted APA webinar on planning data/technology issues.

### **DATA/GRAPHICS/MAPPING/ON-LINE SERVICES**

**Data Center:** Staff responded to 8 data and map requests in January 2016 including 2 from local governments, 1 from a business, and 5 from non-profits. The data section of the Bi-State website had 27 page views. The data warehouse site ([www.greaterqcregion.org](http://www.greaterqcregion.org)) had 393 visits and 515 page views. Staff continued to gather data for the LeClaire Comprehensive Plan Update and the 2016 Comprehensive Economic Development Strategy (CEDS) Report.

**Graphics/GIS/Mapping:** 2045 Quad Cities Long Range Transportation Plan coordination, data, and GIS/mapping; Be Healthy QC (PICH) Grant – Trails Website; QC Street Map (Folded & Wall Versions) Distribution; QC Urban Travel Model Data and GIS Assistance; Title VI Mapping; Update/Maintain GIS Data for Street Centerlines, Traffic Counts, MPA Boundary, Federal Functional Class Routes, Urban Areas, Corporate Limits, Landmarks, Rail, Trails, and other layers.

**www.bistateonline.org:** Total pages viewed for January 2016 was 2,419 and top pages viewed included: Home Page (866); Joint Purchasing Program & Bids (119); QC Metro Area Long Range Transportation Plan (104); Search (104); Our Staff (98); Documents (70); Who We Are (51); and Contact Us (45).

**ENVIRONMENTAL, RECREATION, RIVERFRONT SERVICES:** Responded to inquiries & assisted with trail/recreation project funding assistance/grants and trail use counting. Prepared Iowa Region Solid Waste Plan update and held public hearing. Served Rock Island County Waste Management Agency (RICWMA) with coordination of meetings, oversight, and management of waste disposal and recycling programs, including drop-off recycling program RFP development/release; reporting; and overall agency administration. Participated in Earth Week Coalition focus group and Xstream clean-up coordination. Responded to RICWMA telephone inquiries from general public & media concerning solid waste and recycling issues. Continued coordination of issues related to Bi-State Region Clean Air Partnership and strategies for emission reduction. Continued multi-jurisdictional hazard mitigation planning. Attended River Action meetings. Organized and held bi-monthly meeting of Quad City Riverfront Council.

**INTERGOVERNMENTAL FORUMS AND REGIONAL SERVICES:** Continued assistance to the Joint Purchasing Council (JPC). Worked on the following bids: food service supplies, janitorial supplies, turf chemicals, can liners, and paper. Staffed Quad Cities Area intergovernmental forums and meetings of area recreation directors, managers, administrators, and chief elected officials. Continued coordination and planning for the awarded Department of Justice interoperability grant. Assisted with Rock Island Arsenal issues.

**REVOLVING LOAN FUND (RLF):** Administered Bi-State RLF Program: Prepared meeting cancellation and financial summary report. Provided information to potential applicants. Continued receiving job creation information from active companies. Administered Mercer/Muscatine RLF Program (MMRLF): Prepared financial summary report. Provided information to potential applicants. Worked with Aledo, Muscatine City and County, West Liberty, and Wilton to identify potential projects for gap financing.

**TRANSPORTATION PLANNING, PROGRAMMING AND PROJECT DEVELOPMENT:** Attended related meetings, presented information, and continued staff coordination of river crossing issues. Updated QC bridge restrictions notice for CY16. Completed travel model analysis and full draft 2045 Quad Cities Long Range Transportation Plan (LRTP). Gave presentations on the LRTP draft. Held Iowa interdisciplinary traffic safety meeting. Prepared monthly reports of federal transportation programs and coordinated related funding/reporting. Monitored air quality emission issues and exceedances. Continued "Make Air Quality Visible" strategic plan implementation. Worked on connections of American Discovery Trail (ADT)/Grand Illinois Trail and Mississippi River Trail and attended related meetings (GOAT, Bike Share, Iowa Bicycle Summit), as well as other trail planning and grant assistance. Facilitated issues related to Bi-State Regional Trails Committee. Participated in Partnership in Community Health (PICH) grant facilitation. Coordinated Bi-State Drug and Alcohol Testing Consortium and continued random testing program. Monitored MPO and Iowa Region 9 FY16 Transportation Planning Work Programs. Monitored MPO & Region 9 FFY16-19 Transportation Improvement Programs (TIP) including facilitating TIP revisions and maintenance of data entry in Iowa TPMS as part of transportation improvement programming. Administered IAQC and Illinois Region 2 transit coordinator positions. Continued efforts to implement FTA 5339 grant process. Monitored status of implementation of passenger rail service to Chicago. Attended area Air Service meeting. Participated in webinars, workshops, and conferences on various transportation topics.



**MUSCATINE CITY COUNCIL  
IN-DEPTH MEETING  
THURSDAY, NOVEMBER 12, 2015 – 7:00 P.M.  
CITY HALL COUNCIL CHAMBERS**

**AGENDA**

1. Call to Order/Roll Call
2. Tax Increment Financing Request for Proposed Harrison Street Lofts
3. Proposed Housing Development Using Section 8 Project-Based Vouchers
4. Tax Increment Financing Request for Proposed Muscatine Pointe Development
5. WPCP Receiving Station Update
6. Police Department Presentation on Major or Violent Crime Statistics
7. Review of Building Permit Fees
8. Comments
9. Adjournment



**Miller-Valentine Group**  
9349 WaterStone Blvd.  
Cincinnati, OH 45249  
513-774-8400  
513-683-6165 Fax

November 10, 2015

The City of Muscatine  
City Council  
215 Sycamore St.  
Muscatine, IA 52761

Re: Harrison Street Lofts – Request for Project Based Section 8 Vouchers

Council Members,

In addition to the request already made, MVG would also like you to consider providing project based vouchers for the proposed development. A commitment to provide voucher for 25% of the units would dramatically benefit the project. The proposed development will target low to moderate income residents of Muscatine. Locating up to 15 of your vouchers in this proposal will assure your voucher users have access to a high quality affordable housing option.

Thanks again for your time and considerations.

Sincerely,

MV Residential Development

*Pete Schwiegeraht*

Pete Schwiegeraht  
Developer



**Miller-Valentine Group**  
9349 WaterStone Blvd.  
Cincinnati, OH 45249  
513-774-8400  
513-683-6165 Fax

November 6, 2015

The City of Muscatine  
City Council  
215 Sycamore St.  
Muscatine, IA 52761

Re: Harrison Street Lofts – Request for Support and Local Incentives

Council Members,

I would like to take this opportunity to introduce you to our proposed development, Harrison Street Lofts.

This proposal includes the development of a 54 unit +/- work force housing community. It will contain a mix of 1 bedroom (700 SF+/-), 2 bedroom (850 SF+/-), and 4 bedroom (1,200SF +/-) units. All units will have the full spectrum of amenities including; in-unit laundry, dishwashers, central air, energy efficient design, and open floor plans. Other community amenities will include on-site management, a community room, business center, theater, fitness center, and outdoor recreation space. The development will be GREEN in design and is 100% accessible. The development will total more than \$9,000,000 in development cost and provide quality affordable housing for working families in Muscatine.

This proposal will be submitted for Rental Housing Tax Credit funding through the Iowa Finance Authority. These tax credits will act as the primary funding source for the project. This is a competitive process and proposals that have local support and incentives receive higher scores and ultimately are awarded financing.

Therefore, we are requesting that Muscatine City Council provide support and economic incentives to assist with our application. In order to achieve full local incentive scoring, we need commitments totaling 7% of total development cost. This would require a 10 year tax incentive at 100%. Enclosed are some preliminary plans that identify the site and design that will be utilized in our application. Additionally, we have provided calculations showing how the requested incentive achieves the scoring goals.

I look forward to presenting our proposal at the November 12<sup>nd</sup> council meeting. Please feel free to contact me with any questions at 513-259-7657. Thanks in advance for all your time and considerations.

Sincerely,

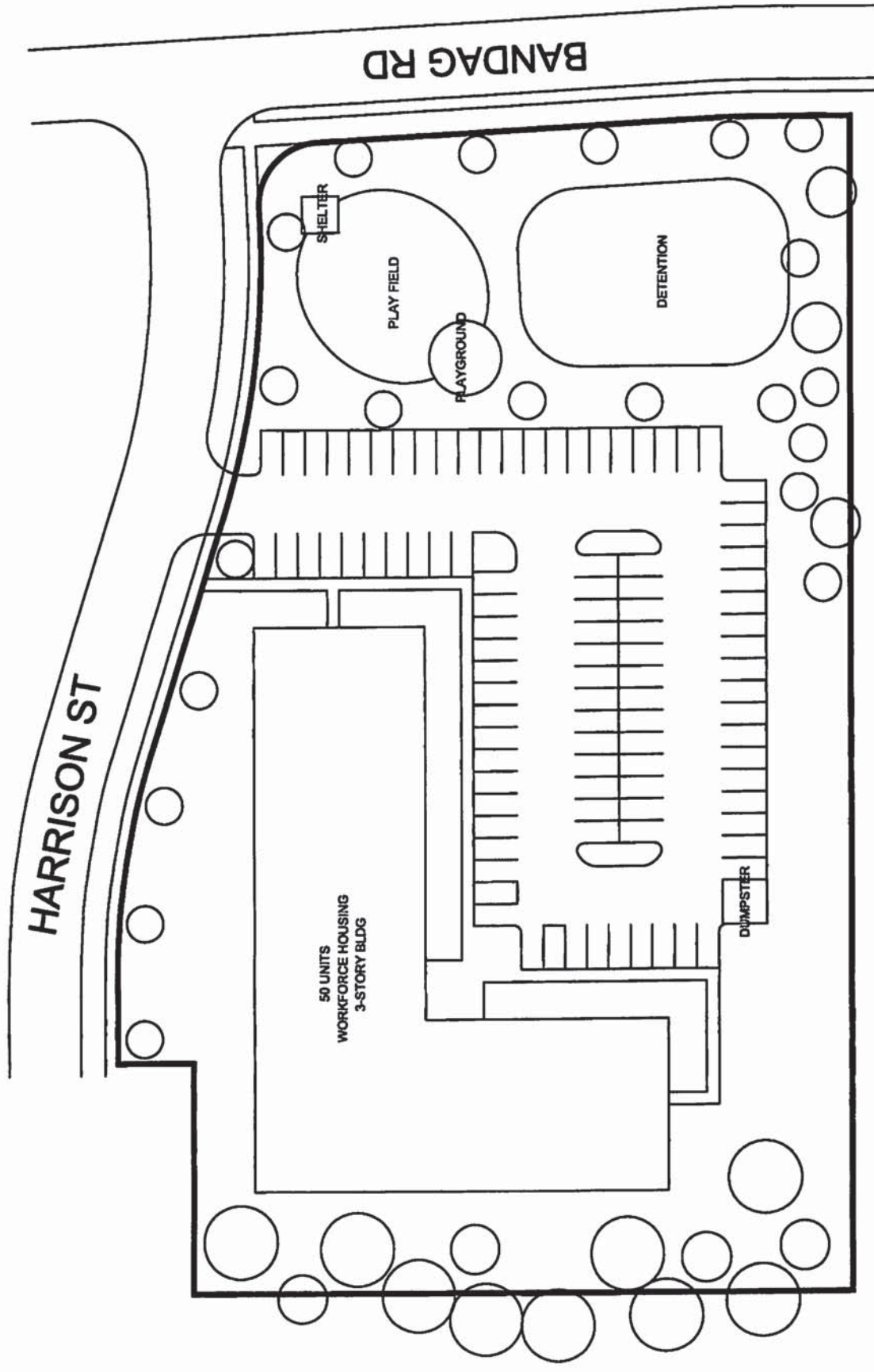
MV Residential Development

*Pete Schwiegeraht*

Pete Schwiegeraht  
Developer

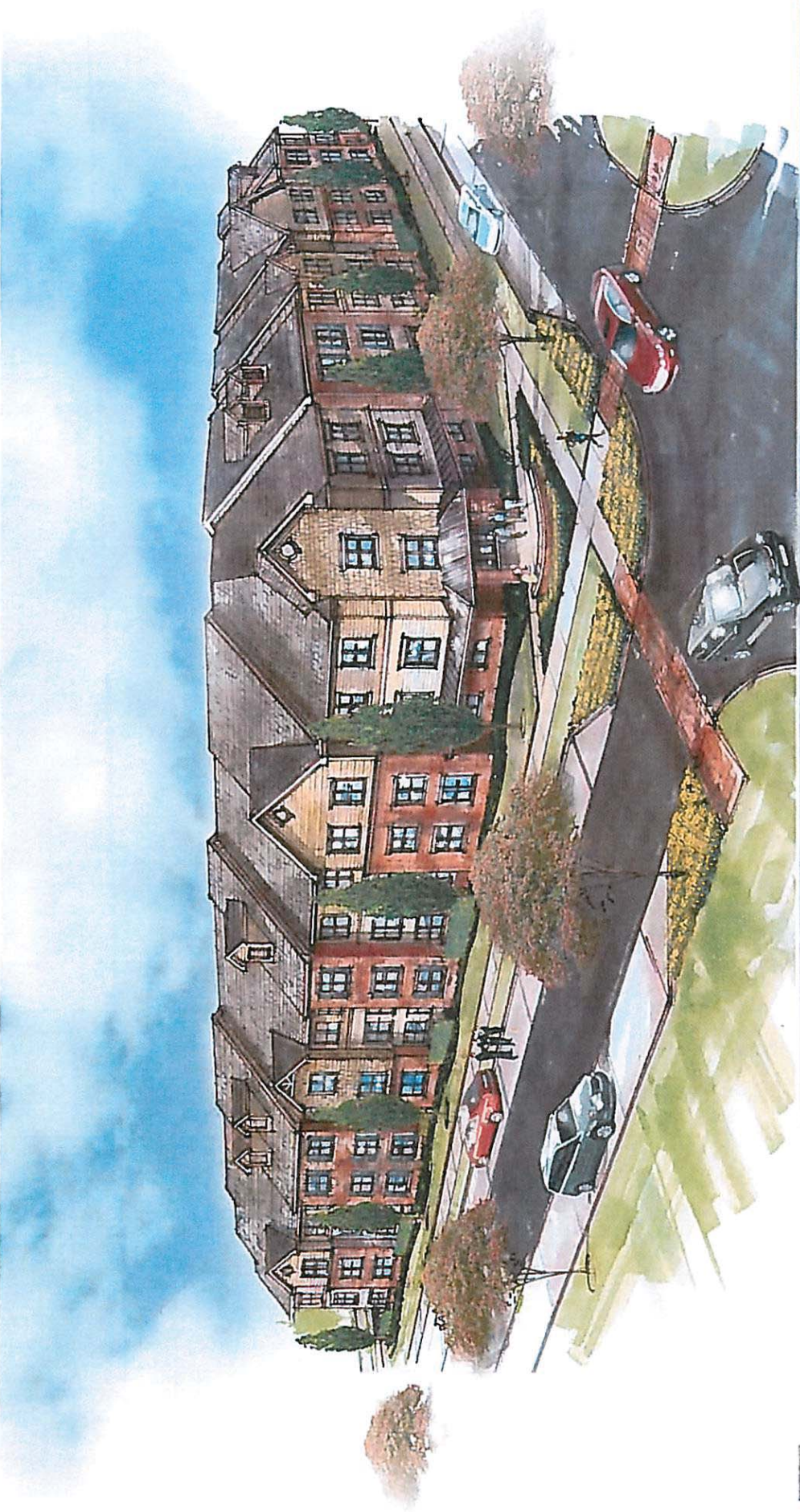
**total**  
real estate  
**solutions**  
www.mvg.com





**HARRISON STREET LOFTS**  
MUSCATINE, IOWA



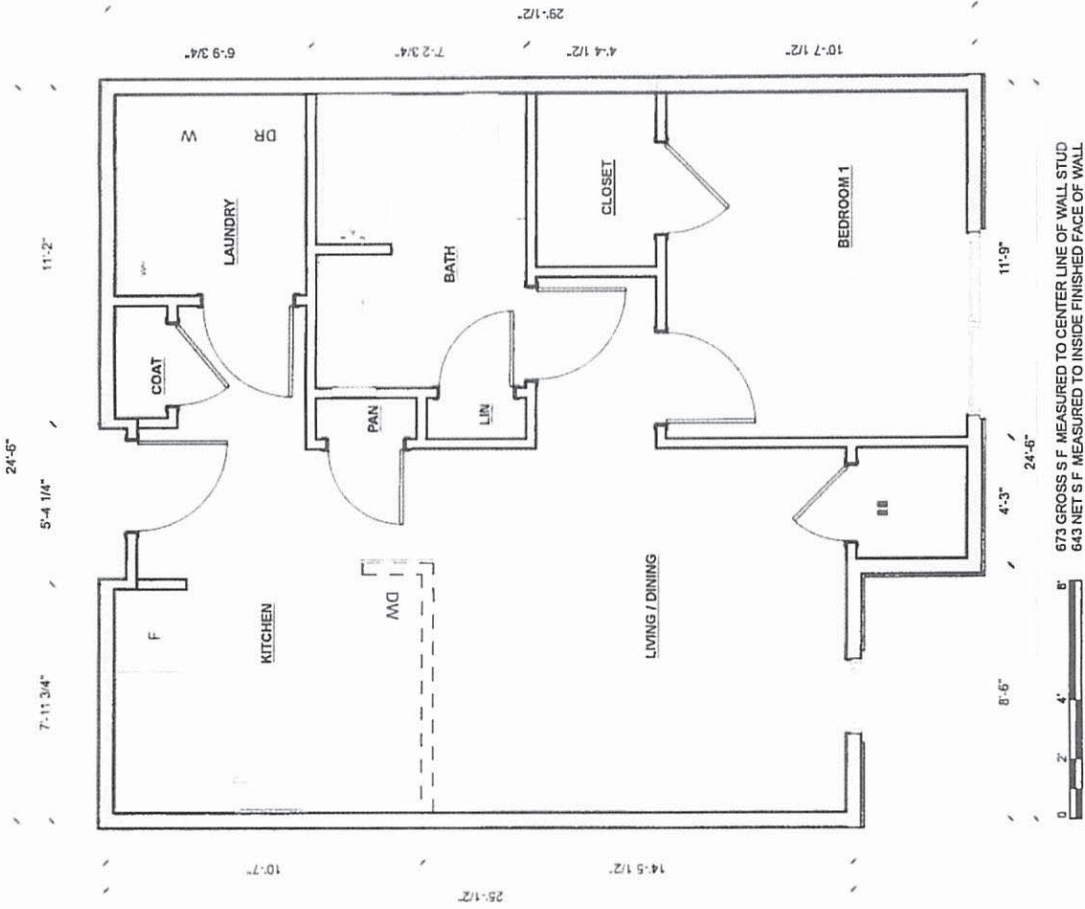


VISIONS

Miller  
Valentine  
Group

total real estate  
solutions

# UNITED SENIOR RESIDENCE

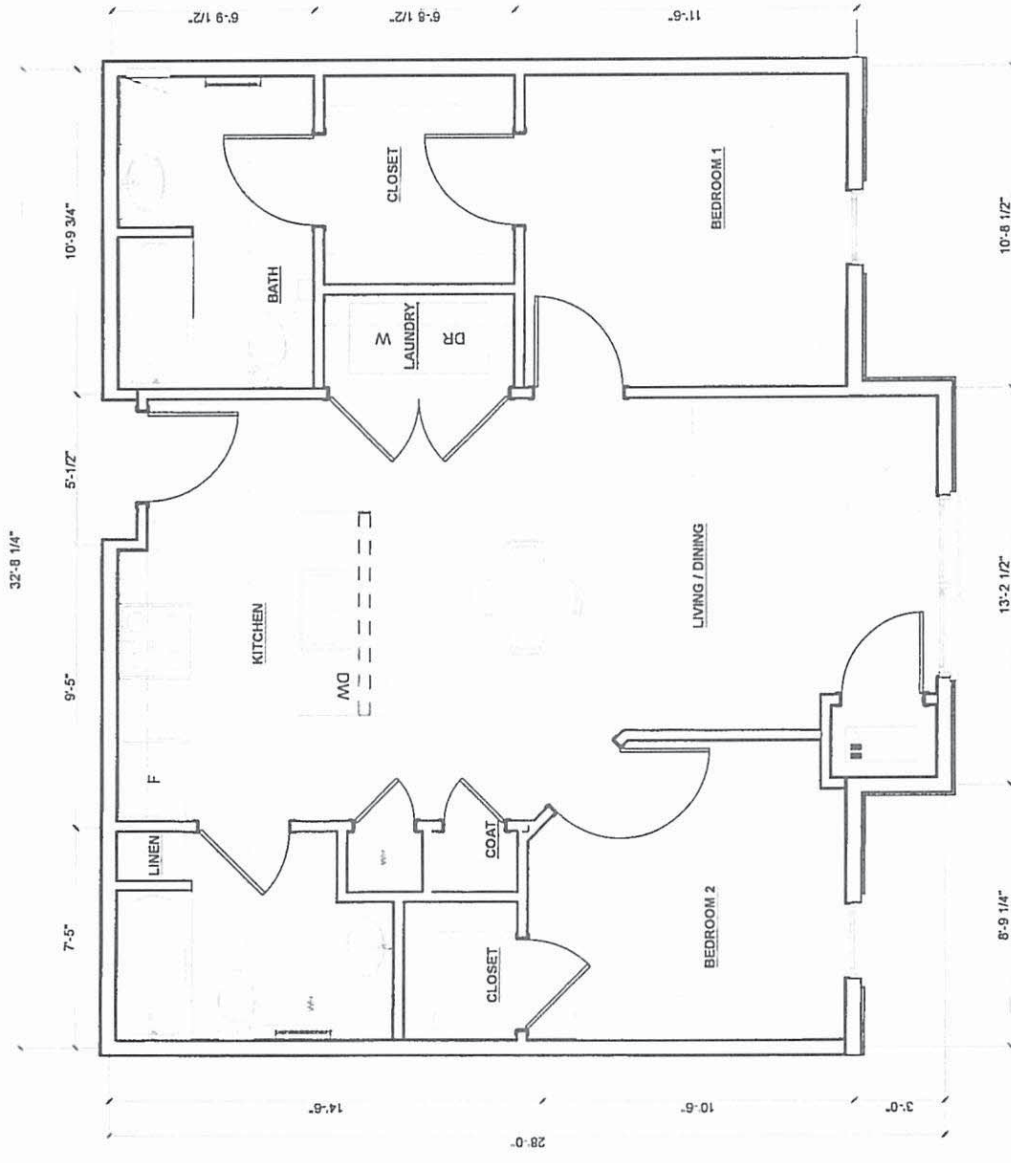


# 1 ENLARGED 1 BED/1 BATH UNIT FLOOR PLAN

OWNER  
MV AFFORDABLE HOUSING, LLC  
6042 WATERLOO BOULEVARD  
NEWTON, MA 02459  
P 513.774.6400  
F 513.683.8155  
WWW.MVH.COM

LOFTS AT NEWTON  
WEST 3RD STREET NORTH  
NEWTON, MA 02459  
CDBG APPLICATION  
CDBG# 2014-000001 - 000002, INC.





852 GROSS S.F. MEASURED TO CENTER LINE OF WALL STUD  
 818 NET S.F. MEASURED TO INSIDE FINISHED FACE OF WALL

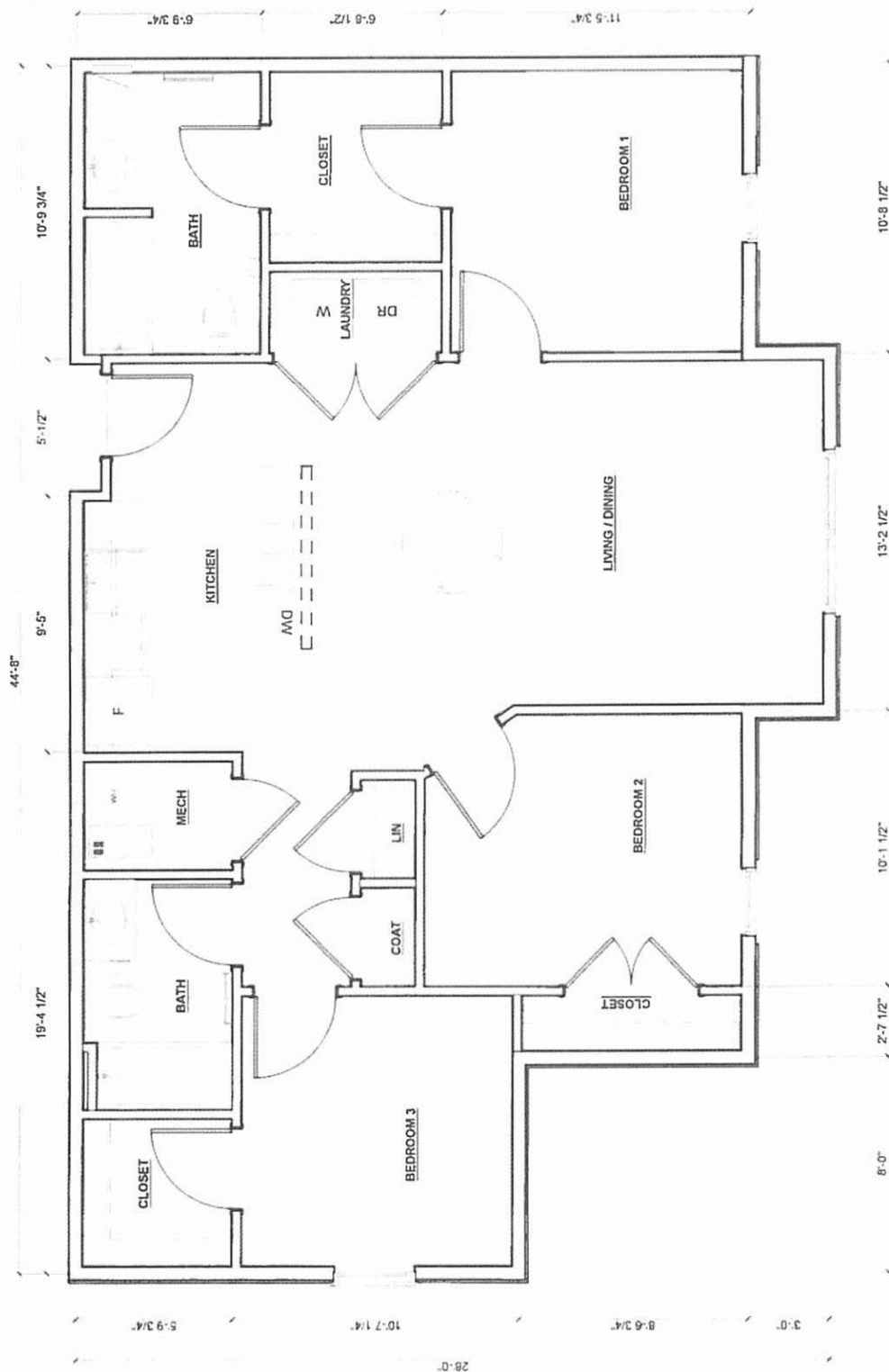


# 1 ENLARGED 2 BED/2 BATH UNIT FLOOR PLAN

SCALE 1/4" = 1'-0"

**MY AFFORDABLE HOUSING, LLC**  
 8341 WATERSTONE BOULEVARD  
 SUITE 200  
 NEWTON, MA 02459  
 P 913.774.6420  
 F 913.623.6100  
 WWW.MYHO.COM

**LOFTS AT NEWTON**  
 WEST THIRD STREET NORTH  
 NEWTON, MA 02459  
**CDBG APPLICATION**  
 Copyright 2014 by My Affordable Housing, LLC



1082 GROSS S.F. MEASURED TO CENTER LINE OF WALL STUD  
1042 NET S.F. MEASURED TO INSIDE FINISHED FACE OF WALL



# 1 ENLARGED 3 BED/2 BATH UNIT FLOOR PLAN

SCALE 1/4" = 1'-0"

OWNER  
MV AFFORDABLE HOUSING, LLC  
804 WATERSTONE BOULEVARD  
NEWTON, MA 02459  
P 617 553 1740  
F 617 553 1103  
WWW.MVH.COM



LOFTSAT NEWTON  
WEST 3RD STREET NORTH  
NEWTON, MA 02459  
CDBG APPLICATION  
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**MUSCATINE LOFTS**  
**SOURCE AND USE OF FUNDS**

Category	Description	Total	% of Total Sources	Rate	Term (Months)	Amortization	Monthly Debt Service	Annual Debt Service
	Limited Partner- Low Income Housing Tax Credit Equity	7,098,944	78.71%					
	Perm	1,350,000	14.97%	5.75%	204	420	7,472	89,687
	Deferred Developer Fee	169,903	1.88%	0.00%	144	144	1,180	
	Workforce Housing Credit	175,000	1.94%	0.00%	360	360	488	
	NeighborWorks America	100,000	1.11%	0.00%	360	360	278	
	Owner Contribution	125,000	1.39%	0.00%	360	360	347	
	<b>Total Sources</b>	<b>9,018,849</b>	<b>100.00%</b>					

		Per Unit	Acquisition Basis	Low Income Eligible Const/Rehab Basis	Historic Qualified Rehab Expenditures	Site Improvements	Personal Property	Funded Expense	Non-Eligible Basis	Other
Other	<b>Acquisition Costs</b>									
	Land	300,000	8,000	-	-	-	-	-	-	300,000
	<b>Construction Costs</b>									
LI Only	Residential Structures (includes permits)	4,475,000	89,500	-	4,475,000	-	-	-	-	-
LI Only	Non - Residential Structures	-	-	-	-	-	-	-	-	-
Site Improvement	On-Site Improvements	925,000	18,500	-	925,000	925,000	-	-	-	-
Personal Property	Personal Property (Common Area Furnishings)	6,709,800	-	-	-	-	-	-	-	-
LI Only	Construction Contingency	319,500	6,390	-	319,500	-	-	-	-	-
LI Only	General Requirements	268,300	5,366	-	268,300	-	-	-	-	-
LI Only	Builder Profit	268,300	5,366	-	268,300	-	-	-	-	-
LI Only	Builder Overhead	134,100	2,682	-	134,100	-	-	-	-	-
LI Only	Bonds	59,000	1,180	-	59,000	-	-	-	-	-
LI Only	Water / Sewer / Impact Fees	25,000	500	-	25,000	-	-	-	-	-
LI Only	Builder's Risk Insurance	20,000	400	-	20,000	-	-	-	-	-
	<b>Transaction Costs</b>									
LI Only	Architectural Fees	200,000	4,000	-	200,000	-	-	-	-	-
LI Only	Engineering Fees	60,400	1,208	-	60,400	-	-	-	-	-
LI Only	Third Party Studies (Enviro / Historic) / Survey	54,373	1,087	-	54,373	-	-	-	-	-
LI Only	Taxes During Construction	10,000	200	-	10,000	-	-	-	-	-
LI Only	Soft Cost Contingency	35,000	700	-	35,000	-	-	-	-	-
LI Only	Cost Certification / Audit	20,000	400	-	20,000	-	-	-	-	-
LI Only	Legal - Basis	30,000	600	-	30,000	-	-	-	-	-
Funded	Legal - Non-Basis	30,000	600	-	-	-	-	30,000	-	-
Funded	Tax Credit Fees - Reservation	72,445	1,449	-	-	-	-	72,445	-	-
Funded	Tax Credit Fees - 8809 Application	7,245	145	-	-	-	-	7,245	-	-
Funded	Tax Credit Fees - Application	2,200	44	-	-	-	-	2,200	-	-
Funded	Tax Credit Fees - Construction Monitoring	2,000	40	-	-	-	-	2,000	-	-
Funded	Tax Credit Fees - Compliance	1,250	25	-	-	-	-	1,250	-	-
LI Only	Tax Credit Fees - Market Study	4,500	90	-	4,500	-	-	-	-	-
LI Only	Market Study	5,000	100	-	5,000	-	-	-	-	-
LI Only	Appraisal	10,000	200	-	10,000	-	-	-	-	-
Other	IEDA Compliance	1,244	25	-	-	-	-	-	-	1,244
LI Only	Predevelopment Loan Interest	24,641	493	-	24,641	-	-	-	-	-
	<b>Financing Costs</b>									
Other	Perm loan orig fee	13,500	270	-	-	-	-	-	-	13,500
Other	Perm loan orig fee - IFA	0	0	-	-	-	-	-	-	0
LI Only	Construction loan orig fee	70,950	1,419	-	70,950	-	-	-	-	-
LI Only	Construction loan orig fee - IFA	0	0	-	-	-	-	-	-	-
Other	Title & Recording - Construction & Perm	30,000	600	-	-	-	-	-	-	30,000
LI Only	Construction Monitoring	20,000	400	-	20,000	-	-	-	-	-
Other	Operating Reserve	121,745	2,435	-	-	-	-	-	-	121,745
Funded	Construction Interest	234,358	4,687	-	164,049	-	-	70,307	-	-
	<b>Other Costs</b>									
LI Only	New Construction/Rehab - Developer Fee	1,013,800	20,278	-	1,013,800	-	-	-	-	-
Other	Rent Up	40,000	800	-	-	-	-	-	-	40,000
Other	Marketing	25,000	500	-	-	-	-	-	-	25,000
Other	Syndication Fee	35,000	700	-	-	-	-	-	-	35,000
LI Only	Clubhouse Furnishings	50,000	1,000	-	50,000	-	-	-	-	-
	<b>Total Uses</b>	<b>9,018,849</b>	<b>180,377</b>	<b>-</b>	<b>8,266,913</b>	<b>925,000</b>	<b>-</b>	<b>185,447</b>	<b>-</b>	<b>569,489</b>



**MUSCATINE LOFTS**  
**PROJECTED CASH FLOW - NOI**

Year	Gross Affordable Rental Income	Gross Market Rental Income	Gross Commercial Income	Net Other Income	Vacancy	Effective Gross Rental Income	Operating Expenses	Property Management Fee	Real Estate Taxes	Non-Trended Expenses	Total Expenses	Net Operating Income	Replacement Reserves	Total Construction Debt Service	Total Permanent Debt Service	IFA HOME D/S	Cash Flow	DSC
2018	191,651	29,240	-	3,218	(14,878)	209,231	(132,292)	(14,646)	(19,704)	-	(166,642)	42,589	(11,533)	(54,188)	(0)	-	(23,132)	0.57
2019	338,288	43,890	-	5,589	(25,888)	361,780	(158,750)	(25,325)	(60,988)	60,988	(184,975)	177,706	(20,600)	(0)	(89,667)	-	67,439	1.75
2020	344,076	44,736	-	5,692	(26,385)	369,018	(163,513)	(25,831)	(61,511)	61,511	(189,344)	179,675	(21,218)	-	(89,667)	-	68,790	1.77
2021	351,876	45,636	-	5,805	(26,913)	376,404	(168,418)	(26,348)	(62,026)	62,026	(194,766)	181,638	(21,855)	-	(89,667)	-	70,116	1.78
2022	358,914	46,549	-	5,922	(27,451)	383,932	(173,470)	(27,413)	(63,018)	63,018	(205,087)	185,524	(22,510)	-	(89,667)	-	71,409	1.80
2023	366,092	47,480	-	6,040	(28,000)	391,511	(178,575)	(27,961)	(63,494)	63,494	(211,996)	187,447	(23,861)	-	(89,667)	-	72,671	1.81
2024	373,414	48,429	-	6,161	(28,560)	399,443	(184,035)	(28,520)	(63,957)	63,957	(218,076)	189,356	(24,597)	-	(89,667)	-	73,899	1.82
2025	380,882	49,398	-	6,284	(29,132)	407,432	(189,556)	(29,091)	(64,405)	64,405	(224,333)	191,248	(25,335)	-	(89,667)	-	75,091	1.84
2026	388,500	50,386	-	6,410	(29,714)	415,581	(195,242)	(29,672)	(64,837)	64,837	(230,772)	193,120	(26,095)	-	(89,667)	-	76,245	1.85
2027	396,270	51,394	-	6,538	(30,309)	423,892	(201,100)	(30,266)	(65,252)	65,252	(237,399)	194,972	(26,878)	-	(89,667)	-	77,358	1.86
2028	404,195	52,421	-	6,669	(30,915)	432,370	(207,133)	(30,871)	(65,648)	-	(239,866)	196,866	(27,605)	-	(89,667)	-	78,426	1.87
2029	412,273	53,470	-	6,802	(31,533)	441,018	(213,347)	(31,489)	(66,026)	-	(242,840)	198,775	(28,371)	-	(89,667)	-	79,459	1.88
2030	420,524	54,539	-	6,938	(32,164)	449,838	(219,747)	(32,118)	(66,392)	-	(245,840)	200,700	(29,151)	-	(89,667)	-	80,459	1.89
2031	428,935	55,630	-	7,077	(32,807)	458,835	(226,340)	(32,761)	(66,717)	-	(248,840)	202,640	(30,000)	-	(89,667)	-	81,426	1.90
2032	437,514	56,743	-	7,218	(33,453)	468,011	(233,130)	(33,416)	(67,029)	-	(251,840)	204,590	(30,850)	-	(89,667)	-	82,359	1.91
2033	446,264	57,877	-	7,363	(34,132)	477,372	(240,124)	(34,151)	(67,329)	-	(254,840)	206,540	(31,699)	-	(89,667)	-	83,269	1.92
Total	6,040,491	787,788	-	99,715	(462,224)	6,485,770	(3,084,859)	(432,604)	(963,522)	632,014	(3,888,981)	2,576,790	(394,671)	(54,188)	(1,345,007)	-	782,924	

Year	Cash Flow	Asset Management Fee	Withdrawal from Operating Reserves	Cash Flow	Total Soft Debt Service	Cash Flow	Cash Flow	Deferred Developer Fee	Cash Flow	Incentive Mgmt Fee	Fee I	Fee II	Fee IV	Cash Flow	Limited Partner Cash Flow	Cash Flow	General Partner Cash Flow	State Investor Cash Flow
2017	(0)	-	-	(0)	-	(0)	(0)	-	(0)	-	-	-	-	(0)	(0)	(0)	(0)	-
2018	(23,132)	-	-	(23,132)	-	(23,132)	(23,132)	23,132	-	-	-	-	-	-	-	-	-	-
2019	67,439	(5,385)	-	62,134	-	62,134	62,134	(62,134)	-	-	-	-	-	-	-	-	-	-
2020	68,790	(5,464)	-	63,326	-	63,326	63,326	(63,326)	-	-	-	-	-	-	-	-	-	-
2021	70,116	(5,628)	-	64,489	-	64,489	64,489	(64,489)	-	-	-	-	-	-	-	-	-	-
2022	71,409	(5,796)	-	65,613	-	65,613	65,613	(65,613)	62,527	-	-	-	-	62,527	6,253	56,274	56,274	-
2023	72,671	(5,970)	-	66,701	-	66,701	66,701	(66,701)	63,957	-	-	-	-	63,957	6,701	57,256	57,256	-
2024	73,899	(6,149)	-	67,750	-	67,750	67,750	(67,750)	64,837	-	-	-	-	64,837	6,775	58,075	58,075	-
2025	75,091	(6,334)	-	68,758	-	68,758	68,758	(68,758)	65,957	-	-	-	-	65,957	6,876	59,082	59,082	-
2026	76,245	(6,524)	-	69,721	-	69,721	69,721	(69,721)	67,029	-	-	-	-	67,029	6,972	60,757	60,757	-
2027	77,358	(6,720)	-	70,638	-	70,638	70,638	(70,638)	68,151	-	-	-	-	68,151	7,064	61,887	61,887	-
2028	78,426	(6,921)	-	71,505	-	71,505	71,505	(71,505)	69,271	-	-	-	-	69,271	7,150	63,126	63,126	-
2029	79,459	(7,129)	-	72,330	-	72,330	72,330	(72,330)	70,394	-	-	-	-	70,394	7,231	64,459	64,459	-
2030	80,459	(7,343)	-	73,116	-	73,116	73,116	(73,116)	71,511	-	-	-	-	71,511	7,309	65,807	65,807	-
2031	81,426	(7,563)	-	73,863	-	73,863	73,863	(73,863)	72,629	-	-	-	-	72,629	7,384	67,245	67,245	-
2032	82,359	(7,790)	-	74,569	-	74,569	74,569	(74,569)	73,695	-	-	-	-	73,695	7,456	68,790	68,790	-
2033	83,269	(8,024)	-	75,245	-	75,245	75,245	(75,245)	74,766	-	-	-	-	74,766	7,523	69,943	69,943	-
Total	782,924	(98,658)	-	684,266	-	684,266	684,266	(684,266)	(169,903)	514,363	-	-	-	514,363	51,436	462,926	462,926	-

The estimates of income and expenses set forth in this document are based on experience operating similar properties and are provided by the owner. Past performance is not a guarantee of future performance. The owner acknowledges it has made its decision on this project based on its own independent evaluation of the project.

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – November 12, 2015

Mayor Hopkins called the City Council meeting for Thursday, November 12, 2015, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread.

The first item on the agenda was a request for tax increment financing for the proposed Harrison Street Lofts.

Pete Schwiegeraht of Miller-Valentine Group located in Cincinnati, Ohio, stated he would be discussing with City Council a couple of items that will be a great benefit to the project and make it more competitive when looking for financing. He gave a brief overview of the Miller-Valentine Group which has been in business for approximately 55 years and in housing development for approximately 26 years. He stated the Miller-Valentine Group has been doing housing in Iowa for about seven years does both senior and workforce projects. He stated his company always delivers its product.

Mr. Schwiegeraht stated the key step for this proposed project is procuring financing which in Iowa is through the Iowa Finance Authority. He stated the applications in Iowa are very competitive.

Mr. Schwiegeraht stated the proposed location for the Harrison Street Lofts is at Harrison Street and Bandag Road. He stated this location is ideal because it is located near everything, particularly Muscatine Community College. He stated the proposed development will include approximately 50 to 57 one, two, three, and four bedroom units. He listed the amenities to be included as part of the development and then described the layout of the units.

Mr. Schwiegeraht stated the Miller-Valentine Group is applying for financing and that there are two scoring categories where the city can help. He stated the first is local incentives. He stated local incentives are needed that total 7% of the total project cost or roughly \$650,000. Speaking in reference to the availability of the TIF program, he stated his company is requesting a 10 year 100% TIF. He stated this was a difficult request to make but the scenario is very unique. He stated it would allow Miller-Valentine to leverage \$8 million to fund the project. He stated the proposed development would be valuable to the City of Muscatine which currently has limited housing options. He stated rent would be affordable and further stated that a large portion of the residents in Muscatine already meet the wage requirements.

Mr. Schwiegeraht stated the second category for the city's assistance would be through the Housing Commission who has access to housing vouchers. He stated this topic has been discussed with the housing staff and vouchers could be made available. He stated having the vouchers would deliver 35 points to the proposed project and could mean the additional TIF may not be needed.

Councilmember Bynum asked what the rent would be for the proposed development.

Mr. Schwiegeraht stated it is usually about 10% less than market rent. He stated the one bedroom units (700 square feet) would be \$550, the two bedroom units would be \$625 to \$650, the three bedroom units would be \$725 to \$750 and the four bedroom units would be \$800 to \$850. He stated these amounts are approximately \$100 less per month than most housing in that area.

Councilmember Bynum asked if Miller-Valentine built single family homes.

Mr. Schwiegeraht stated his company has built some single family homes.

Councilmember Shihadeh stated that of the 14,000 units Miller-Valentine currently has, how many are voucher.

Mr. Schwiegeraht said approximately 10-20% of all units. He pointed out his company is asking for project-based vouchers. He stated that tax credits are also out there for low to moderate income residents.

Councilmember Natvig asked about the quality of construction.

Mr. Schwiegeraht said the state requires very high standards. He stated the units will be completely energy efficient, will be well insulated, will be fully green buildings, and will be 100% accessible.

Councilmember Natvig asked for an explanation of terms included in the City Council's packet of information.

Mr. Schwiegeraht reviewed the various terms and explained what they meant.

Councilmember Bynum asked about the timeline for the proposed development.

Mr. Schwiegeraht stated the application must be submitted by December 7, 2015. He stated the state would award financing in late April with construction to follow. He stated completion of the proposed development would be in the fall of 2018.

City Administrator Mandsager stated a couple of things need to happen. He stated the Housing Administrator would have to prepare the project-based voucher RFP and City Council would also need to adopt a resolution of support.

Mr. Schwiegeraht stated a resolution of support is no longer a requirement.

Councilmember Spread asked if the city would get more vouchers or just reallocate what we already have.

City Administrator Mandsager stated the city would be able to make up to 30 total vouchers available.

There was further discussion concerning the voucher program.

Councilmember Shihadeh asked how many people are on the voucher program's waiting list.

Housing Administrator Jodi Royal-Goodwin stated there are approximately 150 applicants on the list but tonight's request is for project-based vouchers.

Councilmember Natvig asked if there is anyone who can address the need for this type of housing.

City Administrator Mandsager stated one of the city's goals is to conduct a housing demand study. He stated that historically there has been a need for affordable housing in Muscatine, especially family housing.

Mr. Schwiegeraht stated Miller-Valentine is doing a market study right now and it should be completed by December 3, 2015. He stated that information will be provided to City Council.



Councilmember Fitzgerald asked if this would be the city's first residential TIF.

City Administrator Mandsager stated MCC's housing is the first and is technically designated as a commercial TIF, as would this project.

Mayor Hopkins asked Mr. Schwiegeraht if he was looking for consensus from City Council to move forward on this proposed development.

Mr. Schwiegeraht answered yes. He stated further action would be included as part of the December 3, 2015 City Council agenda.

It was the consensus from City Council to move the project forward.

The next item on the agenda was a presentation on a proposed housing development using Section 8 project-based vouchers.

Joseph Schwenker of Bear Development provided information concerning his company that is located in Kenosha, Wisconsin. He stated he would not go into a lot of detail since Mr. Schwiegeraht's presentation covered most of the same items involved with his request.

Mr. Schwenker stated the proposed development would be located at the corner of Diana Queen Drive and Steamboat Way. He stated funding requests through the Iowa Finance Authority are very competitive. He stated the proposed location is ideal from both real estate and IFA perspectives.

Mr. Schwenker stated his company is also looking for project-based vouchers as well. He stated there is no site plan available but the development will probably contain 40 to 50 units. He stated his company is also looking for tax increment financing.

City Administrator Mandsager stated the area in question is actually a tax abatement area which is five years at 100%.

There was discussion concerning the tax abatement program and the voucher program.

City Administrator Mandsager stated there are 30 project-based vouchers available. He stated the developer the Harrison Street Lofts is requesting 12 to 13 of the vouchers and Mr. Schwenker 9 to 10 of those vouchers.

Councilmember Shihadeh asked him why Muscatine had been selected.

Mr. Schwenker stated the city has a good employee base, is the right size and does have a need for housing.

Councilmember Rehwaldt asked what his company's history was on ownership of its development projects.

Mr. Schwenker stated his company basically owns all of the properties it has developed. He stated tax credits stipulate you must own a property for at least 15 years.

Councilmember Rehwaldt asked what the company's history of ownership is after 18 years.

Mr. Schwenker stated his company has not reached that mark yet; however, because it is a family owned business, it typically wants to hold on to its development projects.

It was the consensus from City Council to move this project forward.

The next item on the agenda was a tax increment financing request for the proposed Muscatine Pointe development.

Drew Snyder and Jeff Elliott of Woodsonia Real Estate located in Omaha, Nebraska, were present to discuss the proposed development project.

Mr. Snyder stated this proposed development project was started approximately two years ago. He stated that Starbucks would like to build a full café in Muscatine and he then explained the process of selecting retailers for a community.

Mr. Snyder stated his company is excited about building in Muscatine. He stated he and Mr. Elliott have worked extensively with the City Administrator and city staff. He also stated that the HON Corporation supports the development proposal.

Mr. Snyder stated that while looking at various sites in the community, he and Mr. Elliott had wondered why this proposed site was not developed and found out there had been several changes of ownership for the property. He stated the plan is to purchase the entire site, raise the site and then construct a two building project.

Mr. Snyder stated the estimated project cost is \$3.5 to \$4 million. He stated the tenants in the first part of the project will be Starbucks, Great Clips and Aspen Dental. He stated the current value of the property is \$300,000 and once development is complete, it could be worth approximately \$2.2 million. He stated part of the proposed TIF would probably be used for the development of the project. He stated that because of the lower rent amounts, the city has been asked to consider TIF funds to offset the project. He stated the TIF amount being requested is \$340,000.

Mr. Snyder stated a letter of support was received from Gary Carlson of the HON Corporation. He also stated that he and Mr. Elliott feel this project could be a great amenity for the community.

Councilmember Rehwaldt asked numerous times what this project could bring to the City of Muscatine that it doesn't already have.

Mr. Snyder stated that the city does not have a free standing Starbucks Café which is one of the biggest draws today in the retail environment. He stated Starbucks would generate more traffic which would be important for the community. Speaking in reference to a new restaurant, he stated the plan is to bring in a restaurant different than what is already here but it has not been identified yet.

Mr. Snyder stated there are three acres that wrap around the credit union that could be developed as part of Phase I of the project.

Councilmember Rehwaldt stated it was his understanding that without TIF funds, the project would not be financially viable.

Mr. Snyder stated he was correct.

Councilmember Shihadeh stated he feels the proposed project would be better located next to the new theater which would be a compliment to that area of town.

Mr. Snyder stated he values Councilmember Shihadeh's comment; however, after evaluating all the sites available in the community, the proposed tenants ultimately chose this site because of the traffic patterns.

Councilmember Natvig stated a comment was made earlier in the presentation that Starbucks is a pull for other businesses and asked why.

Mr. Snyder stated that Starbucks is one of the most fascinating retailers out there today. He talked about the influence Starbucks has had on York, Nebraska, a town of 4,000 people. He stated that store has been very successful and has drawn additional development to the community. He then touched on Mason City, Iowa, and the effect Starbucks has had on that community.

Mr. Snyder stated Starbucks is an excellent retailer and many times national restaurant chains will asked immediately if there is a Starbucks located in the community they are considering.

Councilmember Fitzgerald asked what the percentage of the TIF would be over a 10 year period.

City Administrator Mandsager stated the average is 50% but over a shorter period. Speaking in reference to the proposed restaurant, he stated an agreement was reached for a mechanism to ensure the restaurant will be completed. He stated money from the TIF will be escrowed until the second building is built.

Councilmember Rehwaldt asked if Woodsonia has any other involvement in a community other than a project development and Mr. Snyder answered no.

There was discussion concerning wages for the proposed retailers.

Councilmember Spread asked for information about Aspen Dental.

Mr. Snyder the company is a critical component of this proposed project.

Councilmember Fitzgerald asked what type of dentistry they specialize in.

Mr. Snyder stated they are a major company located on the east coast that specializes in family dentistry. He stated they would recruit locally for employees to run the facility.

Councilmember Fitzgerald asked Mr. Snyder if he meant dentists or managers of the facility, and Mr. Snyder answered both.

Mayor Hopkins asked about the construction of a frontage road.

Mr. Snyder stated it would not be feasible to construct a frontage road.

Mayor Hopkins stated it would be very difficult to go west when leaving the property.

At this point in time Steve Fisher a practicing nurse and husband of Holly Krystek, a dentist/owner of Lifetime Dental, voiced his opposition to Aspen Dental and explained why he was opposed to the firm.



Mr. Fisher is to supply copies of his research into Aspen Dental to City Council, including information on the state's Attorney General's actions.

Dentists Holly Krystek, Nate Olson, and Jerry Johnson also voiced their opposition to the proposed project.

Mr. Snyder stated he feels City Council needs to consider this opportunity for investment in the community. He stated his firm was drawn to the City of Muscatine because this is a great site. He added it is in a blighted area of the community. He pointed out that TIF funds are based solely on the income generated from the property.

Mr. Snyder, speaking in reference to the HON Corporation, stated he would venture to guess they bring in more out-of-town visitors than any company in Muscatine. He stated development of this proposed site would create a clean entrance to the community. He stated Woodsonia is not asking the city to front it any money. If the project is successful there will be revenues generated. If not, there won't be any money.

Mr. Snyder stated that in real estate development, tenants can come and go. He stated his company wants to move this development forward and is asking the City Council to consider approving tax increment financing. Speaking in reference to tenant lineups, he stated it is difficult to say who tenants could be down the road.

Councilmember Rehwaldt stated he was opposed to the proposed development request.

Gary Carlson of HNI stated he is aware of the project. He stated the HON Corporation is interested in the development of that area because it currently looks terrible. He stated HON does not care who develops it. He stated the use of TIF funds is City Council's decision. He stated that historically TIF has been used for projects that create jobs and are for the greater common good of a community. He stated that area needs to be developed. He pointed out that his comment in his communication indicated he was in favor of development of that piece of property; however, the use of TIF funds is a decision the City Council must make.

Councilmember Fitzgerald stated he was undecided and could go either way.

Councilmember Natvig stated he might be able to support the proposed development but would like more time to sort things through.

Councilmember Shihadeh agreed the area being proposed does need to be developed; however, he feels it would be much better to concentrate on the theater area. He stated he could not support the proposed development.

Councilmember Bynum stated if someone wants to develop in the City of Muscatine, he is not going to tell them no. He stated he was in favor of the proposed development.

Councilmember Spread stated the proposed project would qualify for the use of tax increment financing; however, he is struggling with the proposed tenants. He stated he could not support the proposed development.

Mayor Hopkins stated it does not look like the proposed development will be moving forward at this time.

The next item on the agenda was an update on the Water Pollution Control Plant's High Strength Waste Receiving Station Project.

WPCP Director Jon Koch stated that wastewater is really a misnomer because nothing is really wasted. He then gave a power point presentation on the proposed project and why it is needed. He touched on grease interceptors and traps and how to avoid blockages and sewer overflows. He stated that food waste comes from schools, grocery stores, homes, restaurants and industries. He reviewed the waste by numbers that shows that residents in the United States have the highest percentage of food waste at 44%.

Speaking in reference to grease and food waste, Mr. Koch stated when it decomposes it creates methane gases. He stated there is a big industry coming along to deal with this material. He then talked about the Muffin Monster which takes food waste in and creates methane gas. He stated it is pretty expensive to make but is 90% cleaner than gas and 80% cleaner than diesel fuel.

He stated materials can also be converted into fertilizer. He stated that Struvite, which is basically ammonium magnesium phosphate, could be sold to farmers. He stated that Struvite has been a challenge because it hinders pumping from the digesters which is why the Struvite Study will be done first.

Councilmember Rehwaldt asked how the city can make money.

Mr. Koch stated there is money to be made and that is why this project is being proposed.

Councilmember Natvig asked about the targeted monetary scope of the project.

Mr. Koch stated it could be around \$2 million or it could be more because of the Struvite. He stated it is better to take care of it now.

Councilmember Natvig asked what services he envisioned.

Mr. Koch stated if you built it, they will show up. He stated he is already getting calls from folks who are pretty far away. He stated there is a lot of potential for the plant.

Mr. Koch then reviewed the three phases of the project with City Council.

There was discussion concerning funding for the project.

The next item on the agenda was a presentation by the Police Department on major or violent crime statistics.

Police Chief Brett Talkington thanked Assistant Chief Phil Sargent who put the power point presentation together.

Chief Talkington stated there are four major crimes covered in tonight's presentation and they are criminal homicide, forcible rape, aggravated assault, and robbery. He stated that crimes saw a reduction between 2011 and 2014. He explained what crimes constitute a robbery. He stated that the murder and robbery statistics were up and explained why. He did say that violent crimes are down from years past.

Chief Talkington stated that Muscatine has seen an overall 15% decline in violent crime since 2010. He reviewed the chart showing Muscatine's statistics compared to other comparable cities in Iowa.

Chief Talkington then talked about the Police Department's community policing efforts. He stated the Bike Patrol Unit continues to be a valuable asset for the department. He stated the unit is utilized for many special events. He stated the Coffee with a Cop program has been a very good program for the department. He stated it is currently held at McDonald's but he would like to see it held at different locations. He stated officers were assigned to "Park and Walk" activities in 2014 and it has been a very successful program. He stated that Operation Night Watch was developed in response to public perception that the downtown area was unsafe after dark. He stated the relationship with bar owners has been positive since the start of the program. He stated it still continues today. He stated the Street Crimes Unit was formed in 1992 to help battle problems caused by street gangs. He stated there has been once officer in the unit for the last eight months and that they work closely with the Drug Task Force.,

Chief Talkington then reviewed the street crime statistics. He stated the numbers are declining but the department does not always get the credit for arrests when working with the Drug Task Force.

Chief Talkington stated the department has one School Resource Officer but another one is scheduled to start next week in the middle schools.

Chief Talkington ended his presentation with a video on the "Walking School Bus" and other community policing efforts.

Councilmember Rehwaldt stated he was appalled by the number of rapes and those that are not reported.

Chief Talkington stated that the department is seeing more rapes being reported.

Councilmember Rehwaldt asked how many of the suspects are apprehended and prosecuted.

Chief Talkington stated he would get that information.

Councilmember Rehwaldt stated he feels this is a good starting point. He feels these presentations should be done twice a year and that the categories should be expanded.

Chief Talkington stated he can make more information available.

There was discussion concerning the types of drugs in the community.

Councilmember Natvig asked if there was another Police Academy on the horizon.

Chief Talkington stated there has not been enough interest to hold an Academy but efforts are being made to restart it.

City Administrator Mandsager stated this would be a good topic for Leadership Muscatine.

Mayor Hopkins asked what percentage of the department are from Muscatine.

Chief Talkington stated the number is probably 80%. He stated the department tries to recruit locally. He stated the problem is officers are leaving to go to other communities.

Councilmember Fitzgerald asked what percentage of the officers live outside the corporate limits.




Chief Talkington stated that number is approximately 40 to 50%. He stated the residency requirement is 30 air miles which he strongly supports.

The last item was to be a presentation on building permit fees. Community Development Director David Gobin asked if City Council would prefer to have this presentation at the December In-Depth meeting.

City Council unanimously agreed with Mr. Gobin's suggestion.

Under comments, Councilmember Natvig stated the city recently received word of its recent budget award by the GFOA. He stated that Finance Director Nancy Lueck deserves recognition for her hard work and efforts.

#23199. Councilmember Shihadeh moved the meeting be adjourned at 9:17 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.



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Gregg, Mandsager, City Administrator

# COUNCIL

Osama Shihadeh At Large		DeWayne Hopkins Mayor		Scott Natvig At Large			
Robert Bynum 4 <sup>th</sup> Ward		<div>2015 MEETING SCHEDULE</div> <div>(All meetings start at 7:00 PM unless voted upon by Council.)</div>				Phil Fitzgerald 1 <sup>st</sup> Ward	
Jeanette Phillips 5 <sup>th</sup> Ward						Michael Rehwaldt 2 <sup>nd</sup> Ward	
Tom Spread 3 <sup>rd</sup> Ward						Fran Donelson Administrative Secretary	
Matt Brick City Attorney						Gregg Mandsager City Administrator	
<u>Regular Meetings</u>		<u>In-depth Meetings</u>					
January 1 & 15		January 8		July 9			
February 5 & 19		February 12		(None in August)			
March 5 & 19		March 12		September 10			
April 2 & 16		April 9		October 8			
May 7 & 21		May 14		November 12			
June 4 & 18		June 11		December 10			

## AGENDA

**THURSDAY, OCTOBER 15, 2015**  
**COUNCIL CHAMBERS - CITY HALL**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COMMUNICATIONS – CITIZENS**

A. Presentation by Greg Jenkins of GMCCI on Proposed Amendment to Hotel TIF Agreement

5. **CONSENT AGENDA**

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 in its normal sequence on the Agenda.

**\* Items 6A-B - Approval of City Council Minutes**

- A. Regular City Council Minutes – October 1, 2015
- B. In-Depth City Council Minutes – October 8, 2015

**\* Items 8A-B – Petitions and Communications**

- A. Request for renewal for a Class “C” Beer Permit and Sunday Sales for New York Dollar Store, 109 East 2<sup>nd</sup> Street – Antonio Sosa (pending inspections)
- B. Request for Use of City Property for the 2015 Holiday Stroll

**\* Items 12A-E – Receive and File**

- A. Muscatine County Board of Supervisors – September 14 & 21, 2015
- B. MP&W Communications Utility – August 2015
- C. MP&W Electric Utility – August 2015
- D. MP&W Water Utility – August 2015
- E. City of Muscatine Financial Reports for July and August 2015

**\* Bills\***

- \* Approval of attached Bills for Approval totaling \$1,765,721.69 is subject to the approval of any related agenda item(s).

**6. MINUTES – APPROVAL**

**7. PUBLIC HEARING**

- A. Public Comment on Environmental Assessment Availability for the Proposed Improvement of Mississippi Drive from Main Street to the Norbert F. Beckey Bridge
- B. Proposed Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area
- C. Proposed Development Agreement with Union Tank Car Company, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- D. Proposed Community Development Block Grant Revitalization Project

**8. PETITIONS AND COMMUNICATIONS**

**9. FROM THE MAYOR**



**10. FROM THE PLANNING AND ZONING COMMISSION**

**11. FROM THE CITY ADMINISTRATOR**

- A. Resolution Approving Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area
- B. Resolution Approving Development Agreement with Union Tank Car Company, Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement
- C. Resolution Consenting to Assignment of the Muscatine Mall Development Agreement and Finance Increment Payments
- D. Resolution Approving the Plans, Specifications, Form of Contract, Cost Estimate, and Setting the Bid Opening Date for the Community Development Block Grant Downtown Revitalization Project
- E. Resolution Approving the Contract and Bond for the Runway Renovation Project at the Municipal Airport
- F. Resolution Accepting Completed Work for the 2015 Asphalt Overlay Program and Authorizing Final Payment
- G. Resolution Accepting Completed Work for the 2015 Sidewalk Program and Authorizing Final Payment
- H. Request to Authorize Submission of Fiscal Year 2014/2015 Annual Financial Report to the State of Iowa
- I. Request to Approve Updated Memorandum of Understanding with the Iowa Department of Administrative Services for City's Participation in State Income Offset Program
- J. Request Authorization to Issue Purchase Order for the 2015/2016 Snow Removal in the Central Business District and City Parking Lots
- K. Request Authorization to Approve Professional Services Agreement for Update of the Master Plan for Riverside Park
- L. Request Authorization to Purchase Police Vehicle
- M. Request Authorization to Purchase Combination Sewer Cleaning Machine (Jet/Vac)
- N. Request Authorization to Extend "No Parking" on Webster Street
- O. Request from Fire Department to Purchase Two Toughbook Laptop Computers
- P. Request from Water Pollution Control Plant for Upgrades to Eight Lift Stations
- Q. Request to Approve Submission of LIFTs Grant Application Subject to Local Commitment
- R. Request to Approve Amendment #3 to the Base Agreement with Stanley Consultants for the Mississippi Drive Corridor Project

**12. COMMUNICATIONS - RECEIVE AND FILE**

**13. APPROVAL OF BILLS**

It is recommended bills totaling \$1,765,721.69 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).

**14. COMMUNICATIONS - COUNCIL MEMBERS**

**15. OTHER BUSINESS**

**16. ADJOURNMENT**

October 13, 2015

Mayor Hopkins & Muscatine City Council  
City Administrator Mandsager

What follows is our request for consideration by the city council.

We would like to come before the city council seeking their consensus approval to amend the Development Agreement with Riverview Development.

We seek this amendment to mitigate an issue as detailed below.

During inspection of the property at 120 2<sup>nd</sup> St W structural concerns were identified. Analysis determined the best course of action to ensure the concerns were mitigated are to remove the building and ultimately provide a green space connector between 2<sup>nd</sup> St. and Merrill Hotel and Conference Center. Costs to repair the building outweighed the costs of demolition.

Please note that as of today, the current property owner identified that the first floor of the building is failing. The property owner will be available for questions at the City Council meeting. Photos and a copy of the Stanley report will be available upon request.

Our plans are to ultimately have the property acquired by Riverview Development. This will be enabled by an amendment to the Development Agreement between Muscatine and the developers providing funding required to acquire, prepare and construct the site as a green space connector between 2<sup>nd</sup> St and the Riverfront.

We will seek final approval for the amendment once final costs are determined. Tonight we are asking for approval of an amount not to exceed \$150,000. We would ask the maximum amount of TIF for the project be raised to the amount commensurate with the final amount of the project.

The rebate would likely be paid out as it becomes available in years 6 and 7 of the TIF agreement or earlier based on actual assessed value.

Thanks,

Greg Jenkins  
Greater Muscatine Chamber of Commerce and Industry  
102 Walnut St  
Muscatine, IA 52761  
(563) 263-8895



CITY OF MUSCATINE  
REGULAR CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – October 15, 2015

Mayor Hopkins called the City Council meeting for Thursday, October 15, 2015, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread.

The meeting began with the Pledge of Allegiance.

The first item on the agenda was a brief presentation by Greg Jenkins of the GMCCI. Speaking in reference to the hotel and convention center project that is now underway, he stated there is concern about the integrity of the building located at 120 W. 2<sup>nd</sup> Street. He stated he has discussed the matter with city staff and the plan is to buy the building and then demolish it.

Mr. Jenkins stated he was present tonight to ask for a consensus from City Council to modify the TIF agreement to allow for the building to be demolished and to move the project forward. He stated the hotel will acquire that ground when construction is completed.

Councilmembers Rehwaldt, Natvig, Shihadeh, Bynum, and Spread agreed with the recommendation. Councilmember Fitzgerald did not.

#23159. Councilmember Natvig, seconded by Councilmember Spread, moved the Consent Agenda be approved as follows:

- Regular City Council Minutes for October 1, 2015 and In-Depth City Council Minutes for October 8, 2015
- Renewal of a Class “C” Beer Permit and Sunday Sales for New York Dollar Store, 109 East 2<sup>nd</sup> Street – Antonio Sosa (pending inspections)
- Request Approved for Use of City Property for the 2015 Holiday Stroll on Friday, December 4, 2015
- Filing of Communications 12A-E
- Bills for Approval totaling \$1,765,721.69

Vote – All ayes; motion carried.

**PUBLIC HEARING**

Mayor Hopkins stated this public hearing was being held to hear public comment on the Environmental Assessment availability for the proposed improvement of Mississippi Drive from Main Street to the Norbert F. Beckey Bridge.

City Administrator Gregg Mandsager stated this public hearing completes the public comment process required as part of the Environmental Assessment. He stated that in approximately three to five months the city should have the FONSI and be done with the EA process. He stated the Mississippi Drive Corridor Project kicked off last month with a public meeting and that the next public meeting will be held on November 10, 2015. He then introduced Jeff Hillegonds who is the Project Manager from Stanley Consultants.

Mr. Hillegonds stated that handouts concerning the EA process were available on the table outside the Council Chambers. He stated tonight’s hearing is the last public session required as part of the EA process.

Mr. Hillegonds then talked about the Mississippi Drive Corridor Project limits which extend from Grandview Avenue/Mississippi Drive up to the Norbert Beckey Bridge. He stated the project has been divided into four areas which are Carver Corner Area, High Sidewalk/Bluff Area, Downtown Area, and the HNI/2<sup>nd</sup> Street Area.

Mr. Hillegonds stated that Phase I of the project will end with the preparation of the final environmental document (FONSI) and the final Section 4(f) Statement siting no significant impact.

Mr. Hillegonds then touched on the corridor project itself. He discussed the options for the corridor project pointing out that the options include a “No Build” option which was not a viable option. He stated the final recommendation is a three-lane configuration. He stated the final recommendation for the Carver Corner Area is the realignment of the intersection.

Councilmember Natvig asked how long it will take to complete Phase I, and Mr. Hillegonds stated it will be approximately three to five months.

There were no oral or written petitions for or against the proposed project.

#23160. Councilmember Rehwaldt moved to close the public hearing. Seconded by Councilmember Natvig. All ayes; motion carried.

#### **PUBLIC HEARING**

Mayor Hopkins stated this public hearing concerns a proposed Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area.

There were no oral or written petitions for or against the proposed amendment.

#23161. Councilmember Fitzgerald moved the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried.

#### **PUBLIC HEARING**

Mayor Hopkins stated this public hearing concerns a proposed Development Agreement with Union Tank Car Company and authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement.

There were no oral or written petitions for or against the proposed development agreement.

#23162. Councilmember Shihadeh moved the public hearing be closed. Seconded by Councilmember Natvig. All ayes; motion carried.

#### **PUBLIC HEARING**

Mayor Hopkins stated this public hearing concerns the proposed Community Development Block Grant Revitalization Project.

There were no oral or written petitions for or against the proposed project.

#23163. Councilmember Natvig moved the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried.

#23164. Councilmember Bynum moved the resolution be adopted approving the Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Area. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23165. Councilmember Spread moved the resolution be adopted approving a Development Agreement with Union Tank Car Company and authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement. Seconded by Councilmember Natvig. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23166. Councilmember Spread moved the resolution be adopted consenting to assignment of the Muscatine Mall Development Agreement and finance increment payments. Seconded by Councilmember Fitzgerald.

Councilmember Shihadeh asked how many years were left on the Development Agreement.

Finance Director Nancy Lueck stated there are approximately 14 years remaining.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23167. Councilmember Natvig moved the resolution be adopted approving the plans, specifications, form of contract, cost estimate, and setting the bid opening date for the Community Development Block Grant Downtown Revitalization Project. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23168. Councilmember Rehwaldt moved the resolution be adopted approving the contract and bond from Manatts of Brooklyn, Iowa, in the amount of \$3,985,699.84 for the Runway Renovation Project at the Municipal Airport. Seconded by Councilmember Shihadeh. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23169. Councilmember Bynum moved the resolution be adopted accepting the completed work for the 2015 Asphalt Overlay Program and authorizing final payment to Illowa Investments Inc. Seconded by Councilmember Natvig.

There was discussion on the final contract amount.

Public Works Director Randy Hill stated the bid submitted by Illowa was \$548,070.80 and the final contract amount \$590,899.45. He stated the biggest expense for this year's overlay program was on Mulberry Avenue. He stated a lot of the crown was built with rock and it had to be removed and replaced with additional material in order to get the crown needed to properly complete the overlay. He stated that was the \$42,000 difference.

Councilmember Rehwaldt asked if this additional work was something that required City Council approval.

Mr. Hill stated it was not approved by City Council. The decision was made by Public Works staff to replace the crown.

Councilmember Natvig asked when the gas tax money kicked in.

Finance Director Nancy Lueck stated it became available in March.

Councilmember Shihadeh asked if staff was happy with the work completed on 9<sup>th</sup> and 11<sup>th</sup> streets.

Mr. Hill answered yes.

Councilmember Shihadeh stated the area is pretty bumpy, and Mr. Hill stated he and Randy Howell will take a look at it.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23170. Councilmember Natvig moved the resolution be adopted accepting completed work for the 2015 Sidewalk Program and authorizing final payment to All American Construction. Seconded by Councilmember Fitzgerald.

Councilmember Fitzgerald asked why the contract amount was \$20,000 less.

City Engineer Jim Edgmond stated that many times material quantities are estimated in contracts. He stated that to be quite honest, a lot of the reduction had to do with the areas that were to be sodded.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Spread. Motion carried.

#23171. Councilmember Fitzgerald moved to authorize the submission of the Fiscal Year 2014/2015 Annual Financial Report to the State of Iowa. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23172. Councilmember Spread moved to approve the updated Memorandum of Understanding with the Iowa Department of Administrative Services for the city's participation in the State Income Offset Program. Seconded by Councilmember Natvig. All ayes; motion carried.

#23173. Councilmember Bynum moved to authorize the issuance of a purchase order to Bayfield Snow Removal for the 2015/2016 snow removal in the Central Business District and city parking lots. Seconded by Councilmember Shihadeh. All ayes; motion carried.

#23174. Councilmember Natvig moved to approve a professional services agreement with Smithgroup JJR for the update of the Master Plan for Riverside Park. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23175. Councilmember Fitzgerald moved to authorize the purchase of a 2016 Chevy Tahoe from Krieger Auto Group in the amount of \$36,750. Seconded by Councilmember Shihadeh.

Councilmember Rehwaldt asked why a Tahoe was needed.

Assistant Police Chief Phil Sargent stated that historically the supervisors have driven four wheel drive vehicles. He stated the Police Department is moving away from the sedans.

City Administrator Mandsager stated this topic will be discussed during the upcoming budget sessions.

Councilmember Spread asked what would become of the old one.

Assistant Chief Sargent stated it will replace a 2009 squad car.



Vote – All ayes; motion carried.

#23176. Councilmember Bynum moved to authorize the purchase of a combination sewer cleaning machine (Jet/Vac) from Truck Country in the amount of \$346,178. Seconded by Councilmember Natvig. All ayes; motion carried.

#23177. Councilmember Fitzgerald moved to authorize the extension of “No Parking” on Webster Street. Seconded by Councilmember Spread. All ayes; motion carried.

#23178. Councilmember Rehwaldt moved to authorize the purchase of two Toughbook laptop computers from Kel Tec in the amount of \$7,645.42. Seconded by Councilmember Spread. All ayes; motion carried.

#23179. Councilmember Fitzgerald moved to approve the bid from Primex Controls in the amount of \$174,680 for upgrades to the final eight lift stations. Seconded by Councilmember Spread. All ayes; motion carried.

Community Development Director David Gobin, speaking in reference to Item 11Q pertaining to the submission of a LIFTS grant application, stated there have been a couple of positive changes that have taken place since the original memo was sent out. He stated the original grant amount being proposed was \$200,000 for a planning and feasibility study. He stated he was contacted by the Iowa Department of Transportation on Wednesday afternoon with news that the city could add property acquisition to this application. He stated there is still work to be done on the grant application which includes obtaining local commitment for the 20% match but he wanted to be sure the ceiling for the grant application was raised.

City Administrator Mandsager stated that just to be clear, the grant application is for up to \$1 million with the local match from a private funding source. He stated there are two phases with the first being the planning and feasibility study and the second being land acquisition.

Councilmember Fitzgerald stated it was his understanding the local match will come from a private funding source.

City Administrator Mandsager stated Councilmember Fitzgerald was correct. He stated the grant application would be submitted and funding sources identified before the agreement is brought back for City Council action.

Mr. Gobin stated that if both requests for funding are not submitted now, there will not be a second chance.

There was discussion concerning the need for regulatory approval.

Mr. Gobin stated the Army Corps of Engineers and the USDOT are the city’s advocates. He stated that two freight studies done, one by the State of Iowa and the second by Bi-State, will help in the grant application process.

#23180. Councilmember Spread moved to approve the submission of the LIFTS grant application with an amended grant request of up to \$1 million. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

#23181. Councilmember Natvig moved to approve Amendment #3 to the base agreement with Stanley Consultants for the Mississippi Drive Corridor Project. Seconded by Councilmember Rehwaldt. All ayes; motion carried.

Under comments, Councilmember Rehwaldt gave a presentation on the sewer separation work that is taking place in the 200 block of W. 5<sup>th</sup> Street and the number of trees that were removed as part of the project. He stated he feels it is not a good idea to remove the trees and asked if staff could figure out a way not to denude our town when redoing a street. He stated it seems criminal to remove the trees.

Public Works Director Hill stated it is not the city's intention to remove trees. He stated the trees in question were old and were not street trees. He stated they were growing into the curbs, sidewalks, and sewers and many of them were partially dead. He stated the city does plan to replant trees where they were removed and that property owners will be able to select the trees they want to see planted.

City Administrator Mandsager pointed out that once a tree's roots are disturbed, it will likely be dead with three to five years. He stated 5<sup>th</sup> Street did have more trees removed than other streets in the CSO project.

Councilmember Rehwaldt asked if this project was going to continue up 5<sup>th</sup> Street, and Mr. Hill answered yes.

Mr. Hill stated that five years from now with the replanting of street trees, E. 5<sup>th</sup> Street will look really nice.

Councilmember Rehwaldt asked if some of the trees could be saved.

Mr. Hill stated the city will do what it can to save as many trees as possible.

Councilmember Rehwaldt asked that Mr. Hill report back to him.

Councilmember Spread stated that at Tuesday night's candidate forum, someone had asked how they could get a larger recycling container. He stated they were told to contact Laura Liegois at the Transfer Station.

Councilmember Fitzgerald stated he thought everyone received two containers.

City Administrator Mandsager stated residents only get one container but it can be replaced with a larger container.

City Administrator Mandsager stated he had received a request from Bi-State to hold a joint meeting with the county for a Red Cross presentation and to get feedback on emergency services. He asked if City Council was interested in just the two suggested topics or if they wanted to add additional topics. He stated the suggested dates are October 26, 2015 at 5:30 p.m. or November 2 or 9, 2015 at 6:30 p.m.

Councilmember Spread stated he would prefer a 6:30 p.m. meeting time.

Councilmember Rehwaldt asked if the meeting was being held in Muscatine, and City Administrator Mandsager answered yes and it was being held at the Environmental Learning Center at Discovery Park.

Mayor Hopkins asked the City Administrator to email everyone.

Councilmember Spread suggested limiting the topics to two.

#23182. Councilmember Shihadeh moved the meeting be adjourned at 8:05 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.



ATTEST:

  
Gregg Mandsager, City Administrator

  
DeWayne Hopkins, Mayor



## PROJECT STATUS REPORT

**Project Name:** City of Muscatine - West Hill Sewer Separation **Month:** February 2016  
**Prepared By:** Karmen Heim **Project Number:** 17660.30.02, 17660.40.00

“PHASE” refers to Design Package/Construction Contract

### **Progress for Last Month (February 2016):**

#### **PHASE 3 (Phase 3A, 3B, 3C):**

##### **Phase 3A/3B – Construction:**

- Project coordination as needed
- Coordination included contract interpretations on select backfill and fill site grading and compaction, aggregate sub-base, draft ITC 3B-01, review of MPW prepared Phase 3B/3C drawings, phase 3B/3C surface quantity break down.

##### **PHASE 4 Planning:**

- Project coordination on planning and survey schedule.

### **Work Items for Coming Month (March 2016):**

#### **PHASE 3 (3A, 3B, 3C) - Construction:**

- Address any Phase 3A or 3B construction coordination topics
- Attend future contractor/city coordination meetings – March 11.

#### **PHASE 4 – Planning:**

- Determine feasibility of moving ahead with survey for Phase 4.
- Planning Schedule for Phase 4
  - Authorize Phase 4 for Survey – December 2015 – January 2016
  - Survey to be Completed – June 2016
  - Concept Design and Estimate – June through December 2016
  - Final Design - 2017
  - Bid and Construction - 2018

### **Key Issues & Information Required**

- Determine feasibility of moving ahead with survey for Phase 4. Survey duration expected to take 4- 6 months. Design survey completion date will shift accordingly until the survey work can be authorized.

### **Critical Information**

- None