



Gregg Mandsager
City Administrator
City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
(563) 264-1550 Voice/TT

City Administrator Report to Mayor & City Council

2018.08.24, Edition No. 321

WEEKLY UPDATE:

- Police: The Police Department is looking to prepare and conduct a few self defense classes for youths age 13 and up. More details will be forthcoming.
- September In-Depth: If there are no major objections we'd like to move the branding discussion to October as that week in September is the Iowa League of Cities Annual meeting and conference in Council Bluffs. There is really no rush at this point and we have presently put a hold on using the materials until the council discussion. Additionally, will we have anyone else attending the Iowa League Conference? Just confirming that we will have a September quorum. Iowa League Conference details: <https://www.iowaleague.org/Conference2018/Pages/2018Conference.aspx>.
- Parks: If you know anyone who could use some work between now and late October, please send them our way! We are looking for a few people to work as Equipment Operators and a groundskeeper for Park Maintenance to help finish out the season. I've attached the seasonal application! Thanks!
- CIP: Attached is the DRAFT 5-year sidewalk plan that staff will be recommending for inclusion in the forthcoming CIP. Knowing the interest, Andrew wanted to get this out rather than waiting for the completion of a full draft CIP. The CIP will be coming forth to Council in November.
- Mississippi Drive: The latest drone videos of the Mississippi Drive project can be found on the City's website under projects or at the following link: <http://muscatineiowa.gov/1227/Drone-Videos>.
- TIF Request: A copy of housing TIF powerpoint presentation is attached. Also attached is a copy of the TIF spreadsheet outline to TIF schedule for the project. Please remember the proposed TIF is 10 years at 65%, however the developer would only receive 60% of the 65% and the City would retain 40% for LMI related projects.
- Presentation: Attached in a presentation/outline on economic development and incentives prepared by our Bond Counsel John Danos.
- Bridge Lights: Repairs to the bridge lights are estimated at \$38,856, including \$11,156 for traffic control. IDOT has agreed to cover traffic control and one half of the cost of repairs. The remainder of \$13,850 will be split between MPW and the City (\$6,925) to get the lights back up and running. The City Engineer will coordinate with IDOT and MPW to begin repairs.
- Dog Park: We are looking at the following fee structure for the dog park to cover annual maintenance and staffing costs. We can revisit the issue once we have a better idea of annual costs. Yearly fee of \$15/dog with the first memberships to expire 12/31/19, so they will cover the remainder of 2018 and 2019. Owners will be provided a tag to be carried on the person (lanyard) or it can be placed on the

dog. City residents will be required to have a city dog license and the city will continue to manage this compliance. A Day pass will be \$5/dog/day. The Committee will continue to seek volunteers to assist with the park.

- MCC: Please see MCC's list of upcoming events...lot's coming up!



City of Muscatine Seasonal Employment Application

It is the policy of the City of Muscatine not to discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, ancestry, religion, age, political affiliation, or disability or any other characteristic protected by law. The City is an EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER, and recognizes the requirements of THE AMERICANS WITH DISABILITIES ACT.

Today's Date: _____ Position you are applying for: _____

Name: _____ Social Security Number: _____

Street Address: _____ Home Phone: _____

City, State, Zip Code _____ Additional Phone: _____

Are you 18 Years or older: Yes No Email Address: _____

Do you have any relatives presently employed with the City of Muscatine? Yes No

If yes, list names, departments they work in, and your relationship to them: _____

EDUCATION: (List high school and post-high school)

Name of Institution	Location	Degree/Major	Year Graduated

TRAINING AND SPECIAL SKILLS (including machinery, equipment, office machines, etc.):

REFERENCES: Please include name, how acquainted, and phone number (Do not include relatives or former supervisors.):

Name	How Acquainted	Phone Number

EMPLOYMENT HISTORY:

Start with your present or last position and list all previous employment

Name of last employer		Supervisor's name, title, phone number	
Address of last employer	Type of business	Starting date	Ending date
Your job title	Reason for leaving	Starting salary	Ending salary
Full -time Part-time		Hours per week	Description of duties and responsibilities
Name of last employer		Supervisor's name, title, phone number	
Address of last employer	Type of business	Starting date	Ending date
Your job title	Reason for leaving	Starting salary	Ending salary
Full -time Part-time		Hours per week	Description of duties and responsibilities
Name of last employer		Supervisor's name, title, phone number	
Address of last employer	Type of business	Starting date	Ending date
Your job title	Reason for leaving	Starting salary	Ending salary
Full -time Part-time		Hours per week	Description of duties and responsibilities

Have you ever been convicted for an offense other than a traffic violation?Yes No If yes, please explain: _____**PLEASE READ BEFORE SIGNING:**

I hereby certify that the answers given by me to the questions on this application and statements made are true and correct without omissions of any kind. I understand that employment with the City may be contingent upon the results of a physical examination which will be given after a job offer is made, and that a drug screen may be required. I also authorize the officials of any educational institution, company, agency, or firm to release any and all information allowed by law that concerns me relating to my person or work history to the City of Muscatine, Iowa for the purpose of reference and/or background investigation. I am actively seeking employment and am signing this voluntarily and release any individual, partnership, corporation, or agency, their officers, agents, and employees from any liability for issuing such information. A photostatic copy of this authorization is considered valid for the purposes named above.

Applicant's Signature: _____ Date: _____

You may attach a resume, cover letter, and/or any additional relevant information to this application.

Residential TIF Proposal

Presented to the Muscatine City Council
August 16, 2018

Presented by Michael Nolan, AIA
Chief Executive Manager
NPSW Enterprises, LLC

Vision

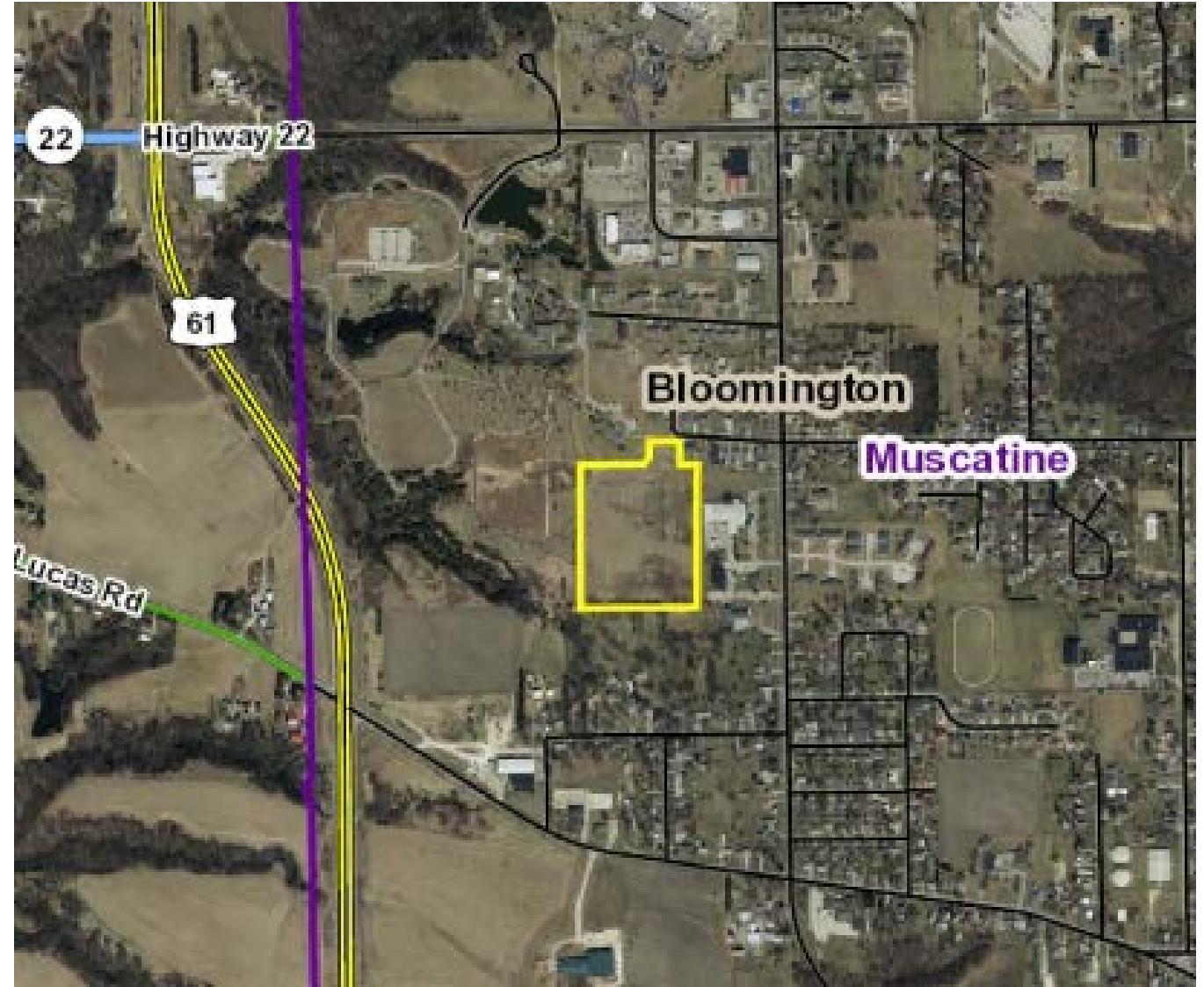
Provide the opportunity for a new, efficient mid-market neighborhood in the City of Muscatine.

Goals

- Provide an inviting and community connected neighborhood within the city limits that will appeal to a blend of residents.
- Stimulate the stagnant housing market to facilitate future marked based development in accordance with the Comprehensive Plan and Housing Market Demand Study.
- Develop Lots that will allow new construction, single family homes for under \$250,000.

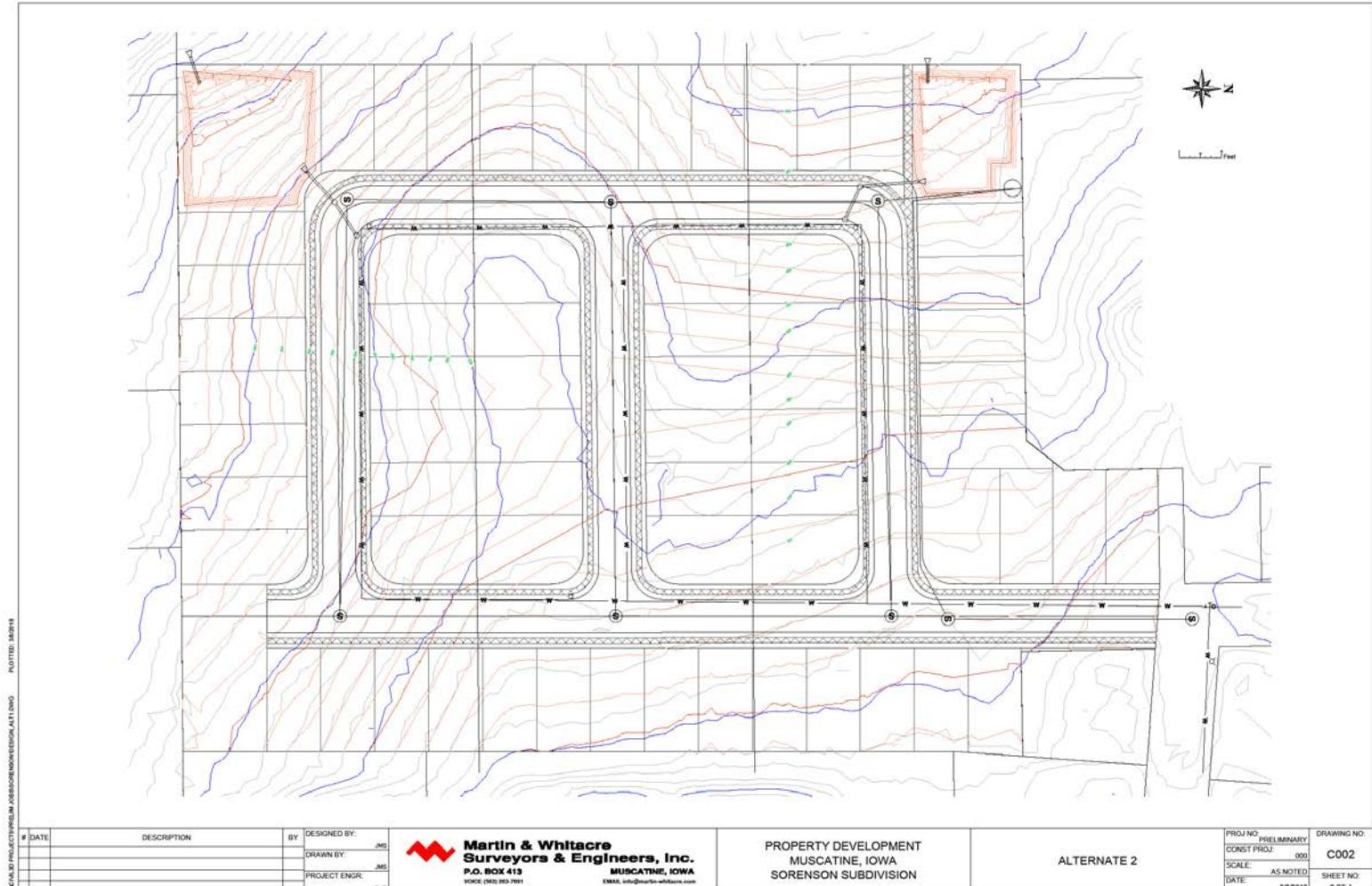
Location

- 12 Acres accessed from Duncan Drive
- Adjacent to Discovery Park
- Coordinate Westside Trail Expansion



Proposed Neighborhood Layout

- Approximately 60 Lots
- Potential mix of single family and attached single family
- 60'x100' for Single Family
- Targeted Sale Price of \$25,500



Financing Challenge

Estimated Lots Sold Per Year	0	12	6	6	6	5	5	5	5	5	5	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Description	YR0	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12
Revenues													
Income from Sale of Lot	\$ -	\$ 306,000.00	\$ 153,000.00	\$ 153,000.00	\$ 153,000.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ -	\$ -
TIF Income	\$ -	0	0	\$ 26,814.00	\$ 35,706.60	\$ 44,599.20	\$ 53,491.80	\$ 60,901.80	\$ 68,312.40	\$ 75,722.40	\$ 83,133.00	\$ 90,543.60	\$ 97,953.60
Utility Rebate Income	\$ -		\$ 45,600.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ -
Effective Gross Income	\$ -	\$ 306,000.00	\$ 198,600.00	\$ 202,614.00	\$ 211,506.60	\$ 194,899.20	\$ 199,991.80	\$ 207,401.80	\$ 214,812.40	\$ 222,222.40	\$ 229,633.00	\$ 109,543.60	\$ 97,953.60
Operating Expenses													
Operating Expenses	\$ -	\$ 119,805.00	\$ 76,839.90	\$ 68,773.07	\$ 60,982.90	\$ 52,112.87	\$ 45,477.87	\$ 38,953.35	\$ 32,404.16	\$ 25,830.24	\$ 19,231.65	\$ 8,477.18	\$ 7,897.68
Debt Service	\$ -	\$ 186,000.00	\$ 114,000.00	\$ 124,000.00	\$ 139,000.00	\$ 130,000.00	\$ 145,000.00	\$ 155,000.00	\$ 159,390.32	\$ 95,000.00	\$ 95,000.00	\$ -	\$ -
Cash Flow	\$ -	\$ 195.00	\$ 7,760.10	\$ 9,840.93	\$ 11,523.70	\$ 12,786.33	\$ 9,513.93	\$ 13,448.45	\$ 23,017.92	\$ 101,392.16	\$ 115,401.35	\$ 101,066.42	\$ 90,055.92

- Potential Revenue
 - $\$25,500 \times 60 = \$1,530,000$
- Project Cost
 - \$1,450,000
- Likely Annual Debt Service
 - \$175,000 (+/-)
- Even if all lots sell immediately (not likely) the project loses money

Proposed Solution

Estimated Lots Sold Per Year	0	12	6	6	6	5	5	5	5	5	5	0	0
	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Description	YR0	YR1	YR2	YR3	YR4	YR5	YR6	YR7	YR8	YR9	YR10	YR11	YR12
Revenues													
Income from Sale of Lot	\$ -	\$ 306,000.00	\$ 153,000.00	\$ 153,000.00	\$ 153,000.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ 127,500.00	\$ -	\$ -
TIF Income	\$ -	0	0	\$ 26,814.00	\$ 35,706.60	\$ 44,599.20	\$ 53,491.80	\$ 60,901.80	\$ 68,312.40	\$ 75,722.40	\$ 83,133.00	\$ 90,543.60	\$ 97,953.60
Utility Rebate Income	\$ -		\$ 45,600.00	\$ 22,800.00	\$ 22,800.00	\$ 22,800.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ 19,000.00	\$ -
Effective Gross Income	\$ -	\$ 306,000.00	\$ 198,600.00	\$ 202,614.00	\$ 211,506.60	\$ 194,899.20	\$ 199,991.80	\$ 207,401.80	\$ 214,812.40	\$ 222,222.40	\$ 229,633.00	\$ 109,543.60	\$ 97,953.60
Operating Expenses													
Operating Expenses	\$ -	\$ 119,805.00	\$ 76,839.90	\$ 68,773.07	\$ 60,982.90	\$ 52,112.87	\$ 45,477.87	\$ 38,953.35	\$ 32,404.16	\$ 25,830.24	\$ 19,231.65	\$ 8,477.18	\$ 7,897.68
Debt Service	\$ -	\$ 186,000.00	\$ 114,000.00	\$ 124,000.00	\$ 139,000.00	\$ 130,000.00	\$ 145,000.00	\$ 155,000.00	\$ 159,390.32	\$ 95,000.00	\$ 95,000.00	\$ -	\$ -
Cash Flow	\$ -	\$ 195.00	\$ 7,760.10	\$ 9,840.93	\$ 11,523.70	\$ 12,786.33	\$ 9,513.93	\$ 13,448.45	\$ 23,017.92	\$ 101,392.16	\$ 115,401.35	\$ 101,066.42	\$ 90,055.92

- The proposed financing model is a Public-Private Partnership utilizing TIF funding and Sewer Infrastructure Trust Funding to make the project economically viable.
 - Sewer Infrastructure Trust Fund is repaid as tap fees with new homes.
 - TIF funding augments cash flow to help offset cost of debt service

TIF Proposal

- 65% TIF over 10 years commencing with occupancy of first home.
- Current Tax Assessment on land is ~\$1400 per year, development will add over \$340k revenue to city and then \$150k per year after ten years

Year	Number of Homes Constructed that Year	Cumulative Number of Homes	Annual TIF Rebate Payment	Cumulative TIF Rebate Payment	New Income to City of Muscatine
1	12	12	\$26,814	\$26,814	\$14,438.31
2	6	18	\$35,707	\$62,521	\$19,226.63
3	6	24	\$44,599	\$107,120	\$24,014.95
4	6	30	\$53,492	\$160,612	\$28,803.28
5	5	35	\$60,902	\$221,513	\$32,793.28
6	5	40	\$68,312	\$289,826	\$36,783.60
7	5	45	\$75,722	\$365,548	\$40,773.60
8	5	50	\$83,133	\$448,681	\$44,763.92
9	5	55	\$90,544	\$539,225	\$48,754.25
10	5	60	\$97,954	\$637,178	\$52,744.25

Next Steps and Timeline

- Complete Site Design and Engineering
- Site Plan Approval and Subdivision Approval
- Commence earthwork Fall 2018 (if practical)
- Lots ready to Build Fall 2019
- First Residents move in Spring 2020
- Neighborhood built out by 2030

Final Thoughts

- Right Project in the Right Location
- In Accordance with Comprehensive Plan
- TIF request meets Housing Market Analysis Study Recommendations
 - Project not viable without TIF
 - Attempting to meet challenging price point
 - Demonstrate viable product not currently offered
- Support City goal of completion of Westside Trail – win/win to provide a neighborhood amenity!
- Revitalize and stimulate stagnant housing market
- Housing appealing to a variety of ages, young professionals and working families

Questions?

Thank you!

Proposed New Development: PRELIMINARY FOR FULLIAM RESIDENTIAL DEVELOPMENT

Assumes Non-Blight Residential Development - if TIF Project

Date Prepared: 4-24-18 (Updated 7/30/18 for 65% rebate and number of homes/year, allowing for them to trigger when it starts)

Valuations

Estimated Value After Improvement

N/A

Frozen Base

N/A

(Base is \$54,800 per Andrew)

Increment Estimates - per house - house only

\$ 207,670 (100% Value before rollback)

Tax Rate for Increment (Per \$1,000)
(FY 18 Rate for Increment)

\$ 32.89980 (FY 18 Rate)

If 100% Rebate

Incremental Taxes (Total Annual Estimate)

\$ 6,832.30 (Before rollback)

Rebate Percentage (See Actuals Below)

100.00%

Rebate (At 100% - See Actuals Below)

\$ 6,832.30 (Before rollback)

Approximate LMI Set-Aside Percent if applicable

40%

For Residential TIFs:

1. Must use for infrastructure
2. Maximum of 10 Years
3. LMI Setaside required
(From workshop notes)

Assumptions for Preliminary Rebate Calculation Estimate:

1. Based on 2018/2019 residential rollback of 55.6209; actual rollbacks vary annually.
2. Assumes FY 18 incremental tax rate for all years; actual rates will vary.
3. Assumes increment is \$_____ at 100% valuation (actual incremental valuation may differ from this estimate).

Target \$_____ for ____ Years

Estimated Residential Rebates without LMI Setaside							
No. Built	Increment at 100% of Assessed Value	Estimated TIF Tax Rate (per \$1,000)	Residential Rollback Factor	Rebate Percentage	Estimated Annual Rebate	Cumulative TIF Totals	
1	\$ 3,757,240	\$ 32.89980	55.6209%	50.00%	\$ 34,377	\$ 34,377	
2	\$ 5,003,260	\$ 32.89980	55.6209%	50.00%	\$ 45,778	\$ 80,155	
3	\$ 6,249,280	\$ 32.89980	55.6209%	50.00%	\$ 57,178	\$ 137,333	
4	\$ 7,495,300	\$ 32.89980	55.6209%	50.00%	\$ 68,579	\$ 205,912	
5	\$ 8,533,650	\$ 32.89980	55.6209%	50.00%	\$ 78,079	\$ 283,991	
6	\$ 9,572,000	\$ 32.89980	55.6209%	50.00%	\$ 87,580	\$ 371,571	
7	\$ 10,610,350	\$ 32.89980	55.6209%	50.00%	\$ 97,080	\$ 468,651	
8	\$ 11,648,700	\$ 32.89980	55.6209%	50.00%	\$ 106,581	\$ 575,232	
9	\$ 12,687,050	\$ 32.89980	55.6209%	50.00%	\$ 116,081	\$ 691,313	
10	\$ 13,725,400	\$ 32.89980	55.6209%	50.00%	\$ 125,582	\$ 816,895	

60 (Manually change
the number of years
of rebates)

(Manually
change these
percentages
\$ 816,895)

Note - Year 1 is if
all lots assessed
at \$20,000 when
subdivided net of
base of \$54,800

Estimated Residential Rebates net of LMI Setaside							
	Increment at 100% of Assessed Value	Estimated TIF Tax Rate (per \$1,000)	Residential Rollback Factor	Rebate Percentage	Estimated Annual Rebate	Est'd Reduction for LMI Setaside	Estimated Net Rebate
1	\$ 3,757,240	\$ 32.89980	55.6209%	65.00%	\$ 44,690	\$ 17,876	\$ 26,814
2	\$ 5,003,260	\$ 32.89980	55.6209%	65.00%	\$ 59,511	\$ 23,804	\$ 35,707
3	\$ 6,249,280	\$ 32.89980	55.6209%	65.00%	\$ 74,332	\$ 29,733	\$ 44,599
4	\$ 7,495,300	\$ 32.89980	55.6209%	65.00%	\$ 89,153	\$ 35,661	\$ 53,492
5	\$ 8,533,650	\$ 32.89980	55.6209%	65.00%	\$ 101,503	\$ 40,601	\$ 60,902
6	\$ 9,572,000	\$ 32.89980	55.6209%	65.00%	\$ 113,854	\$ 45,542	\$ 68,312
7	\$ 10,610,350	\$ 32.89980	55.6209%	65.00%	\$ 126,204	\$ 50,482	\$ 75,722
8	\$ 11,648,700	\$ 32.89980	55.6209%	65.00%	\$ 138,555	\$ 55,422	\$ 83,133
9	\$ 12,687,050	\$ 32.89980	55.6209%	65.00%	\$ 150,906	\$ 60,362	\$ 90,544
10	\$ 13,725,400	\$ 32.89980	55.6209%	65.00%	\$ 163,256	\$ 65,302	\$ 97,954

(Manually
change
the number of years
of rebates)

(Manually
change these
percentages
\$ 1,061,964
\$ 424,785
\$ 637,179)

Economic Development and Redevelopment Trends for Cities

By: **John P. Danos**

Date: **August 17, 2018**

Location: **Iowa League of Cities Mid-Sized City Meeting
Altoona, Iowa**

For additional information please contact:

John P. Danos
Dorsey & Whitney LLP
(515) 283-1000
danos.john@dorsey.com

AGENDA:

1) Introductions

2) Legal Framework

- A) Chapter 15A
- B) Home Rule
- C) Ordinary City powers
- D) Extraordinary City powers – Chapters 403 and 404

3) Primary Tools

- A) Tax Abatement
- B) Tax Increment Financing
- C) Taxation, Revenue Generation and Infrastructure Financing

4) Public Private Partnerships

- A) What are they?
- B) What do they do?

5) Impact of Legislation

- A) Contract Procurement
- B) Uncertainty over City financing

6) Conclusions

Steps to follow every time you have a new TIF application:

- 1) Identify and plan your project**
- 2) Establish/update your plan and area**
- 3) Incur debt to fund your project**
- 4) Certify your debt to County and make a claim on TIF**
- 5) Receive TIF from County and make payment on debt**
- 6) Rinse and repeat**

An Outline of a Development (Rebate) Agreement

1) Preamble tells the story

2) Developer's Obligations

- A) Project construction
- B) Project operation, insurance and maintenance
- C) Property taxes and minimum assessment agreements
- D) Employment requirements
- E) Certifications and reporting
- F) Legal fee shifting
- G) Indemnification/legal risk shifting
- H) Financial obligations
- I) Claw-back, security and PILOT payments

3) City's Obligations

- A) TIF payments
 - Maximum dollar amount
 - Timing and frequency
 - Source of payment
 - Amount of payment
 - Annual appropriation
 - Other conditions
- B) Infrastructure
- C) Real property
- D) Other financial obligations

4) Boilerplate Provisions

- A) Assignability
- B) Choice of Law
- C) Running with the land

**Property Tax Exemption (Abatement) Benefits In Iowa
by Assessment Classification**

Classification/ Source	Industrial	Commercial	Multiresidential	Residential
Chapter 404 Ec Dev	3 year 100% or 10 year* sliding scale	3 year 100% or 10 year* sliding scale	10 year 100%	5 year 100% but only on the first \$75,000 of new value
Chapter 404 Blight/Historic	3 year 100% or 10 year* sliding scale	3 year 100% or 10 year* sliding scale	10 year 100%	10 year 100%
Chapter 427B	5 year** sliding scale	(Warehousing/Distribution Ctrs only) 5 year** sliding scale	N/A	N/A
Chapter 15 HQJP	20 year 100% for IEDA approved projects	20 year 100% for IEDA approved projects	N/A	N/A
Chapter 403	2 year 100% during construction	2 year 100% during construction	2 year 100% during construction	2 year 100% during construction

*The 10 year sliding scale is based upon the following declining annual percentages: 80%, 70%, 60%, 50%, 40%, 40%, 30%, 30%, 20%, 20%.

**The 5 year sliding scale is based upon the following declining annual percentages: 75%, 60%, 45%, 30%, 15%.

2018-2019



MUSCATINE

EASTERN IOWA COMMUNITY COLLEGES

THE *Community's College*

Campus and Community events

Join us this semester at the MCC Student Center for a variety of events including everything from interactive webcasts to book signings!

Muscatine Community College, 152 Colorado St., Muscatine

Take advantage of what *THE Community's College* has to offer:

Backyard Birds: Brian Ritter, Nahant Marsh

September 11 at 7 p.m.

Landscapes utilizing native plants are all the rage, but where to begin? This session covers the various native plants that are ideal for landscapes, their benefits to wildlife and tips on maintenance.

Brian Ritter is the Executive Director of Nahant Marsh and the Program Director for Conservation Technology through Eastern Iowa Community Colleges.

Ukraine: The History and Politics of Ukraine

October 1 at 7 p.m.

A delegation of doctors from Muscatine's Ukrainian sister city, Drohobych, will share the history and politics of this eastern European nation. What is Ukraine's relationship with Russia? What is the current political climate? Find out in this fascinating presentation.

China Town Hall

October 9 from 6 – 8 p.m.

Take part in a "live" town hall on China via an interactive webcast featuring former Secretary of State and National Security Advisor, Condoleezza Rice. Sponsored by the National Committee on U.S. China Relations, the webcast will be followed by in-person discussions with leading experts. Join the national conversation about the US-China relationship and its influence on the U.S. economy, policies and security. Visit eicc.edu/chinatownhall for more information.

OJ Fargo: Just Before the Battle Mother – A Visit from a Civil War Soldier

November 16 at 11:30 a.m.

Go back in time and get to know a returning Civil War veteran played by O.J. Fargo, who details the experiences of an Iowan during the conflict. Dressed in full Union Army regalia, Fargo focuses on his first person presentation of the soldier's Civil War experiences. The audience is encouraged to ask questions and engage in dialogue with the "soldier," who stays in character. The speaker will bring an artifact display and full electronic Civil War roster of all men who served in and from Iowa. It can be searched by name, city, county and/or birthplace. This event is being put on in collaboration with Humanities Iowa.

Michelle Kuo: Author of "Reading with Patrick, a Teacher, a Student, and a Life-Changing Friendship"

November 2 at 7 p.m.

Enjoy a book signing and reception with Michelle Kuo, author of "Reading with Patrick, a Teacher, a Student, and a Life-Changing Friendship." The book is a memoir of race, inequality and the power of literature told through the life-changing friendship between Kuo and her gifted student, jailed for murder in the Mississippi Delta.

Kuo taught English at an alternative school in the Arkansas Delta. After teaching, she attended Harvard Law School and worked as a lawyer for undocumented immigrants in the Fruitvale district of Oakland, California, with a focus on tenants' and workers' rights. She teaches courses on race, law and society at the American University of Paris and has taught at the Prison University Project at San Quentin Prison. This event is being organized in collaboration with Alexander Clark Lecture Series, League of Women Voters and Muscatine Arts Council.

Yenner Wuanti, Pastor of African Nations, Calvary Church: "Liberia – Yesterday, Today and Tomorrow"

December 10 at 7 p.m.

Pastor Yenner Wuanti will lead a discussion on "Liberia – Yesterday, Today and Tomorrow." Muscatine is host to hundreds of Liberian refugees. Pastor Wuanti currently ministers at Calvary Church as the Pastor of African Nations. Yenner and his family escaped from war-torn Liberia and he pastors to the many other survivors and their families in Muscatine.

All events will be held in the MCC Student Center – Loper Hall 563-288-6001

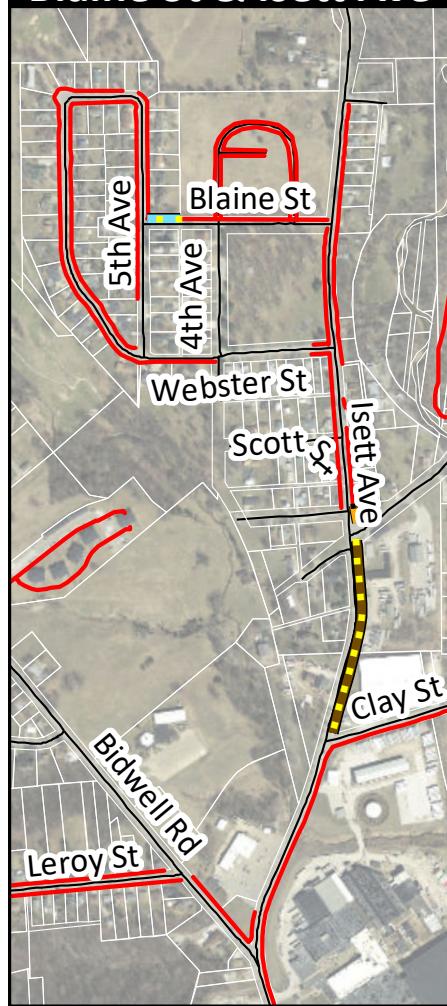
See you there!

5 Year Sidewalk Program

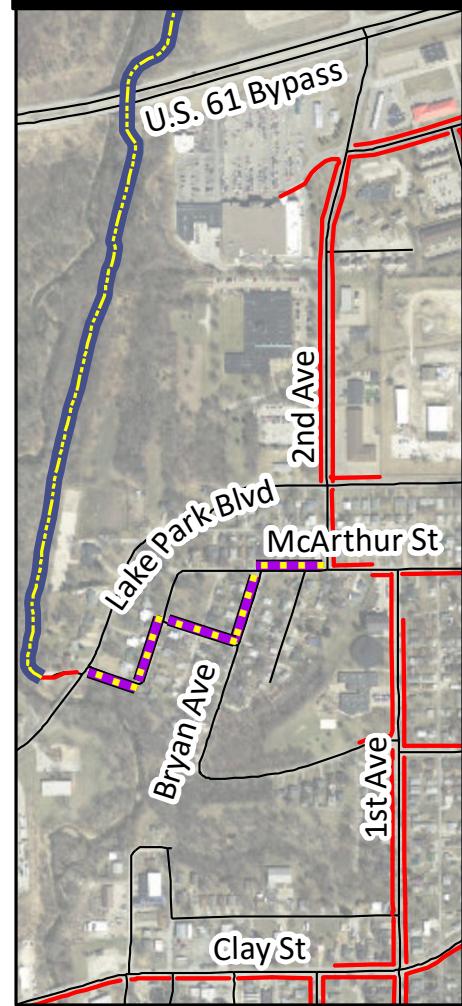
67th Ave



Blaine St & Isett Ave



East of Madison School



Wier St & Bidwell Rd



Legend

Year 1	Year 3	Year 5	Mad Creek Greenbelt
Year 2	Year 4	Existing Sidewalks	City Limit

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: August 21, 2018