

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – May 9, 2019

Mayor Diana Broderson called the City Council In-Depth meeting for Thursday, May 9, 2019, to order at 7:00 p.m. Councilmembers present were: Spread, Brockert, Saucedo, Brackett, Malcolm and Fitzgerald. Councilmember Harvey was absent.

Councilmember Fitzgerald moved to adopt Resolution #2019-0135, approving a Sidewalk or Café Easement Agreement with Avenue Subs. Seconded by Councilmember Spread.

Vote 6 ayes, 0 nays, 1 absent (Harvey); motion carried

Assistant Community Development Director, Andrew Fangman, gave an overview of the process being used to update the City Codes for Rental Housing. Mr. Fangman stated the intent of the update was to 1) centralize all provisions in the City Code relating to rental housing into one single chapter, 2) make the regulatory language easier to understand, 3) streamline rental licensing, registration, and inspection process, and 4) update the standards.

Mr. Fangman stated before finalizing a draft there were three items that needed to be presented to City Council for consideration. First, staff recommended removing the required annual self-inspection of rental properties stating it has caused more work and no benefits. Second, staff recommended the removal of annual registration and suggested stricter requirements on rental property owner and manager contact information. Third, staff presented two options for screen requirements for City Council to consider in order to move forward. Option A) All openable windows should have a tight-fitting screen capable of keeping insects out and option B) only windows needed to meet ventilation requirements should be required to have tight fitting screen capable of keeping insects out.

There was discussion among City Council members regarding ventilation requirements, the cost of placing screens in odd sized windows, responsibility of replacing screens broken by renters, and the cost to residents of running air conditioning as opposed to being able to open windows for ventilation.

City Council had a consensus to move forward with option B, with the possibility of making changes to include one window per room would have a screen to be discussed at time of approval of new code.

Next on the agenda was a presentation by City Planner Lindsay Whitson on the 2020-2024 Capital Improvement Plan Draft. Ms. Whitson gave an overview of what a Capital Improvement Plan is and stated that a five-year plan is required by law in the state of Iowa. Ms. Whitson stated various City departments submit projects, the Planning and Zoning Commission reviews them and each project is prioritized by using a score sheet. Once Scored the projects are listed in order of priority and a Capital Improvement Plan is drafted and presented to City Council for discussion. The complete draft will be brought to City Council for review and approval at the June in-depth meeting.

Next on the agenda Community Development Director Jodi Royal-Goodwin gave a review of storm shelter requirements per the 2015 International Building Codes adopted by the City of Muscatine. She stated that any new construction to a critical services facility (Fire department, Police Department, Ambulance and Schools) triggers the storm shelter requirement. She gave examples of other cities in Iowa

and their requirements for storm shelters as well as three that have either removed or modified the requirements,

Ms. Royal-Goodwin stated that to move forward with the requirements there are three options that City Council will need to consider. 1) Retain code as it is with no changes 2) Delete the storm shelter requirement in its entirety 3) Modify the code requirements while retaining life-safety.

Staff recommends modifying the code to remove conditions necessary for longer-term used of shelter space while retaining life safety standards. This would include: requiring occupancy of storm shelter to match that of the new construction, waiving requirements for sanitation facilities, and allowing the use of flashlights to meet emergency lighting requirements.

Ms. Royal-Goodwin states that the Muscatine School District has proposed to construct a concession stand at the High School that would be in compliance with code and could also be used as a storm shelter for the new STEM Center. This shelter would be completed prior to the Certificate of Occupancy being issued for the new construction of the STEM Center.

There was a request from City Council to hear the thoughts on this proposal from Muscatine City Engineer, Fire Chief and Assistant School Superintendent, all who came forward and stated they were in favor of this proposal and felt it was a great compromise on both sides.

Ms. Royal Goodwin stated the code would be amended and brought before City Council for approval.

Next on the agenda was a review by Andrew Fangman on recommendations for potential change to parking lot surfacing standards. He stated a request had been submitted for the Planning and Zoning Commission to make a recommendation on amending the code to exempt light industrial, general industrial and general commercial zoned parcels from the requirements of hard surfacing. He stated the Planning and Zoning discussed the request extensively at four meetings. Mr. Fangman stated that the Planning and Zoning Commission voted by majority to not change the current standards.

There was discussion and comments from City Council stating they were in favor of the draft code language that was discussed for hard surfacing. There was a consensus among City Council members to move forward with bringing the code change back to City Council for vote.

Communications from Councilmembers:

Councilmember Saucedo thanked staff for all the work being done with the flooding in the City. He also stated he will be out of town for the next Council Meeting.

Councilmember Brackett stated he had attended the Hershey residents meeting and heard quite a few complaints regarding the temperature control in the building. He also stated that to clear up a previous statement there are significant tax dollars being spent for this project.

City Administrator Gregg Mandsager stated that this has been an ongoing issue and part of the budget process for several years. He also stated that the Hershey Manager has been trying to help residents with options to improve the temperature control.

There was discussion on the policy for the boiler system and the chiller being turned on and off. Ms. Royal-Goodwin stated the complications in turning on and off the boiler and chiller, and that finding the balance of when to turn one off and the other on has been an ongoing issue.

Public Works Director came to give an update on the flooding. He stated they are beginning the clean up process and that the streets will be opening as soon as possible. He asked that citizens please respect the barricades and road closures.

Mayor Broderson stated this week residents can dispose of tires for free at the transfer station and next week electronic disposal is free.

Mayor Broderson stated the next Coffee with the Mayor is at Happy Joes on May 18<sup>th</sup> at 9:00 a.m., and that next week on “Out City” will be Chris Boars with Almost Friday Fest and Nicole Sorgenfry discussing the summer lunch program at the schools.

Mayor Broderson stated that the nominating committee will be meeting to make recommendations on members for various boards and commissions and if any resident is interested they should get applications turned in to City Hall.

Councilmember Brackett motioned that the meeting be adjourned at 8:25 p.m.

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Gregg Mandsager, City Administrator