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## City Administrator Report to Mayor & City Council

2019.09.06, Edition No. 355

### WEEKLY UPDATE:

- Iowa League: Don't forget to vote! People's All-Star voting for Round 2 is still active until next Monday, September 9 at 8 a.m. and then the Iowa League will announce the Elite 8! Vote for your favorite city project to advance them to the next round! Vote with a "like" for Muscatine's project on the Iowa League's Facebook Page! <https://www.facebook.com/IowaLeagueofCities/>
- ZBA: Candidates!!! As noted last night we have had a resignation from the Zoning Board of Adjustment and are looking for candidates. Here is the link to the ZBA webpage: <https://www.muscatineiowa.gov/102/Zoning-Board-of-Adjustment> and the Boards and Commissions webpage that includes the application form: <https://www.muscatineiowa.gov/87/Boards-Commissions>.
- Community Development: Attached for your review is the September substantial commercial projects update provided by Community Development.
- Community Development: Attached is the August permits report from Community Development per GovQA for your review.
- SBFL: Please see the attached story and photo on the Small Business Forgivable Loan that was issued this week. Flipped Out Furniture Received a \$25,000 SBFL from the City.
- 2nd & Mulberry Roundabout Meeting: The following is a brief summary of the Roundabout meeting at the Library. Just as a reminder, the City Council agreed to allow the City Engineer to add an additional 10% to the working days at last nights council meeting. We are all committed to working with the downtown property owners and businesses on both this project and the forthcoming 2nd Street project (likely a 2 year project).
  - There were approximately 20 people in attendance. City staff included Brian, Jim, Pat, Kevin and Council Member Spread. Brian has a sign-up sheet that was distributed at the beginning of the meeting. I introduced myself, the Contractor (Jamie Heuer) and City staff and explained the purpose of the meeting.
  - Jim Edgmond discussed the property acquisition/demolition issues that are in different stages of development. Todd Bermel (HNI) gave an update regarding the status of the HNI building. (Please note: Staff is meeting with HNI to review the transfer of the property, timing for emptying out the building and demolition next week.)

**"I remember Muscatine for its sunsets. I have never seen any on either side of the ocean that equaled them" — Mark Twain**

- The real heart of today's discussion focused on the contractor's schedule. Business merchants do not want this project to begin until January. From October thru December is their busiest season, and traffic interruption/confusion at 2nd & Mulberry has the potential to negatively impact their business. Comments about the 2nd Street Streetscape project were also made. The business owners acknowledged that construction projects are necessary, and they do understand these improvements are intended to help their businesses.
- After listening to their concerns and providing explanations about both projects the following conclusions were reached:
  1. The Contractor and City staff will reconsider the initial schedule of the Roundabout and determine how best to issue a Notice to Proceed after January 1, 2020. (Please note that last night's amendment helps to address this issue.)
  2. The contractor has 70 working days to completed the work at present.
  3. This allows HNI more time to get their building appraised and for demolition.
  4. The City Council is scheduled to receive an update on the 2nd Street Streetscape Project on September 19th. A meeting with the CBD merchants will be set either before or near that date to provide a summation of the current project (around 50% completion).
  5. This project is scheduled for bid in December 2019.
  6. Brian has a CBD contact that will help in notifying merchants going forward. As such, another meeting date was not set. If one is needed it will be at 9:00 a.m. at the Library. (or 8:00am - to be confirmed).
  7. I will ask others who were in attendance to add to these notes as needed. Rhill



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## CITY OF MUSCATINE PRESS RELEASE

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**FOR IMMEDIATE RELEASE**  
**AUGUST 6, 2019**

### **FLIPPED OUT FURNITURE RECEIVES \$25,000 SBFL FROM CITY**

*Repurposing furniture with good bones store relocating to Downtown Muscatine*

**MUSCATINE, Iowa** – A successful furniture business is moving from Davenport to Downtown Muscatine and received a \$25,000 Small Business Forgivable Loan (SBFL) from the City of Muscatine Community Development Department to help with the relocation effort.

“Flipped Out Furniture”, owned by Rebekah Despeghel and Josh Terry, will be closing their Davenport location and moving to 225 E. 2nd Street, Muscatine, with a Mid-October opening. Community Development Director Jodi Royal Goodwin and City Planner Lindsay Whitson presented the check to Despeghel and Terry Thursday (Sept. 5).

It is a move closer to home for the Nichols residents who also view Downtown Muscatine as the ideal location for their business.

“Flipped Out Furniture” will use the SBFL funds to rehabilitate the space to give customers a more historical downtown Muscatine feel when they walk into a shop that will showcase repurposed and reclaimed furniture with an antique old world feel.

“We feel the connection between our business and Downtown Muscatine,” Terry said. “It is historical but updated. We have walked up and down the street and talked with shop owners who have made us feel very welcomed. It is a great feeling.”



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Despeghel said that the brick and mortar store in Davenport has been open for about four years but they have been repurposing furniture for five years.

"I remember driving down a street with my dad when we came across this old dresser lying by the side of the road," Deseghel said. "We loaded it up, took it home, and began to tweak it. A neighbor saw what we were doing with the piece and wanted to buy it. A year later we opened the store."

The store takes old pieces of furniture that still have "good bones" and repurposes them with a new, updated style.

"We offer unique home décor, antiques, and furniture to fit all décor styles and budgets," Despeghel said. "We also build farmhouse tables, benches, sofa tables, coffee tables, etc."

The goal and mission of the business is to keep good, quality future that has plenty of life left in them out of the dump.

"We believe our planet is a sacred place and that up-cycled furniture is the best," Despeghel said. "We also take our customers outdated existing furniture and give it a makeover for them so they will love it forever."

"Flipped Out Furniture" has built a large clientele in Davenport and an equally large customer base in Muscatine.

"Our Davenport customers have indicated that they will travel to Muscatine to visit our store just as our Muscatine customers did when they came to the Davenport location," Despeghel said. "We are excited to have our customers come and visit our store along with the other shops and restaurants in Downtown Muscatine."

Thompson Trucking, Inc., Skinny's Barbeque, Bosch Pest Control, Bridge Side Pub LLC, and Wine Nutz have received SBFL funds so far this year.



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**SMALL BUSINESS FORGIVABLE LOAN PROGRAM** - The City of Muscatine offers Small Business Forgivable Loans for building improvements and startup cost associated with the creation of a new business or to existing businesses significantly expanding into a new market, product or service. Businesses can obtain a loan for up to \$25,000 at a term of five years with 20 percent of the original loan forgiven annually at the anniversary of the origination of the loan. Funds are allocated up to \$15,000 for startup cost and up to \$10,000 for code compliance.

The City has allocated \$100,000 in funding annually. Funds will be awarded to qualifying businesses based on availability of funds.

For more information visit the [SBFL](#) page on the City of Muscatine web site.

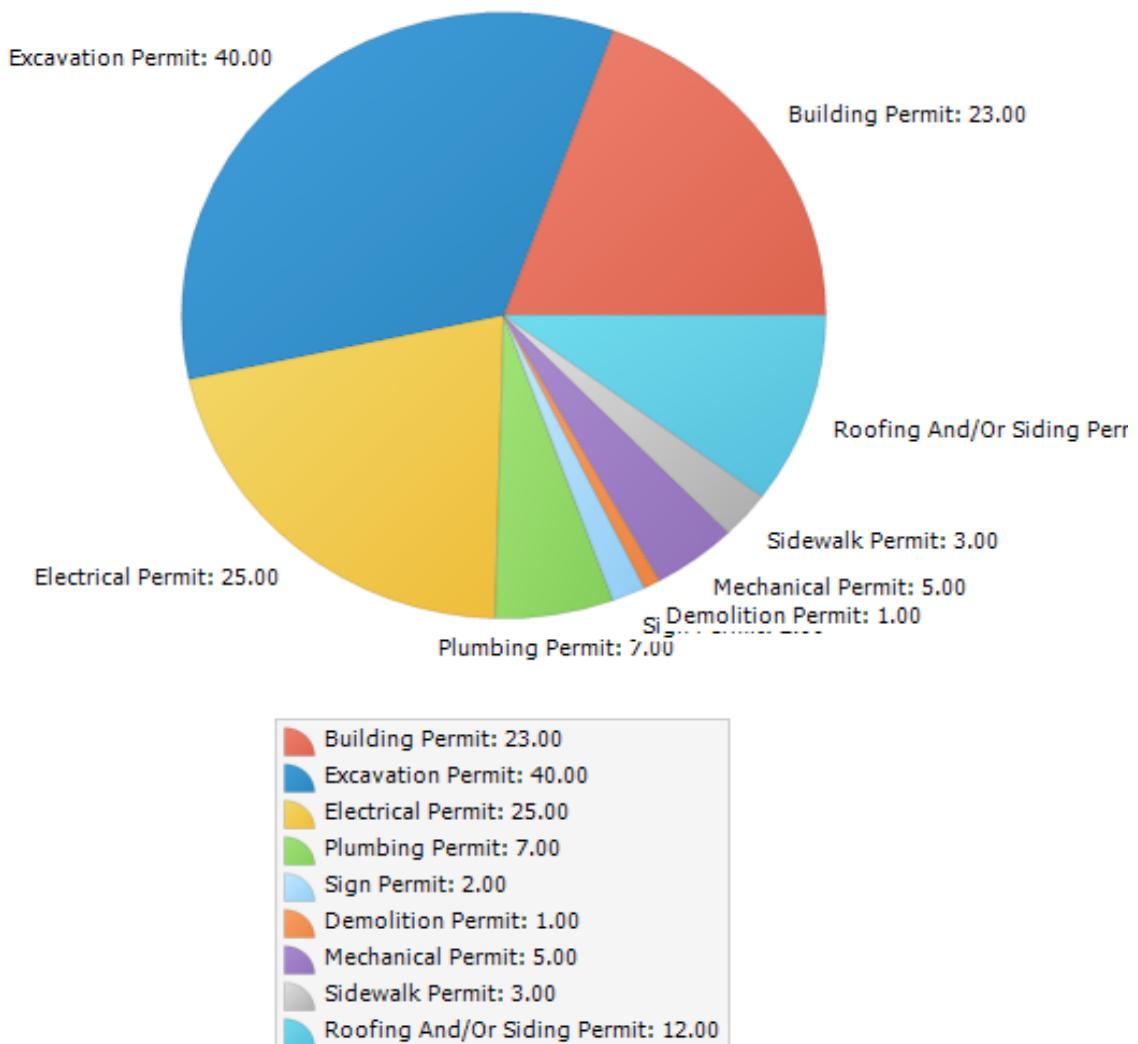
**CAPTION 1:** Community Development Director Jodi Royal-Goodwin (left) and City Planner Lindsay Whitson (right) present a \$25,000 Small Business Forgivable Loan check to Rebekah Despeghel and Josh Terry, owners of Flipped Out Furniture that will be opening in Downtown Muscatine in October.



# Building Permit Breakdown - Monthly

Run Date: 09/04/2019 10:27 AM

## Permits Issued this Month



Building Permit  
Breakdown - Monthly

Reference No	Property Address	Case Type	Scope of Work	P - Job Contract_Bid Amount
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<a href="#">BP002617-060619</a>	3300 Cedar St	Building Permit	Construct pre-fab restroom for Discovery Park	91100
<a href="#">BP002658-071719</a>	2933 University Dr	Building Permit	Construct new Alliant Energy operation center	2,050,000
<a href="#">BP002675-080119</a>	3025 Provence Ln	Roofing And/Or Siding Permit	Reroof residence	8200
<a href="#">BP002676-080119</a>	205 Fairview Ave	Building Permit	Construct 14'x20' 3 seasons room	18000
<a href="#">BP002678-080119</a>	1573 Washington St	Roofing And/Or Siding Permit	Reroof residence	5450
<a href="#">BP002679-080219</a>	2230 Mulberry Ave	Building Permit	Construct 11'x24' deck	3500
<a href="#">BP002680-080219</a>	116 E 11th St	Roofing And/Or Siding Permit	Reroof residence	6300
<a href="#">BP002681-080219</a>	1005 E 8th St	Building Permit	Repair hole in garage roof by replacing portion of a beam and shingles	300
<a href="#">BP002682-080219</a>	1407 Lucas St	Roofing And/Or Siding Permit	Replace siding on residence	8000
<a href="#">BP002683-080219</a>	707 Centre Dr	Building Permit	Construct 12'x20' deck	4000
<a href="#">BP002684-080419</a>	1504 Lincoln Blvd	Building Permit	Reroof house	4500
<a href="#">BP002686-080519</a>	919 Poplar St	Building Permit	Construct 22'x5' deck with an awning extending over the deck	1200
<a href="#">BP002687-080819</a>	112 Locust St	Building Permit	Construct 10'x12' addition	6500
<a href="#">BP002688-080819</a>	808 E 11th St	Roofing And/Or Siding Permit	Reroof residence	1650
<a href="#">BP002690-081219</a>	0822476004	Building Permit	New cell tower and generator	145,000.00
<a href="#">BP002691-081219</a>	910 Nebraska St	Roofing And/Or Siding Permit	Replace siding on residence	2500
<a href="#">BP002692-081319</a>	209 Parmalee St	Roofing And/Or Siding Permit	Reroofing	6450
<a href="#">BP002693-081419</a>	902 E 6th St	Building Permit	Construct 5'x7' attached deck to front of enclosed porch	500
<a href="#">BP002694-081419</a>	1432 Grand Ave	Roofing And/Or Siding Permit	Replace siding on residence	3850

<a href="#">BP002695-081519</a>	2709 Bidwell Rd	Building Permit	Construct 16'x22' garage addition	25961
<a href="#">BP002696-081619</a>	810 Division St	Building Permit	Remodel for hobby store	1000
<a href="#">BP002697-081919</a>	2101 Ridgewood Ave	Roofing And/Or Siding Permit	Reroof residence	1800
<a href="#">BP002698-081919</a>	1504 Lincoln Blvd	Building Permit	New Garage	10080
<a href="#">BP002699-081919</a>	2002 W Bay Dr	Building Permit	3rd Stall on Garage	5760
<a href="#">BP002700-082019</a>	908 E 9th St	Building Permit	Replace deck	800
<a href="#">BP002701-082119</a>	500 Mulberry Ave	Building Permit	Emergency repairs on back wall roof and floor sheathing	12000
<a href="#">BP002702-082219</a>	1310 Indiana St	Building Permit	Construct 14'x30' deck	4000
<a href="#">BP002703-082219</a>	1000 S Houser St	Building Permit	Solid waste treatment project - structural, concrete, and prefabricated equipment installation all housed within an existing structure.	
<a href="#">BP002704-082219</a>	1202 Musser St	Building Permit	Waste water improvement project	
<a href="#">BP002705-082319</a>	153 Colorado St	Building Permit	Repair deck, replace siding on the residence, and replace wall in the basement	4500
<a href="#">BP002706-082619</a>	2205 Fareway Dr	Roofing And/Or Siding Permit	Reroof residence	8550
<a href="#">BP002707-082719</a>	2610 Surrey Ct	Building Permit	Tear down and replace 13'x13' deck	5200
<a href="#">BP002709-082919</a>	1808 Cobblestone Dr	Building Permit	tear off old roof and install new roof	10800.00
<a href="#">BP002710-083019</a>	31 Coventry Ln	Roofing And/Or Siding Permit	Reroof	7200
<a href="#">BP002711-083019</a>	109 E 4th St	Roofing And/Or Siding Permit	Reroof 26 sq. with 15x14 replacement rubber	11840
<a href="#">DP000025-082919</a>	515 E 2nd St	Demolition Permit		27500
<a href="#">EP000683-071719</a>	2933 University Dr	Electrical Permit	Electrical for new Alliant Energy building	\$498,693.00
<a href="#">EP000688-080119</a>	205 Fairview Ave	Electrical Permit	Wiring for lights in 3 seasons room addition	30
<a href="#">EP000689-080619</a>	221 Dillaway St	Electrical Permit	Installing 5.760 kw solar roof mount	12,262

<a href="#">EP000690-080619</a>	902 E 6th St	Electrical Permit	Wiring for newly constructed enclosed porch	30
<a href="#">EP000692-080719</a>	911 E 2nd St	Electrical Permit	Install 4 new meters 2-100 amp and 2-200 amp	2500
<a href="#">EP000693-080919</a>	839 Park Ave	Electrical Permit	Lighting for new awning	300
<a href="#">EP000694-081219</a>	4926 Abrams Dr	Electrical Permit	100 amp underground	25
<a href="#">EP000695-081419</a>	1111 Nebraska St	Electrical Permit	200 amp underground and wiring for new single-family residence	55
<a href="#">EP000696-081419</a>	1030 Grand Ave	Electrical Permit	200 amp underground	25
<a href="#">EP000697-081519</a>	1001 Hershey Ave Apt 1	Electrical Permit	100 amp underground	25
<a href="#">EP000698-081519</a>	1001 Hershey Ave Apt 2	Electrical Permit	100 amp underground	25
<a href="#">EP000699-081519</a>	1001 Hershey Ave Apt 3	Electrical Permit	100 amp underground	25
<a href="#">EP000700-081519</a>	1001 Hershey Ave Apt 4	Electrical Permit	100 amp underground	25
<a href="#">EP000701-081619</a>	3300 Cedar St	Electrical Permit	100 amp service to newly constructed pre-wired bathroom	2965
<a href="#">EP000702-081619</a>	401 Grandview Ave	Electrical Permit	Wiring for the remodel for food prep and storage	1500
<a href="#">EP000703-081919</a>	2206 Imperial Oaks Dr	Electrical Permit	Replacing panel for 200 amp underground service	25
<a href="#">EP000704-082019</a>	801 Oregon St Ste 10	Electrical Permit	Rough-in warehouse conduit and wiring of bathroom	1500
<a href="#">EP000706-082219</a>	1704 Grand Ave	Electrical Permit	200 amp underground	25
<a href="#">EP000707-082219</a>	3012 Allen St	Electrical Permit	Wiring for bedroom/bathroom addition	30
<a href="#">EP000708-082319</a>	0822476004	Electrical Permit	New cell tower and generator.	20,000
<a href="#">EP000709-082319</a>	297 Burnside Ave	Electrical Permit	200 amp underground	25
<a href="#">EP000710-082719</a>	315 W 6th St	Electrical Permit	Repair 200 amp service	25
<a href="#">EP000711-082719</a>	3220 Anastasia Pl	Electrical Permit	finish off basement	\$1000
<a href="#">EP000712-082819</a>	112 Locust St	Electrical Permit	200 amp ug, rough-in and final	55
<a href="#">EP000713-082819</a>	1214 Vista Ct	Electrical Permit	200 amp ug	25
<a href="#">EXP000175-070319</a>	216 Sycamore St	Excavation Permit	Install new combination fire/domestic service into building	12,500.00

<a href="#">EXP000194-072519</a>	1432 Cedar St	Excavation Permit	Replace existing driveway with new, same size and location	20
<a href="#">EXP000200-072619</a>	2415 Park Ave	Excavation Permit	Approach	25,000
<a href="#">EXP000201-072919</a>	1015 Poplar St	Excavation Permit	Installation of fiber drop from vault to demark on the house	50
<a href="#">EXP000202-080219</a>	3003 Lucas St	Excavation Permit	Move phone pole from new bike path location and reset still within the right-of-way. Contractor met with Jim Edgmond on site to discuss this project.	20
<a href="#">EXP000203-080219</a>	3004 Lucas St	Excavation Permit	Filling in ditch with dirt	20
<a href="#">EXP000204-080519</a>	154 Colorado St	Excavation Permit	burying communications conduit for Voc Rehab	50
<a href="#">EXP000205-080519</a>	3430 Mulberry Ave	Excavation Permit	Burying a communications fiber service drop	50
<a href="#">EXP000206-080519</a>	36 Geneva Dr	Excavation Permit	burying communications conduit	50
<a href="#">EXP000207-080519</a>	2907 Lucas St	Excavation Permit	burying a communications conduit	50
<a href="#">EXP000208-080519</a>	110 Lake Park Blvd	Excavation Permit	New driveway extending from rear of residence at 110 Lake Park Blvd onto Grand Ave	20
<a href="#">EXP000209-080519</a>	1506 New Hampshire St	Excavation Permit	Excavation for water service repair	20
<a href="#">EXP000210-080819</a>	1903 Wallace St	Excavation Permit	INSTALLATION OF COMMUNICATIONS CONDUIT, EXCAVATION AREA MARKED IN WHITE PAINT	50
<a href="#">EXP000211-081219</a>	1906 Orange St	Excavation Permit	Replace gas service from home to gas main on opposite side of Orange Street	0.00
<a href="#">EXP000212-081219</a>	2114 Park Ave	Excavation Permit	Replace gas service on rear of building	0.00
<a href="#">EXP000213-081219</a>	600 E 2nd St	Excavation Permit	Placement of new fiber optic cable	n/a
<a href="#">EXP000214-081319</a>	809 Marquette St	Excavation Permit	dig conduit over to pole	50
<a href="#">EXP000215-081319</a>	418 Woodcrest Ln	Excavation Permit	installation of telecommunications conduit from pedestal to house	50
<a href="#">EXP000216-081319</a>	519 E 7th St	Excavation Permit	Replacing a valve at this address in the street.	5000
<a href="#">EXP000217-081319</a>	500 E 7th St	Excavation Permit	Inserting a new valve into the water main on Mulberry. Will be digging up 5200 the water main and working in one spot, in conjunction to the work at 519 e 7th street	

<a href="#">EXP000218-081319</a>	401 E 6th St	Excavation Permit	inserting a new water valve on the water main, water main is in the street 5500 at this address	
<a href="#">EXP000219-081619</a>	3301 Mackinac Ct	Excavation Permit	BURYING FIBER DROP FROM VAULT TO HOUSE	50
<a href="#">EXP000220-082019</a>	99 Easton Park	Excavation Permit	INSTALLATION OF COMMUNICATIONS CONDUIT FOR COAX DROP	50
<a href="#">EXP000221-082019</a>	1601 Lincoln Blvd	Excavation Permit	replace gas service if necessary	0.00
<a href="#">EXP000222-082019</a>	822 Pine St	Excavation Permit	retire gas service (coming off of Fuller St) to home due to being demolished.	0.00
<a href="#">EXP000223-082019</a>	20 Geneva Dr	Excavation Permit	installation of fiber drop	50
<a href="#">EXP000224-082119</a>	407 W Mississippi Dr	Excavation Permit	Installation of fiber line for communications service	50
<a href="#">EXP000225-082219</a>	812 Marquette St	Excavation Permit	Excavation to replace driveway	20
<a href="#">EXP000226-082319</a>	0822476004	Excavation Permit	Cell tower and generator	20.00
<a href="#">EXP000227-082619</a>	1419 Devitt Ave	Excavation Permit	Excavation to replace driveway	20
<a href="#">EXP000228-082619</a>	3203 Harmony Ln	Excavation Permit	Excavation for new sewer for the newly constructed building at 3204 Harmony Ln	20
<a href="#">EXP000229-082619</a>	510 Centre Dr	Excavation Permit	installation of communications conduit	50
<a href="#">EXP000230-082719</a>	2051 Heatherlynn Dr Apt D1	Excavation Permit	Installing communications conduit from 2051 Heatherlynn Dr D1-F2-- marked excavation area in white paint.	50
<a href="#">EXP000231-082719</a>	2820 Highway 22	Excavation Permit	install gas main along east edge of property in ROW	0.00
<a href="#">EXP000232-082719</a>	2828 Highway 22	Excavation Permit	install gas main along east side of property in ROW	0.00
<a href="#">EXP000233-082719</a>	0930302015	Excavation Permit	install gas main along east side of property in ROW	0.00
<a href="#">EXP000234-082719</a>	0930302016	Excavation Permit	Install gas main along east side of property in ROW	0.00
<a href="#">EXP000235-082819</a>	1718 Buell St	Excavation Permit	Widen driveway by 8 feet	20
<a href="#">EXP000236-082919</a>	822 Pine St	Excavation Permit	Excavation to cap off water service for 822 Pine St. Will be digging in the R.O.W. on the Fuller Street side of the property.	20
<a href="#">EXP000237-082919</a>	509 Clay St	Excavation Permit	installation of fiber drop	50

<a href="#">MP000509-080619</a>	2705 Cedar St	Mechanical Permit	Install (1) RTU, (7) exhaust fans, (24) VAV's and associated duct for new science addition.	\$519,902.00
<a href="#">MP000510-080719</a>	1425 S Houser St	Mechanical Permit	Install AC	6452
<a href="#">MP000511-080719</a>	2607 Bidwell Rd	Mechanical Permit	Install AC and furnace	14000
<a href="#">MP000512-080919</a>	2900 Mulberry Ave	Mechanical Permit	Install AC	8900
<a href="#">MP000513-081919</a>	2051 Heatherlynn Dr Apt G1	Mechanical Permit	REPLACING HEATING AND A/C	8545.00
<a href="#">PP000346-070919</a>	2705 Cedar St	Plumbing Permit	High School Science Addition	544,049.00
<a href="#">PP000356-080519</a>	1506 New Hampshire St	Plumbing Permit	Water service repair	25
<a href="#">PP000357-081219</a>	4926 Abrams Dr	Plumbing Permit	Gas service for new mobile home	5
<a href="#">PP000359-081519</a>	3500 Diana Queen Dr	Plumbing Permit	Install hand sink	1000
<a href="#">PP000362-082719</a>	898 Climer St	Plumbing Permit	replumb kitchen sink drain	\$335.85
<a href="#">PP000363-082819</a>	3012 Allen St	Plumbing Permit	Plumbing for new bathroom/bedroom addition	30
<a href="#">PP000364-082919</a>	3204 Harmony Ln	Plumbing Permit	Sewer connection for new storage building	8800
<a href="#">SP000153-080619</a>	502 Mulberry Ave	Sign Permit	Install new lit logo sign cabinet 20" diameter and non lit aluminum letters reading EL Olmito Restaurant to the new fascia. Letters vary in size from 14" to 3". Design attached.	2,748.00
<a href="#">SP000154-081919</a>	2300 Park Ave Ste A	Sign Permit	Replace the pole sign faces with new faces. Replace the building letters with new molded plastic letters	\$2900.00
<a href="#">SWP000049-081419</a>	416 Bond St	Sidewalk Permit	Replace 3 squares of sidewalk	20
<a href="#">SWP000050-082319</a>	895 Woodlawn Ave	Sidewalk Permit	Replace sidewalk	20
<a href="#">SWP000051-082719</a>	970 Lucas St	Sidewalk Permit	Removing damaged driveway and sidewalk, replacing the sidewalk but driveway will become green space.	20



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mit: 12.00

P - Building Type	P - Type of Construction	P - Issue Date
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Commercial	Remodel/Addition	8/13/2019
Commercial	New Construction	8/19/2019
Residential	Remodel/Addition	8/1/2019
Residential	Remodel/Addition	8/1/2019
Residential	Remodel/Addition	8/1/2019
Residential	Remodel/Addition	8/2/2019
Residential	Remodel/Addition	8/5/2019
Residential	Remodel/Addition	8/5/2019
Residential	Remodel/Addition	8/8/2019
Residential	Remodel/Addition	8/8/2019
Commercial	New Construction	8/23/2019
Residential	Remodel/Addition	8/12/2019
Residential	Remodel/Addition	8/13/2019
Residential	Remodel/Addition	8/14/2019
Residential	Remodel/Addition	8/14/2019

Residential	Remodel/Addition	8/15/2019
Commercial	Remodel/Addition	8/16/2019
Residential	Remodel/Addition	8/19/2019
Residential	Remodel/Addition	8/22/2019
Residential	Remodel/Addition	8/22/2019
Residential	Remodel/Addition	8/20/2019
Commercial		8/21/2019
Residential	Remodel/Addition	8/22/2019
Commercial	Remodel/Addition	8/29/2019
Commercial	Remodel/Addition	8/29/2019
Residential	Remodel/Addition	8/23/2019
Residential	Remodel/Addition	8/26/2019
Residential	Remodel/Addition	8/27/2019
Residential	Remodel/Addition	8/29/2019
Residential	Remodel/Addition	8/30/2019
Residential	Remodel/Addition	8/30/2019
Commercial		8/29/2019
Commercial	New Construction	8/19/2019
Residential	Remodel/Addition	8/1/2019
Residential	Remodel/Addition	8/30/2019

Residential	Remodel/Addition	8/6/2019
Commercial	Remodel/Addition	8/7/2019
Commercial	Remodel/Addition	8/9/2019
Residential	Remodel/Addition	8/12/2019
Residential	New Construction	8/14/2019
Residential	Remodel/Addition	8/14/2019
Residential	Remodel/Addition	8/15/2019
Commercial	New Construction	8/16/2019
Commercial	Remodel/Addition	8/16/2019
Residential	Remodel/Addition	8/19/2019
Commercial	Remodel/Addition	8/20/2019
Residential	Remodel/Addition	8/22/2019
Residential	Remodel/Addition	8/22/2019
Commercial	New Construction	8/23/2019
Residential	Remodel/Addition	8/23/2019
Residential	Remodel/Addition	8/27/2019
Residential	Remodel/Addition	8/29/2019
Residential	Remodel/Addition	8/28/2019
Residential	Remodel/Addition	8/28/2019
Commercial		8/1/2019

Residential	8/6/2019
Commercial	8/7/2019
Residential	8/14/2019
Residential	8/20/2019

Residential	8/5/2019
Commercial	8/14/2019
Residential	8/5/2019

Residential	8/6/2019
Residential	8/14/2019

Residential	8/14/2019
Commercial	8/14/2019
Commercial	8/14/2019
Residential	8/14/2019

Residential

8/14/2019

Residential

8/20/2019

Residential

8/26/2019

Residential

8/26/2019

Residential

8/26/2019

Residential

8/26/2019

Commercial

8/26/2019

Residential

8/27/2019

Commercial

8/23/2019

Residential

8/27/2019

Commercial

8/29/2019

Residential

8/27/2019

Residential

8/29/2019

Commercial

8/29/2019

Commercial

8/29/2019

Commercial

8/29/2019

Residential

8/30/2019

Residential

8/29/2019

Residential

8/29/2019

Commercial	Remodel/Addition	8/12/2019
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Commercial	Remodel/Addition	8/7/2019
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Commercial	Remodel/Addition	8/7/2019
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Commercial	Remodel/Addition	8/9/2019
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Residential	Remodel/Addition	8/22/2019
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Commercial	Remodel/Addition	8/1/2019
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Residential	Remodel/Addition	8/5/2019
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Residential	New Construction	8/12/2019
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Commercial	Remodel/Addition	8/15/2019
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Residential	Remodel/Addition	8/29/2019
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Residential	Remodel/Addition	8/28/2019
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Commercial	New Construction	8/29/2019
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Commercial	Remodel/Addition	8/20/2019
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Commercial	Remodel/Addition	8/29/2019
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Residential	Remodel/Addition	8/14/2019
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Residential	Remodel/Addition	8/26/2019
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Residential	Remodel/Addition	8/30/2019
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owner	project name/address	description	SEPT 2019	value	TIME	start	%
phelps inc	fire restoration	replace structural, HVAC,elec, plumbing	300K	?	18-May	95	
GPC inc	distillation facility	new process building, and support structure	7M	15 mo	18-Jul	80	
HNI (county)	Tech Center 4 phase Remodel court house remodel	Remodel offices/warehouse, add storm shelter	833K	2mo	19-Mar	85	
Bush investors	hershey building apartments	restoration and remodel	725K	5 mo	19-Feb	95	
JBL developers	oak park condos (tiff project)	7 new 3 plex apartments	333K	17mo	19-Apr	25	
Kwik Trip inc	new convienence station	new building gas, food, mercantile	2.1M	8mo	1-Apr	100	
iowa university/county	1601 Plaza Place	renovation> change of use	210K	4mo	4/19/2019	95	
MPW	3205 cedar st	lobby remodel	425K	2mo	19-Apr	100	
newcomb's	new RV storage	new building, elect	85K	3mo	19-Apr	95	
Raymond	restoration fast track restrm	new restroom/remodel	275K	20day	28-Jun	100	
MSD McKinley school	new classrooms/ gym building	addition and remodel	7M	11mo	19-Apr	30	
MSD colorado school	colorado street preschool	change of use / bid set plans recieved	291K	3mo	13-May	100	
MSD Madison school	parking site work	new site drop off for traffic	127K	2mo	13-May	100	
MSD HS school	High school STEM science building	new addition	8.7M	11mo	13-May	15	
MSD McKinley school	PARKING site work	new site drop off for traffic		5 mo	19-Jun	80	
vasques (north const)	500 mulberry st (tiff project)	reconstruction/ split level business/residence	?	?	19-Jun	1	
FELIX (el omido)	502 Mulberry parapet repair	storm damage repair to front of building		2mo	19-Jun	100	
WOLFE DEVELOPERS	ARBORS 36 LOT SUBDIVISION	phase 1 Utilities infrastructure and streets		5mo	19-Jul	10	
Alliant energy	2933 University drive	all new facility on 11 acre	2.5M	10m	19-Aug	10	
Musco lighting	2107 stewart rd	large addition to facility	pend	8mo	19-Sep	1	
TJD LLC	cam2 49th street Industrial park	solar array	pend	1 mo	19-Aug	25	
high strenght waste	CITY Waste water	waste reclamation	1.7M	4mo	19-Aug	10	
sewer process pipe	CITY Waste water	replacements & improvmnts	600K	2mo	19-Aug	10	
PENDING PROJECTS							
Cargill grain inc	cargill GRAIN elevator restoration	restore/new of existing grain elevator & bridge	pend	pend	19-Oct		
wallace bld	126 2nd st	change of use ? <b>On hold elevator issue</b>	pend	pend	pend		
Bark inc	2nd street bark building	building restoration change of use	pend	pend	pend		
church of God	bidwell rd	new sanctuary/ <b>plan review on hold</b>	pend	pend	pend		
HS school	storm shelter design	in planning & design stage	1.2M	pend	19-Oct		
kreigers ford	12,000 sq ft bld ?	new auto detailing shop	pend	2 mo	19-Oct		

community development commercial substantial projects (not all projects )

Verison cell tower	hyw 61 (near water tower)	spr approved may issue permit	pend	3mo	19-Oct
menards	lumber yard vehicle addition	new structure,roof and employee vestibule	2.2M	3mo	19-Oct
city of muscatine	city storage BLD mulberry & 5th	emergency service storage building	pend	4 mo	19-Oct
pizza ranch	increase area & remodel		plans in review	pend	3mo
Airport	new hanger building		plans need	pend	19-Aug
Joel Larue Hagerty buildi	2832 Hwy 22	New storage/car repair	200k	pend	?
MSD High School	HS STORM SHELTER/concession stand		plans in review	500K	pend
Taco Johns	New Restaurant on Park Ave	Possible Site Plan Req'd	?	Pend	Pend
non emerg. Transport	922 hancock st	storage/parking garage	plans needed	?	pend
caseys remodel	university dr	large interior remodel	plans in review	?	pend
100% projects will not be shown on next months report after Certificate of occupancy is issued					