

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – July 14, 2011

Mayor Dick O'Brien called the In-Depth City Council meeting for Thursday, July 14, 2011, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Roby, and Lange. Also present were City Administrator Gregg Mandsager, Community Development Director Steve Boka, and City Planner Andrew Fangman.

The first item on the agenda was a Comprehensive Plan update. City Council was told that staff is in the process of updating numbers before seeking public input. There will be changes to the census information, demographics, and there will be new maps.

The next item for discussion concerned annexation.

City Administrator Gregg Mandsager stated that one of the City Council's established goals is the evaluation of annexation issues. He stated that tonight's discussion is a step in the process of reviewing the cost and benefits of annexation. He also noted that the National Citizen Survey results indicated residents were in favor of annexation.

City Planner Andrew Fangman then gave a power point presentation covering annexation options and a fiscal impacts report. He stated the report examines the fiscal implications of annexation on the City of Muscatine. He stated it details the baseline costs of annexation. He stated the report does not include costs for optional improvements such as taking over maintenance of private streets within existing subdivisions and extending sewers into existing subdivisions. Included in the power point was a map showing the general area of interest for possible annexation. He stated that 30 areas within the general area of interest were studied. These areas represent all major combinations of segments of infrastructure that may need to be constructed or maintained if annexation were to occur. He then reviewed revenue assumptions, the affect annexation would have on the Police and Fire departments, sewers, and roadways.

Councilmember Bynum asked if the National Citizen Survey was sent to residents in the areas being proposed for annexation, and City Administrator Mandsager answered no.

Councilmember LeRette stated he would like to see the entire cost of the fire statistics attributed to the proposed annexed areas.

City Administrator Mandsager stated staff had reviewed exactly what services would be included in the proposal with City Council tonight.

Community Development Director Steve Boka addressed the two-mile requirement as well as street standards.

Councilmember Shihadeh stated City Council cannot be educated in a 90-minute timeframe. He stated more diligence is needed on the numbers. He asked if the city would have the money to pay for annexation costs or had the ability to bond for such costs. He then asked what services would be provided, how residents would connect to the sewer and the cost, and how long it would take to provide services to newly annexed areas.

Councilmember Natvig asked if engineering design and legal costs were included.

Community Development Director Boka stated the city must first submit a plan to the City Development Board for approval. He then stated that sewer would only go to the property line.

City Administrator Mandsager stated that staff needs to know if City Council wants an evaluation of internal streets and sewers that are currently private.

Councilmember Natvig asked if staff is reviewing the city's bonding capacity, and he was told yes.

Councilmember Lange stated he felt the city might want to look at the whole annexation versus separate segments. He stated he appreciated the information that was provided.

Councilmember Roby stated the information provided was very educational.

Councilmember Fitzgerald asked about Police Officer entry level costs versus mid-level costs. City Administrator Mandsager stated staff will be studying that as well.

There were numerous residents who spoke concerning the proposed annexation. In addition, a letter was received from Mel McMains who resides in Northwood Estates. His letter was written on behalf of the Muscatine Annexation Taskforce and indicates the coalition has no interest in a voluntary annexation or any other type of annexation now or in the foreseeable future.

Under comments, Councilmember LeRette, speaking on behalf of the Youth Baseball League, thanked everyone for a great season.

Councilmember Natvig thanked everyone in attendance for coming to the meeting.

Councilmember Roby also thanked everyone for attending. She also stated the city had received the GFOA award for the city budget.

Councilmember Lange stated he was glad to see such a good turnout at the meeting.

City Administrator Mandsager stated that City Council meetings are now on YouTube. He also stated that staff will be creating an annexation page on the city's website.

#21687. Councilmember Shihadeh moved the meeting be adjourned at 8:23 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Gregg Mandsager, City Administrator