

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – September 8, 2011

Mayor Dick O'Brien called the In-Depth City Council meeting for Thursday, September 8, 2011, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Shihadeh, Bynum, Roby, and Lange. Also present were City Administrator Gregg Mandsager, Community Development Director Steve Boka, Finance Director Nancy Lueck, and Police Lieutenant Jeff Jirak.

The first item on the agenda was a presentation by Musco Lighting concerning repairs needed for the bridge lighting.

City Administrator Gregg Mandsager summarized the memorandum received from Jim Berns of Musco Lighting. He stated the city is looking to contribute \$40,000 to the estimated \$59,500 cost to repair/replace inoperable light fixtures with MP&W allocating \$20,000. He stated that in June 2011, Musco technicians began repairing the conduit system while an alternate fixture solution was determined. He stated the labor and materials for these improvements was donated by Musco with MP&W agreeing to cover the costs of equipment and traffic control. It should be noted that the firm that had manufactured the original fixtures was purchased by another firm who has discontinued the sale and repair of those fixtures.

Councilmembers LeRette, Bynum, and Lange stated they are opposed to using TIF money to fund the repairs to the bridge lighting and each explained their reasoning. Councilmembers Shihadeh, Roby, and Fitzgerald were in favor of the proposal to utilize TIF money and they each explained their reasoning as well.

Gary Carlson of HNI who was involved with the original project stated it was a Leadership Muscatine project and that funding had included \$100,000 from a Bi-State grant and \$250,000 donated by Musco Lighting.

Mayor O'Brien stated he feels this project is a "good thing" and that City Council should not walk away from it.

The next item on the agenda was an update on the Landfill Deficit Reduction Plan. Finance Director Nancy Lueck gave a power point presentation and summarized the memorandum City Council had received as part of their agenda packet.

Gary Carlson stated the Landfill Committee, which held meetings from July to September 2010, is another great example of the public and private sectors cooperating to find a solution to the landfill issue.

Councilmember Roby stated she appreciated the team effort for this very important issue.

The next item on the agenda was a presentation on The Glen at Cobblestone Ridge, an affordable housing development proposal.

City Administrator Mandsager introduced Larry Pusateri who is the owner of the Daveri Development Group LLC. Mr. Pusateri gave an overview of the information that was contained in City Council's agenda packet. He stated the housing complex would consist of 46 new apartments/duplexes at Cobblestone Ridge. He then provided background information on his company.

Councilmember Bynum asked about the project timeline.

Mr. Pusateri stated the tax credit application is due in March 2012 and that construction is scheduled to begin during the 2012 winter season. He stated the completion date is scheduled for January 2014.

Councilmember Roby asked what kind of studies or analyses will be done.

Mr. Pusateri stated an internal study will be done and that before anything can get underway, the state will require a third party study. He stated that surrounding neighbors will be surveyed, public hearings will be held, and public meetings will also be held.

Councilmember Roby asked if HUD would be involved in this project, and she was told they would not.

Councilmember Lange asked if TIF monies had been used for this type of project in the past.

City Administrator Mandsager stated TIF funds were used for the MCC and Muscatine Mall housing projects. He stated that commitment on the city's part would be required before March 2012. He stated the project does qualify for the city's basic TIF program. He stated it will be necessary to amend the TIF District and to create a development agreement.

The final item on the agenda was a presentation by the Police Department on proposed improvements to the firing range. Lieutenant Jeff Jirak gave a power point presentation which showed the current condition of the facility and provided a five-year plan for the proposed improvements. He stated the total estimated cost of the proposed improvements is \$36,600 less money on hand for a total cost of approximately \$23,000. He stated funding would come from the Insurance Trust.

Under comments, Councilmember LeRette stated that Alexander Clark was recently inducted into the Iowa African American Hall of Fame, and he shared information from the ceremony.

Councilmember Roby thanked the Police Department for helping with the recent thefts at the Zoo Garden.

Councilmember Lange stated the Muscatine School District is the second largest employer in the City of Muscatine. He stated the school board election is next Tuesday, and he urged everyone to vote.

Mayor O'Brien stated the recent thefts at the Zoo Garden were horrible and stated he would like to make an example of the culprits if they are caught.

#21782. Councilmember Shihadeh moved the meeting be adjourned at 8:41 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Gregg Mandsager, City Administrator