
COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Mayor and City Council Members

Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director

From: Andrew Fangman, City Planner

Date: August 4, 2017

Re: Resolution Committing Up to \$400,000 in Proceeds from Future Bond Sales Towards the Pearls of Progress Project, if the CAT Grant Application is Successful.

BACKGROUND:

On July 14th, the City of Muscatine and Muscatine County jointly submitted a grant application to the Iowa Economic Development Authority for a \$1,000,000 of Community Attraction & Tourism Program grant funding for the Pearls of Progress Project. The total project costs for all four components of the Pearls of Progress Project is approximately \$8.5 million., with all little over \$6.85 million already secured. The remaining funding gap would be filled with \$1,000,000 from the Cat Grant, the City committing the remaining \$400,000 of 2018 or 2020 bonding capacity, and \$290,000 that will still need to be raised from the community.

Staff at the Iowa Economic Development Authority has requested a more specific commitment towards using \$400,000 of future bond proceeds towards this project. As such, Council is being asked to approved the attached resolution which will fulfill this request. This resolution would only commit the City to using bond proceeds for this project if the CAT grant request is successful and all component projects are fully funded.

The Pearl of Progress Project, will be joint project of Muscatine County and the City of Muscatine, will enhance Muscatine making it a more attractive place to visit, work, play, and live. Muscatine has a longstanding tradition of projects to enhance recreational, cultural, educational, and entertainment opportunities accomplished through a partnership amongst community stakeholders in the private, public, and philanthropic sectors. This project will build on significant prior investments made in community enhancement projects. The forthcoming major investments will help assure the economic vitality of the community and improve recreational and cultural amenities. The four components of the Pearl of Progress Project are: the conversion of the former HNI headquarters building into the new Musser Public Library & HNI Community Center, construction of the Westside Trail, construction of a dog park, and construction of cabins at the Muscatine County Conservation Board's Deep Lakes Park.

Musser Public Library & HNI Community Center

The current home of Musser Public Library, which is 25,000 square feet in size, opened its doors in August of 1972. In 2015 a Master Plan Study, including a Space Needs Assessment, to determine how the library could best serve the community over the next twenty years was conducted. The study, provided 3 options; refurbishing the current facility, and two new, building options. The estimated costs for these options ranged from approximately \$10 million to \$16 million. The Library Board both felt that these costs were far too expensive and that we would not be able to proceed further based on those amounts. Then, unexpectedly, HNI Corp. contacted the City of Muscatine with a possible solution. HNI had already begun the process of relocating their corporate headquarters from their current location of 408 E. 2nd St., to a soon-to-be renovated HNI property directly adjacent. HNI offered to donate to the City their current headquarters to be used as a community center and library, creating the opportunity for the library to acquire a new facility for a fraction of the cost of building new.

The property was officially given to the City in December of 2016, and is appraised at approximately \$5 million dollars. This donation provides the City of Muscatine with a new location for Musser Public Library and make available ample meeting room space in the form of the HNI Community Center. In addition to the building and grounds donation, HNI has donated all community center/library-applicable existing furniture currently in the building including office furniture, soft seating, file and storage cabinets, several conference tables and chairs, custom made casual furniture, whiteboards, and projection screens.

The new building is 34,000 square feet in size, over 25% larger than our current location. There are 109 parking spaces, the current library relies on a small number of metered on-space parking space for its parking needs. The building is LEED Silver certified, and is fully ADA compliant. If in the future, a need for expansion arises, the space is available to do so. The structure was completely renovated in 2005 and yet maintains its historical character, a critical component that lends itself to the mission of community stewardship that the library strives to provide. There will be over a dozen meeting and conference rooms ranging in size from 2-person study carrels to a 105-person capacity program room. While new libraries are moving towards increased meeting room and program space, the average amount of square footage devoted to these spaces is still only 3% of overall public space. In the new facility over 9% of available space will be devoted to this use placing the HNI Community Center & Musser Public Library far ahead of the curve in national library trends.

The new facility will serve as an anchor for the East end of Downtown Muscatine and provide space for existing community programs and activities such as the Farmer's Market and the Arts Council's outdoor Sunday concert, along with in-house programming created by the Library. This new dual-function facility will be owned by the City of Muscatine and will be fully operated and managed by the City's Library Department. This construction and remodeling project will bring the new building make suitable for community center and library operations.

Muscatine Community Dog Park

The Muscatine Community Dog Park will be the Muscatine area's first off-leash dog park. The location secured for this project is on 14-acre City owned parcel that was previously leased out for agricultural purposes directly north of the City compost site, and directly west across Houser Street from Kent-Stein park. Four separated fenced areas are at the heart of the proposed design. Together these three fenced areas total 5 acres. They are each designed to serve the needs of a specific group of users. There will be a 0.5 acre senior dog area, a 1.5 acre small dog area, and 3 acre large dog area

Additionally, the site plan includes a training field attached to the large dog area. This area is primarily to be used for training and other structured events, and will also have a secondary function of serving as a backup to the other three areas, allowing them to be closed for turf maintenance and recovery as needed. The training field would be built a later date as part of a second phase. Amenities such as shade shelters, benches, water fountains, etc. will be provided within each of the three areas.

The parking lot, drinking fountains, picnic shelter, and informational kiosks that will be constructed as part of the Muscatine Community Dog Park, will also function a major trailhead on the City of Muscatine Trail network. The dog park is within 100 yards of the junction of the Westside Trail, Kent-Stein Park to Deep Lakes Park Trail, and the Riverfront Trail, and is directly to this junction by a one mile loop trail that runs on the west side of Houser Street around City owned property that includes the Dog Park, a native prairie planting, the compost site, the Muscatine Transfer Station, and the Muscatine Slough. The ability for parking lot, drinking fountains, etc to also serve a trailhead provides a substantial savings over the cost of separately developing such facilities for each of the three projects, and provides a much better return on the dollars invested in these facilities

Westside Trail

The Westside Trail will be an approximately 1.75-mile trail, 10' wide off road, multi-use trail, that will extend from Kent-Stein Park to Discovery Park. Construction of this trail will accomplish a number goals that will enhance the quality of life in Muscatine. It will create a single continuous trail network that links up all the Muscatine areas major recreational amenities. A major obstacle to pedestrians and bicyclists safely traveling in the west side of Muscatine will be removed though the construction of the Westside Trail. Currently there are two disconnected trail networks in Muscatine. There is a 3.5 mile network located in northwest Muscatine, which comprised of trails maintained by the City of Muscatine, the Muscatine County Conservation Board, and the Muscatine Community Y. There is a 4.5 mile trail the stretches from Deep Lakes Park along the Mississippi River through downtown and to its eastern terminus at Solomon Road just east of the Muscatine city limits. The Westside Trail will link these two trail networks into a single communitywide trail network.

The planning process for the Westside Trail began the identification in the City of Muscatine Comprehensive Plan, that was adopted in 2013, of a trail connection between

Kent-Stein Park and Discovery Park a significant community need. In 2015 the Westside Trail was selected to receive \$432,000 of federal funding in FY 2019. This federal funding will come from Transportation Alternatives Program (TAP). The TAP program is a set-aside from Surface Transportation Program funds, a federal-aid transportation program, which provides funding used by States and localities for transportation improvement projects.

Both the Westside Trail and the Kent-Stein Park to Deep Lake Park Trail, a more than four-mile trail currently under construction, will begin at the western terminus of the existing Riverfront Trail within Kent-Stein Park. The Westside trail will then proceed north along Houser Street, through future site of Phase III of the Muscatine Soccer Complex. After crossing Hershey Avenue, the Westside trail will the proceed up the bluffs to the Muscatine Agricultural Learning Center. Currently there is no safe pedestrian or bike access to the Ag Learning Center. After crossing Lucas Street, the trail travels a short distance into Discovery Park. The Westside Trail will terminate in Discover Park with a connection to an existing trail. The City is in process of selecting an engineering firm to perform a route study. This study will determine the best route for the Westside Trail, with a particular focus on finding the best route through the bluff area.

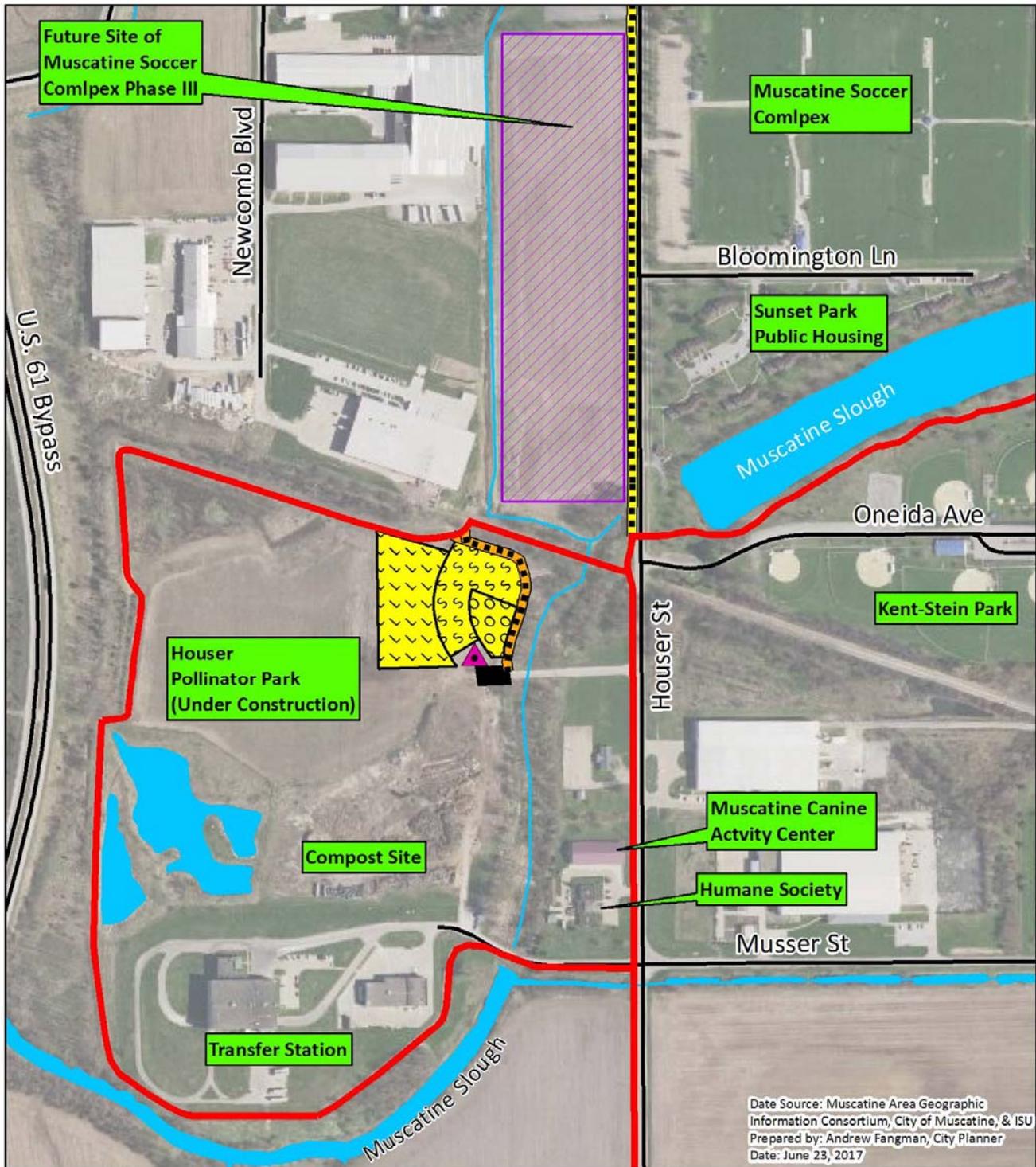
Deep Lakes Park Cabins

In April 2013 Muscatine County's newest park, Deep Lakes Park, was opened to the public for the first time. This park, located approximately one mile south of Muscatine, was made possible by a gift of land from the W.G. Block Company to the Muscatine County Conservation Board. The 435 acres of Deep Lakes Park contain approximately 120 acres of open water spread across more than 20 individual and interconnected lakes. The balance of Deep Lakes Park is comprised of sand dunes, grassy and brushy areas, and established cedar and cottonwood trees.

Since taking ownership of the land in December 2012 the Muscatine County Conservation Board has installed five gravel parking lots, two concrete boat ramps, joined together two of the lakes, made improvements to fish habitat, constructed a beach with a swim area, installed a sand volleyball pit, and constructed a handicapped accessible fishing pier. This plan, which was based on input received from the public, was completed and adopted by the Conservation Board in 2014. The Kent-Stein to Deep Lakes Park Trail, a City of Muscatine project, which will be completed in October of 2017 will connect Deep Lakes Park to the City of Muscatine trail network with a paved, off road trail of more than four miles in length.

The Conservation Board also commissioned Shoemaker-Haaland to develop a master plan for the full development of Deep Lakes Park. The Deep Lakes Park Master Plan identifies over \$4 million worth of desired improvements that will transform the park into a major draw for visitors from Muscatine and beyond. The County Conservation Board has identified construction of four modern cabins, capable of sleeping 6 to 8 people, that would be available for rent year-round, as the next part of Master Plan for implementation,

and has secured \$500,000 of County funds for the project. The proposed rental cabin would also be a first of its kind in Muscatine County. Such cabins have proven popular in surrounding County and State parks.

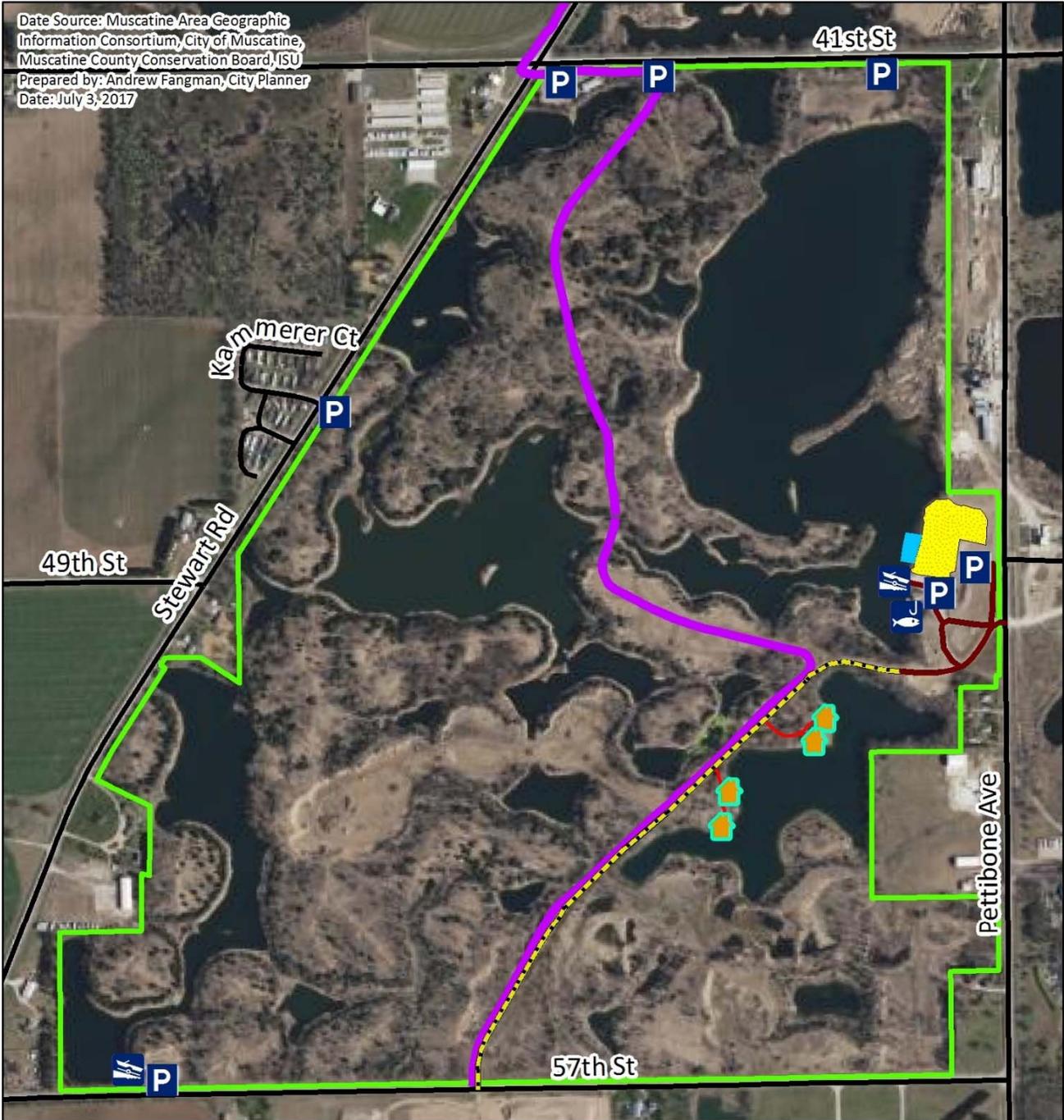


MUSCATINE Community Dog Park

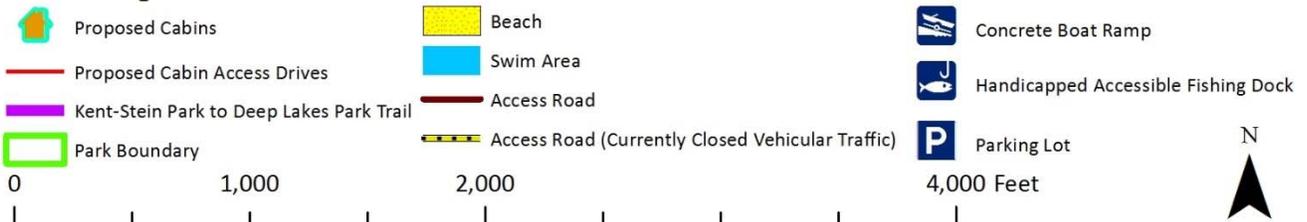




Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine, Muscatine County Conservation Board, ISU
 Prepared by: Andrew Fangman, City Planner
 Date: July 3, 2017



Deep Lakes Park



RESOLUTION NO. _____

A RESOLUTION COMMITTING FUTURE BOND PROCEEDS TO THE PEARL OF PROGRESS PROJECT

WHEREAS, the State of Iowa, through the Iowa Economic Development Authority, has funded the Community Attraction & Tourism Program to assist communities in the development and creation of multiple purpose attraction and tourism facilities; and

WHEREAS, The Pearls of Progress Project in Muscatine, Iowa, requires Community Attractions & Tourism funds in order to complete the construction of public recreational, cultural and entertainment attractions described in its grant application; and

WHEREAS, the City of Muscatine supports Pearls of Progress Project and views the project as having a positive cultural and economic impact on the community; and

WHEREAS, an application has been prepared requesting Community Attraction & Tourism Program funding in the amount of \$1,000,000; and

WHEREAS, such application, with the approval of City Council was submitted to the Iowa Economic Development Authority on July 14, 2017;

NOW, THEREFORE, BE IT RESOLVED, that the City of Muscatine, Iowa does hereby commit up to \$400,000 in proceeds from future bond sales towards the Pearls of Progress Project should the grant application with the Iowa Economic Development Authority be successful.

PASSED, APPROVED AND ADOPTED this 3rd day of August 2017.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk