

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – September 9, 2010

Mayor Dick O'Brien called the In-Depth City Council meeting for Thursday, September 9, 2010, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Roby, and Lange. Also present were City Administrator Gregg Mandsager, Planning, Zoning & Building Safety Director Steve Boka, Finance Director Nancy Lueck, Solid Waste Manager Laura Liegois, and Public Works Director Randy Hill.

The first item on the agenda was a review of the city's current cardboard recycling program.

City Administrator Mandsager stated that Laura Liegois was present to provide an update on activities to date and to answer questions from City Council. He stated that essentially staff is looking for an indication from City Council on whether or not to continue the cardboard recycling program. He stated if the program were discontinued, staff could begin educating residents on a full curbside recycling program and the city would realize a savings of \$50,000.

Ms. Liegois stated that RFP's for the curbside recycling program were made available to vendors on August 20, 2010. She stated that a pre-proposal meeting was held on August 31, 2010 and an addendum to the RFP went out on September 2, 2010. She stated the RFP's are due back on September 24, 2010. She stated that once the bids are opened, each proposal will be reviewed by staff, and the tentative date for approval of staff's recommendation is October 7, 2010. She stated the tentative joint kickoff between the city and the selected vendor is January 15, 2011. She stated April 4, 2011 is the scheduled date for the curbside recycling program to get underway.

Ms. Liegois stated staff is recommending the recycling/cardboard recycling trailers remain in place until April 4, 2011. She stated staff would like to see the cardboard recycling discontinued effective October 4, 2010 with education efforts to follow.

Ms. Liegois then gave a breakdown on cardboard recycling costs.

City Administrator Mandsager stated the current budget includes \$100,000 for the cardboard recycling program. He questioned whether it made sense to continue the program for the rest of the fiscal year when the city could realize a savings of \$50,000.

There was discussion concerning the tonnage generated from the cardboard recycling program and the reduction of staff should it be discontinued.

Councilmember Fitzgerald stated he agrees with staff's recommendation to drop the cardboard pickup program. He stated residents can use the trailers until April. He further stated the \$50,000 savings could be used for something else.

Councilmember LeRette asked if other options had been discussed.

City Administrator Mandsager stated the problem is that the savings would come mainly from personnel costs.

Councilmember LeRette stated he does not have a problem with staff's recommendation to discontinue the program; however, he questioned whether the program should be made available at some point after the holiday season.

Councilmember Shihadeh suggested operating the program once a month until April, and Ms. Liegois stated it would be a challenge to do so.

City Administrator Mandsager stated he feels residents will use the drop-off points until the curbside recycling program is in place.

There was further discussion on offering a once-a-month collection of cardboard.

Councilmember Roby stated she agrees with Councilmember Fitzgerald. She stated residents should be encouraged to use the trailers until the curbside recycling program becomes operational in April.

Councilmember Lange pointed out that residents who are recycling now will continue to do so by utilizing the drop-off points.

Councilmember Natvig stated he agrees with staff's recommendation to discontinue the program; however, he does like the idea of utilizing the curbside program during the holidays.

Councilmember Fitzgerald asked if the consensus was to stop the cardboard recycling program but do a holiday program.

Ms. Liegois stated that in the past cardboard was picked up over a three week period during the holidays; however, that timeframe can be adjusted.

Councilmember Fitzgerald stated that during the holiday season, staff could make sure the dumpsters are emptied more frequently and perhaps provide additional dumpsters at the drop-off sites.

There was discussion concerning the cost to pick up cardboard during the holiday season.

Councilmember Fitzgerald suggested City Council consent to eliminating the cardboard recycling program this evening and to delaying making a decision on instituting a holiday pickup until the first meeting in October which will allow staff time to prepare information on the weekly cost.

There was a consensus to discontinue the cardboard recycling program. City Council was also in agreement to wait until the first meeting in October to make a decision on instituting a holiday recycling program.

The next item on the agenda for discussion was a request from Muscatine Community College to expand the TIF district to include the college campus.

City Administrator Mandsager stated that expansion of the TIF district to include the college campus would allow the developer to own or manage the facility and apply for a TIF agreement with the city for the housing facility.

Councilmember Shihadeh stated it was his understanding that if the college owned the housing, they would not be eligible for TIF participation.

City Administrator Mandsager stated if the developer owned the facility, they would be eligible for TIF funding; however, in order to do so, it is necessary to extend the boundary to include the campus. He stated the developer cannot do anything until the TIF district is expanded.

Councilmember Natvig questioned if it was atypical for the college not to own this new facility.

City Administrator Mandsager stated it is being done both ways. He stated that the developer as well as the city would benefit from the expansion of the TIF district.

Councilmember Lange asked who owned the present dorm, and he was told the college does.

Councilmember Fitzgerald asked what the down side would be for the city.

City Administrator Mandsager stated there will be no new tax dollars generated if the expansion is approved. Other than that, he said there was no down side for the city.

There was discussion on the Muscatine Mall's TIF agreement as well as the possibility of using the funds generated from the proposed expansion for improvements to Colorado Street.

Mayor O'Brien asked City Council if they were agreeable to the TIF district expansion.

Councilmembers LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, and Roby were in agreement and Councilmember Lange was opposed.

The next topic for discussion concerned annexation and infill opportunities.

City Administrator Mandsager stated one of the goals set by City Council was to bring annexation back for discussion. He stated topics to be discussed will be a general review of annexation types, voluntary annexation opportunities, infill opportunities and potential revenue.

Steve Boka stated the Iowa Code sets out the methods to be used for annexation. He stated there are four types of annexation: 1) voluntary annexation; 2) voluntary annexation within the urbanized area of another city; 3) non-consenting voluntary annexation; and 4) involuntary annexation. He then went over the map with City Council showing potential areas for the various types of annexation.

Nancy Lueck explained the methodology of revenue associated with this effort. She then reviewed the taxable property value summaries that were provided to City Council. She stated that Potential Annexation Area 1 is east of the city limits on Highway 22. She stated the numbers are slightly different from 2008 due to valuation differences.

Ms. Lueck stated that Potential Annexation Area II is north of the Highway 61 Bypass. She stated this area is significantly larger and pointed out there might be slight changes in boundaries from two years ago.

There was discussion on cost of providing services to these areas, and City Administrator Mandsager stated the annexation issue is not at that point.

City Administrator Mandsager stated discussion is going to center on voluntary annexation opportunities and some opportunities for non-consenting voluntary annexation. He stated that before the city can justify involuntary annexation to the City Development Board, it must first look at all infill opportunities.

Councilmember Bynum asked what the timeline was for each of the annexation categories.

Mr. Boka stated the voluntary annexation timeline is approximately six months. Mr. Boka stated that anything that is involuntary is going to take longer. He stated it could take a year or perhaps longer.

Mr. Boka, speaking in reference to cost for providing services, stated that feedback from City Council will assist the city with compiling numbers.

Mr. Boka directed Council's attention to the map showing voluntary annexations that have taken place to date. In 2003 Cedar Development annexed 105 acres (North Port Commons and Menard's site); in 2004 Pine Ridge (east of Colorado Street on Highway 22) annexed 10 acres; in 2005 River's Edge Industrial Park annexed 32 acres; and in 2009 the Bermels annexed 144 acres on Savannah Avenue and at the same time Ripley Development (now Clearview) annexed 42 acres. He stated these properties added a little more than ½ square mile of area to the city. He then stated the city's track record for voluntary annexation has been very good.

Mr. Boka stated City Council may also want to look at non-consenting voluntary annexation because the 80-20% rule would apply. He stated there are two areas that are potential candidates for this type of annexation. The first is the southeast area of Highway 22 going toward the HON-Geneva plant and the second is on Highway 38 North of the city limits going toward the Municipal Golf Course.

City Administrator Mandsager stated these two areas are good opportunities for the 80-20 threshold. He stated that along Highway 38 the city owns the golf course which could count as a portion of the 80% requirement.

There was discussion concerning the boundaries of the property on Highway 38.

Mr. Boka presented a map showing areas located within the city not developed. He stated that approximately 25% of the land mass could be developed. He stated that if a plan for annexation is submitted to the City Development Board, the city must have a good explanation as to why it is needed. He stated the city will need to take a hard look at infill before looking outside the city limits.

City Administrator Mandsager stated there are two to three areas within the city limits that have sat stagnant. He stated he feels the city is missing out on the infill opportunity and recommended it be brought back for further discussion.

There was discussion concerning the incentive packages offered to developers of West Fulliam Avenue to the cul-de-sac and on North Park Avenue behind Kriegers.

Mr. Boka stated he wanted to make sure City Council understands that voluntary annexation is the preference followed by non-consenting voluntary annexation and then involuntary annexation versus infill in the community.

Mr. Boka then talked about the possible installation of a connector street from Highway 38 to Highway 61 North. He stated this street would help keep traffic out of the intersection at Park Avenue and Highways 38 and 61. He stated it would also do a lot as far as encouraging development within the existing city limits. He asked that City Council keep this possibility in the back of their minds.

Councilmember Fitzgerald stated he feels some of the infill areas will not be developed and explained why.

City Administrator Mandsager stated staff would like to determine if City Council has any objection to staff looking at 1) the non-consenting voluntary annexation in the two areas just mentioned; 2) infill within the city limits; 3) the connector street between Highways 38 and 61; 4) and compilation of costs for services to potential annexation areas.

Councilmember Lange agreed with Councilmember Fitzgerald that there is a large portion of the infill area that will not be developed. He asked if the costs for services would include the area across the bypass.

City Administrator Mandsager answered yes. He noted there may be some small engineering costs as well.

Councilmember Lange stated he feels the city needs to look at the area across the bypass. He understands it would be a political question because it would be involuntary. He stated residents in that area are really a part of Muscatine.

City Administrator Mandsager asked for a consensus on all four of the items he had mentioned previously with particular focus on the non-consenting voluntary annexation.

Councilmembers all agreed staff should move forward on the items mentioned by the City Administrator.

Mike Gauss, who lives on Canterbury Road, voiced his opposition to the annexation of the area on the other side of the bypass.

Councilmembers Shihadeh and Fitzgerald both listed reasons why it should be annexed into the city.

Rich Caryl, 2411 Longhurst Lane, was present to voice his concerns about the street upgrades taking place on Longhurst Lane. He explained why he felt the work was not being done properly.

Mayor O'Brien asked Mr. Carl to contact City Administrator Mandsager to set a meeting up so this matter can be discussed further.

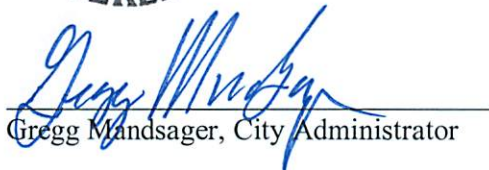
Councilmember Roby stated she thought tonight's meeting was a great start toward the annexation issue. She stated she is looking forward to additional changes in the community.

Councilmember Lange stated that the folks living on the other side of the bypass are Muscatine people.

#20267. Councilmember Shihadeh moved the meeting be adjourned at 8:33 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.




Richard W. O'Brien, Mayor


Gregg Mandsager, City Administrator