CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – October 10, 2019

Mayor Diana Broderson called the City Council In-Depth meeting for Thursday, October 10, 2019, to order at 7:00 p.m. Councilmembers present were: Spread, Harvey, Brockert, Saucedo, Brackett, Malcolm and Fitzgerald.

Councilmember Brackett moved to adopt Resolution # 2019-0332, approving the contract and bond for the 2019 Asphalt Alley Project. Seconded by Councilmember Saucedo.
Vote – Ayes 7, Nays 0, motion carried

Councilmember Brackett moved to reconsider item L from the October 3, 2019 meeting, accepting responses to the Carver Corner redevelopment request for proposals, to designate Merge Urban Development Group as the preferred developer, authorize staff to negotiate a development agreement for City Council consideration, and to enter in the negotiations for the acquisition of property. Seconded by Councilmember Saucedo.
Vote – Ayes 5, Nays 2 (Malcolm, Brockert) motion carried

Councilmember Saucedo moved to accept responses to the Carver Corner redevelopment request for proposals, to designate Merge Urban Development Group as the preferred developer, authorize staff to negotiate a development agreement for City Council consideration, and to enter in the negotiations for the acquisition of property. Seconded by Councilmember Brackett.
There were comments from Councilmembers regarding research they had done on Merge Urban Development and the work they had completed for other cities.
Vote – Ayes 5, Nays 2 (Malcolm, Brockert) motion carried

Finance Director Nancy Lueck gave a report on the end of year Financial Report for fiscal year ending June 30, 2019. Ms. Lueck stated that once again the City would have a clean audit report.

Community Development Coordinator Lindsay Whitson presented on the Small Business Forgivable Loan Program. Ms. Whitson stated the purpose of this program is to promote redevelopment in needed areas. Ms. Whitson stated Community Development would like to add two new sections to the program. The first would be Code Compliance and ADA Improvements loans for existing businesses wanting to upgrade their current space. The second addition would be the Façade Grant Program. This would help owners on 2nd Street between Pine and Mulberry to apply for a loan to improve the façade of their existing structure.

There was questions and comments from City Council regarding the number of loans given, the number that have had to repay, possibility of getting the historic preservation at state level to help with funding, and adding a council member to the committee that were addressed by Ms. Whitson.

There was a consensus with City Council to move forward with these additions to the program.

Public Works Director Brian Stineman was present to discuss options for repairs to 25th and 47th Street. Mr. Stineman presented options to include maintaining as is, returning to rock surface, sealcoating, asphalt surface and concrete surface. The recommendation of staff in order to best use public funds is to return the roads to rock surface.

There was discussing between Mr. Stineman and City Council regarding the pros and cons for each option and it was decided that because most options would start with a new base that returning to a rock surface would be an improvement as to what is currently in place and would be the first step in the other acceptable options.

There was a consensus with City Council to move forward with returning the road surface back to Rock.

Mr. Stineman was also present to discuss the flooding issues on Lake Park Blvd. Mr. Stineman gave several options to help control the flooding issues but stated none of them would completely solve the problem. Some options included buying the houses and making green space, buying one house and making a stormwater passageway, stormwater project on Allsteel property, Create Detention Basin on former DOT property and Building a diversion ditch along Lake Park Blvd. Mr. Stineman discussed each option in detail with City Council and stated staff recommendation is to do nothing stating that it is not justifiable to spend the amount of money it would take to fix the problem completely. Mr. Stineman stated these houses should not have been constructed where they are.

Residents living on Lake Park Blvd were present to share their concerns and frustration with the flooding of their street and homes.

There was a consensus with City Council to begin design and acquire funding for drainage ditch and to expedite stormwater drainage basin at former IDOT location.

Water Resource Recovery Facility Director Jon Koch was present to discuss the Papoose Creek lift station and the flooding of downtown businesses. Mr. Koch explained the process of stormwater and sanitary water drainage in regards to the lift station. Mr. Koch stated divers were contracted to examine the lift gates to determine if there were problems with their function and found that one lift gate was not properly opening. This gate is very old and unreliable and stated that the gate is now open 6 inches and is maintaining the required differential of wet well compared to river. Mr. Koch stated he has received special permission from the DNR to close the gate only during high river rain events with the anticipation that this will help with the flooding of basements.

From Council and Staff:

Councilmember Saucedo had questions regarding City vehicles not being property marked.
Councilmember Brackett stated that the Soap Box Derby was going to be postponed until Spring.
Mayor Broderson had questions regarding a press release regarding Merge Urban Development.

Councilmember Brackett moved meeting be adjourned at 9:35 p.m.

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Diana Broderson, Mayor

ATTEST:

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Gregg Mandsager
City Administrator