

**MUSCATINE CITY COUNCIL  
IN-DEPTH MEETING  
Thursday, May 11, 2023**

Brad Bark, Mayor

Dennis Froelich, 1st Ward

Jeff Osborne, 2nd Ward

Peggy Gordon, 3rd Ward

Nadine Brockert, 4th Ward

John Jindrich, 5th Ward

Angie Lewis, At Large

DeWayne Hopkins, At Large

Carol Webb, City Administrator

Cinda Hilger, Admin. Professional

Brent Hinders, City Attorney

City Council meetings are held at 6:00 pm on the 1st and 3rd Thursday of each month, In-depth sessions on the 2nd Thursday of each month. All meetings are available for review on the City of Muscatine YouTube page.

The public is welcome to attend virtually using the information below.

**Please join my meeting from your computer, tablet or smartphone.**

<https://www.gotomeet.me/CityofMuscatine/city-council-meeting>

**You can also dial in using your phone.**

United States: 1-669-224-3412

**Access Code:** 971-499-597

**AGENDA**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **COUNCIL DISCUSSION ITEMS**

A. Proposed Ordinance and Policy Regarding Disposal of Surplus Real Property

The City staff is proposing the adoption of an ordinance and policy governing the disposal of surplus city property. The proposal outlines the purpose of the policy, the process for declaring a parcel surplus, property disposal methods, and determination of property value. Should City Council support moving the proposal forward, staff will bring forward an ordinance and a resolution adopting the policy for approval.

B. Update on Housing Related Activities

A presentation on recent housing activity that supports the Council's goal of creating vibrant neighborhoods and furthers *Ignite Vitality through Workforce Housing*.

C. Update on City Construction Projects

Public Works Director Stineman Will Give a Brief Update of City Construction Projects

D. Overview of Impacts to the City related to HF 718 (Property Tax Reform Bill) adopted by the Iowa Legislature

E. RAGBRAI Planning Activities

Nick Gow and Rebecca Paulsen will be present to give an overview of RAGBRAI planning activities.

F. Proposed Riverfront Watermelon Slice Public Art Installation

Discussion on the installation of the world's largest watermelon slice at Riverside Park.

5. **MAYOR AND COUNCIL REPORTS**

6. **ADJOURNMENT**



# City of Muscatine

ITEM NUMBER 2023-0225

## IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/11/2023

### STAFF

Carol Webb, City Administrator

### SUBJECT FOR DISCUSSION

Proposed Ordinance and Policy Regarding Disposal of Surplus Real Property

### EXECUTIVE SUMMARY

The City staff is proposing the adoption of an ordinance and policy governing the disposal of surplus city property. The proposal outlines the purpose of the policy, the process for declaring a parcel surplus, property disposal methods, and determination of property value. Should City Council support moving the proposal forward, staff will bring forward an ordinance and a resolution adopting the policy for approval.

### GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

Does the City Council have any questions about the proposed property disposal ordinance and policy?

Does the City Council support bringing the ordinance and policy forward for formal consideration?

### BACKGROUND/DISCUSSION

The City owns real property and periodically assumes ownership of real property that no longer serves a public purpose. The City has historically declared such property surplus and has disposed of the property in various ways, including via competitive bidding, direct sale, conveyance to a non-profit agency for housing development, or by gifting the property to other public entities. The City Council wishes to codify its requirements for real property disposal and adopt a policy that governs the process by which real property will be declared surplus and disposed.

The process and requirements included in the proposed ordinance can be summarized as follows:

- The Council may consider fair market value, taxable value, and/or the highest and best use of a property to determine the best option for disposal.

- Property must be declared surplus by the City Council via resolution. A public hearing must be held notifying the public that the Council intends to do so (as required by the Iowa Code § 364.7 and 362.3) prior to property disposal.
  
- The City may dispose of surplus real property by any of the following methods:
  - via sealed bid (in writing, publicly invited and opened) at or above fair market value
  - transferred to another City department for a public purpose
  - traded if the market value of the trade is equal to or more than the market value of the property
  - sold to a non-profit agency or state or federal agency for a public purpose via sealed bid to the highest bidder and pre-conditions established by City Council
  - by gift to a governmental body for a public purpose or for purposes of urban renewal (Iowa Code § 364.7(3))
  
- The policy allows the City to determine the fair market value by any of the following methods:
  - consulting with the Muscatine County Assessor
  - utilization of an independent appraiser
  - referencing values of adjacent properties
  - requesting bids on a property.

The City from time to time disposes of property that is not independently usable or developable (e.g. a parcel that does not meet the minimum size for construction of a residence, a vacated easement, etc.). Per the proposed policy, in these circumstances, the City may sell property directly to owners of abutting properties without a sealed bid process at a pre-determined unit price established by City Council (yet to be determined).

If the City Council supports the ordinance and policy, City staff will include consideration of such approvals on an upcoming Council agenda.

## **ATTACHMENTS**

---

1. Proposed Ordinance - 1-12-11 Disposal of City Property
2. CITY OF MUSCATINE Surplus Property Policy Draft 05.23
3. Proposed Disposal of City Property Policy and Ordinance

## Title 1 – Administrative Chapter 12 – Fiscal Management

....

### 1-12-11 Disposal of City Property

**1-12-1 Disposal of City Owned Real Property/Property Interests.** Any City owned real property or any City interest in real property, including but not limited to the conveyance of easements, may only be disposed of in accordance with Iowa Code § 364.7 of Iowa Code, as amended, or as otherwise provided for herein:

A. Declaration of Surplus. The City Council shall set forth its proposal to declare real property as surplus and dispose of such property in a resolution and shall publish a public notice of a date, time, and place of a public hearing on the proposal pursuant to Iowa Code § 362.3.

B. Disposal Methods.

1. Property may be disposed of via sealed bid (in writing, publicly invited and opened) and will be sold at or above fair market value unless other pre-conditions on the sale have been established and approved by City Council. Any property proposed to be disposed of via sealed bid shall be reviewed and so approved for disposal by resolution of the Council. Notice of said public bid sale shall be published pursuant to Iowa Code § 362.3, as amended.
2. Property may be transferred to another City department for a public purpose.
3. Property may be traded if the market value of the trade is equal to or more than the fair market value of the property. Any property trade shall be reviewed and approved by the Council.
4. Property may be sold to a non-profit agency or other state or federal agency provided that the planned use of the property fulfills a public purpose and that such sale is conducted via sealed bid and is sold to the highest bidder or meets predetermined conditions approved by City Council.
5. The City may dispose of property that is not independently usable or developable. The City may, in these circumstances, sell property directly to owners of abutting properties without a sealed bid process at a pre-determined unit price established by City Council.
6. The City may only dispose of real property by gift to a governmental body for a public purpose or for purposes of urban renewal within the City's established urban renewal area.

(Code of Iowa, Sec. 364.7(3))

C. Determination of Value. The City may utilize one or more of the following methods to determine the fair market value of a property, including consultation

with the Muscatine County Assessor, utilization of an independent appraiser, referencing values of adjacent properties, and/or requesting bids on a property. City Council shall make the final determination on the conveyance of real property or interest therein and the total price thereof in conformity with applicable laws of the State of Iowa.

**CITY OF MUSCATINE**  
**DISPOSAL OF REAL PROPERTY**

**DRAFT 05.23**

**1. GENERAL**

**1.1. Definitions**

- 1.1.1. "Surplus Property" is defined as City owned property that is no longer needed or has no practical public purpose or use.
- 1.1.2. "Real Property" shall mean land and anything growing on it, plus any buildings, structures, or improvements, any of which are constructed on or in the land, attached to the land, or placed upon the foundation whether or not attached to the foundation. Surplus real property shall be disposed of in accordance with this policy.
- 1.1.3. "Employee" shall mean any full-time, part-time, or seasonal employee of the City of Muscatine.
- 1.1.4. "City Official" shall mean elected officials, commission members, and board members.
- 1.1.5. "Related Parties" shall mean spouse, mother, father, brother, sister, children, mother-in-law, father-in-law, grandparents, and grandchildren of employees and city officials.

**1.2. Governing Law**

- 1.2.1. The City must abide by the provisions of the Code of Iowa §§ 364.7; 362.3, and; 364.3(1) when disposing of surplus real property, including setting a public hearing for open bidding and conveyance of the property to the highest bidder via City Council resolution.

**2. PURPOSE**

- 2.1. The City of Muscatine seeks to dispose of surplus City-owned real property utilizing methods that best fit the type of real property to be disposed of and which considers fair market value, taxable value, and the highest and best use of the property.

**3. DISPOSAL OF REAL PROPERTY**

- 3.1. The City Council is authorized to sell, convey, exchange, or otherwise dispose of any and all interests in real property owned in the name of the City, whether the interest in real property is obtained by tax deed or otherwise, provided that the City Council first finds, by resolution, that such sale or other disposition is in the best interests of the City.
- 3.2. The City Council shall set forth its proposal to declare a property surplus and dispose of the property in a resolution and shall publish a public notice of a date, time, and place of a public hearing on the proposal.
  - 3.2.1. Notice of the public hearing must be published not less than four and not more than 20 days before the date of the public hearing.
  - 3.2.2. The resolution and the notice of public hearing must include an accurate legal description of the property. If no legal description exists or the property identified

for disposal is part of a larger parcel, the property will be surveyed in order to establish a legal description.

3.2.3. A basic description of the property, such as its street address or its general location, shall be included in the public hearing notice.

3.3. Notice of sale of surplus real property shall be provided on the City's website and in a local daily newspaper.

3.4. After the public hearing and a high bidder is established, the City Council shall consider a second resolution authorizing the disposal of the property.

### 3.5. Sale of Rights-of-Way and Undevelopable Properties

3.5.1. The City may on occasion sell properties (due to size, location, etc.), vacated city streets, or alley rights-of-way that are not independently usable or developable.

3.5.2. The City may, in these circumstances, sell the property directly to owners of abutting properties (without competitive bidding) at a pre-determined unit price established by City Council. "Usable or developable" shall be determined by the Community Development Director or other qualified party.

3.6. Following City Council adoption of the resolution disposing of the surplus real property, the City will prepare a deed and deliver it to the buyer upon payment of the purchase price.

3.6.1. City Council shall adopt a resolution approving the deed, authorizing the mayor to execute the deed on behalf of the City, and authorizing the delivery of the deed upon payment of the purchase price.

3.6.2. Authorization of the sale and approval of the deed may be considered in one resolution.

## 4. DISPOSAL METHODS

4.1. The primary disposal method for surplus real property is sale via competitive bidding (in writing, publicly invited and opened) and will generally be sold at or above fair market value unless other conditions have been established in selecting the winning bid (e.g. the property must be utilized for housing development, etc.)

4.2. Surplus real property may be transferred to another City department for a public purpose.

4.3. Surplus real property may be traded if the value of the trade is equal to or more than the fair market value of the property and the transaction is approved by City Council. example, the City may trade a property in exchange for the buyer's commitment to remediate the property at approximately the same cost as the property's fair market value.

4.4. Surplus property may be sold to a non-profit agency or other state or federal agency provided that the planned use of the property fulfills a public purpose (e.g. attainable housing development or other City goal) and that such sale is via a competitive bidding process and is sold to the highest bidder.

4.5. The City shall not dispose of real property by gift except to a governmental body for a public purpose or for purposes of urban renewal as outlined in Iowa Code § 364.7.

## 5. DETERMINING VALUE OF SURPLUS REAL PROPERTY

5.1.1. The City may utilize one or more of the following methods to determine the fair market value of a property, including consulting with the Muscatine County Assessor, utilizing an independent appraiser, referencing values of adjacent properties, and/or requesting bids on a property.

5.1.2. With some limited exceptions, the City will sell surplus real property at or above fair market value. Selling property below market value is considered a gift absent other evidence and pre-conditions on the competitive bidding process by the City. Such conditions must be included in any Council resolution approving final disposal of the Property.

## 6. RESPONSIBILITIES

6.1. The Department Director (or designee) shall notify the City Administrator of surplus real property it has in its possession. The Department Director is accountable for ensuring all Council actions, public notices and property transactions comply with all legal requirements and the terms of this policy.

6.2. The Community Development Department shall be responsible for the property disposal process in coordination with the Department Director of the controlling department and City Attorney.

6.3. The property disposal method must be approved by the City Administrator.

6.4. The City shall maintain the property until its final disposal.

6.5. All records of dispositions of real property shall be the responsibility of the City Clerk (or designee) in coordination with the City Attorney.

## 7. CITY OFFICIALS AND EMPLOYEES

7.1. City Officials, Employees, and Related Parties are eligible to bid on property listed for disposal provided that such disposal is competitively bid in writing, publicly invited and opened. While such transactions are permitted, conflicts of interest or the appearance of conflicts should be avoided.

7.2. City Officials and Employees shall not bid on property while on duty nor while acting in official capacity of the City.

# Proposed Surplus Property Ordinance and Policy

---

11/11/23

CAROL WEBB, CITY ADMINISTRATOR



# Direction Sought

---

Does the City Council have any questions about the proposed property disposal ordinance and policy?

Does the City Council support bringing the ordinance and policy forward for formal consideration?



# Strategic Alignment

---

HEALTHY COMMUNITY



To develop and implement a policy guiding the disposal of surplus properties in a manner that supports City goals and priorities.



# Governing Laws

---

- The City must abide by the provisions of Iowa Code §§ 364.7; 362.3, and; 364.3(1) which requires
  - Setting a public hearing for open bidding
  - Conveyance of the property to the highest bidder via resolution
- Under Iowa law, A city may generally not dispose of real property by gift except to a governmental body for a public purpose.
- Disposing of property at less than market value may be considered a gift.



# Proposed Ordinance & Policy

---

Codification of:

- The City process for disposal of city-owned real property
- Disposal methods
- Determination of market value

Policy – more detailed articulation of process and considerations



# Proposed Ordinance

---

- Consideration of fair market value, taxable value, and/or the highest and best use of a property to determine the best option for disposal.
- City Process
  - Declaration of Surplus
    - Public Hearing
    - Resolution
  - Competitive Bidding, transfer, trade, direct sale, etc.
  - City Council determination on the final conveyance of real property and the total price in conformity with applicable laws of the State of Iowa.



# Proposed Ordinance cont'd

---

- Disposal Methods
  - Sealed bid (in writing, publicly invited and opened)
  - Transfer to another City department
  - Trade at fair market value
  - Non-profit, state, or federal agency for public purpose via sealed bid to highest bidder or based on other pre-conditions approved by City Council.
  - Direct sale to abutting property owners at pre-determined price established by City Council.
  - By gift to a governmental body for a public purpose or for purposes of urban renewal



# Proposed Ordinance cont'd

---

- Determination of Fair Market Value – one or more of the following methods:
  - Consultation with the Muscatine County Assessor
  - Utilization of an independent appraiser
  - Referencing values of adjacent properties
  - Requesting bids on a property

City Council make the final determination on the conveyance of real property and the total price in conformity with applicable laws of the State of Iowa.



# Next Steps

---

Depending on Council direction, City staff will bring forward an ordinance and a resolution to adopt the policy for formal consideration.



# Direction Sought

---

Does the City Council have any questions about the proposed property disposal ordinance and policy?

Does the City Council support bringing the ordinance and policy forward for formal consideration?





# City of Muscatine

ITEM NUMBER 2023-0226

## IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/11/2023

### STAFF

---

Jodi Royal-Goodwin, Community Development Director

### SUBJECT FOR DISCUSSION

---

Update on Housing Related Activities

### EXECUTIVE SUMMARY

---

In 2021 Council adopted Ignite Vitality through Workforce Housing as the City's housing plan. This presentation provides an overview of activities implementing the plan and known future activities.

### GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

---

This presentation is informational, but staff welcomes any feedback Council members may have.

### BACKGROUND/DISCUSSION

---

Recognizing the local housing market was having an impact on community vitality and economic growth, the City of Muscatine commissioned a Housing Market Demand Study in 2016. This study was completed in 2017 and verified the existence of a number of limiting conditions. The study also included an overview of policies and practices that could be implemented to address identified housing needs. While focused on the condition of housing in the City, the study also included Muscatine County data illustrating housing market constraints. Before and after the City's study, a number of community discussions occurred about how to address these conditions. In fall of 2020, a small group of individuals representing the City, County, builders, employers, and nonprofits began to outline an approach to tackle these housing issues.

Concurrently, City Council engaged in strategic planning that identified implementing a housing plan to support a goal to promote a healthy community, and in April 2021 Council adopted *Ignite Vitality through Workforce Housing* as the City's housing plan. *Ignite Vitality* built on previous reports but also establishes a structure, goals, and an array of strategies to address the needs of families that live and/or work in Muscatine County. The goals and strategies in *Ignite Vitality* align with the City's 2021 Strategic Plan, including creating a vibrant community through creation of quality places people want to work, live and play. In addition, seven (7) of

the nine (9) strategies in the Strategic Plan's Healthy Community outcome overlap with strategies identified in *Ignite Vitality*.

*Ignite Vitality* established 3 year goals, including:

- ☐ Increase the housing supply by 300 units
- ☐ Improve 900 units of existing housing
- ☐ Improve rental inspection outcomes by 5%
- ☐ Increase the number of workers living in Muscatine County by 3%
- ☐ Reduce the number of school changes due to housing instability for children on free lunches by 50%
- ☐ Decrease the number of housing burdened residents by 9%

The City of Muscatine has a critical role in supporting the housing market and achieving these goals. Responsibility for establishing codes that encourage appropriate development, ensuring properties are adequately maintained, and protecting property values is solely within the City's purview. Existing programs, such as housing counseling and rental inspections could also be expanded to reach a broader audience or address identified needs. The Plan includes an extensive list of strategies that may be used to promote housing activities, and at the September 16, 2021, meeting of City Council a number of strategies were adopted to support housing work in the community. *Ignite Vitality* and staff acknowledge that, while this list is lengthy, it is not all-inclusive and some strategies may be determined to be infeasible with additional research. The staff has actively engaged in the implementation of the Housing Plan, prioritizing strategies for impact and sustainability, but also taking advantage of emerging opportunities. The following is an overview of activity within the City of Muscatine over the past couple of years.

Beginning in 2020 the City began bonding for the demolition of dilapidated structures throughout the community. Since that time, 13 structures (12 houses and 1 garage) have been demolished. The demolition of such structures not only improves the appearance and safety of an area, it also reduces deterioration of surrounding, occupied properties. Of the 12 unit demolitions completed to date, 3 have been assessed, 4 have outstanding invoices, 2 have been paid in full, and the City has taken ownership of three properties. The staff have two more demolitions planned this spring.

Just before the pandemic started, staff initiated a revision to the Rental Housing Code based on consultation with area landlords with the intent of providing clarity to the registration and inspection process. The new code was adopted in April 2020.

In 2021, Council approved the use of Tax Increment Financing to support four housing developments, including Hershey Apartments, Colorado Senior Lofts, Grandview Senior Loft, and Steamboat Village Apartments. Together these properties added 168 rental units to the local housing stock. The range of rents at these properties target young professionals at local companies to disabled individuals living on disability.

The City collaborated with the Community Foundation and Habitat for Humanity for the development

of affordable homeownership opportunities. Both of these homes are in the Mulberry Neighborhood and have been sold to moderate-income households.

In Spring 2021, the first Housing Summit was held in Muscatine. This has become an annual event, with the third edition scheduled for September this year. As a result of the first Summit, we have been able to secure \$1.8 million in funding to support addressing 5 additional dilapidated structures and make improvements to 30 homes in the Mulberry Neighborhood as well as other quality of life improvements. This project has also created partnerships with local nonprofits to focus on improving both the neighborhood and housing conditions. As a result of this collaborative, MCSA has purchased 5 properties in the neighborhood, of which 1 has been demolished, 3 are being rehabilitated, and the other is under evaluation. In addition, MCSA will be constructing a 21 unit supportive housing project on the site of the demolished, dilapidated structure.

When the City was required to purchase a home on 8th Street as part of the sewer separation project, the question came up whether the property should be demolished or moved and retained in the housing stock. The decision was made to relocate the unit on the property and keep it in the housing inventory upon completion of the project. Staff is currently working to establish the process parameters for the sale of this unit. The lot the home sits on is large, and now that the sewer project is complete, it can be subdivided to provide an additional lot for development.

In late 2021 Council supported an application to the Iowa Economic Development Authority (IEDA) to convert downtown, upper story commercial space into two market-rate apartments. The City has partnered with Downtown Investors on these units, which are approximately two-thirds complete and should be occupied by the end of the year. The City's support of this project allowed the investors to proceed with another upper-story conversion and the development of the multi-unit complex along Mississippi Drive.

Through the Rental Housing Code, rental units have had a maintenance standard enforced for a number of years, and in order to establish standards for commercial and vacant properties, a Property Maintenance Code was brought to the Council for adoption in early 2022. This Code was adopted in April 2022 and staff has been working through the implementation and enforcement process since that time. This Code allows for citations to be issued to owners of commercial and vacant properties who fail to maintain it adequately or make timely repairs following a notice of violation. This is in contrast to the nuisance process, where the City contracts for the abatement of the condition. Staff recently issued the first two citations under this Code.

As part of the Grandview Neighborhood Revitalization project, a housing facade grant program was developed. The intent of this grant is to both improve the appearance of residences in the area and build community relationships. Each grant requires four property owners with site of each other to partner on a project. Unfortunately, while there have been a number of conversations with residents and service agencies, there have been no applications received at this time.

An annual allocation of \$100,000 made possible under the Urban Renewal Plan is available to support downtown revitalization through a facade program. The planned program was not immediately implemented due to the pandemic, which has allowed us to leverage \$250,000 in City funds to secure \$650,000 in another IDEA grant plus private contributions to make improvements to the exterior components of both the housing and commercial components of 11 buildings on East

2nd Street.

Housing Counseling services have been expanded to include renter education and support. More than 400 families have been offered this information so far in FY2023. The Counselor continues to provide first-time homebuyer education classes once a month. Feedback from participants, lenders and realtors resulted in increasing the maximum amount of downpayment assistance to \$2,500 to assist families secure sustainable homeownership. Working with the Community Grant Writer, an application for additional down payment resources is being made to the HOME Program through the Iowa Finance Authority.

Using the Community Grant Writer, the community was also able to secure a \$1.7 million grant, with MCSA as the lead, to build 6 homes in the Mulberry neighborhood using 3D printer technology, all of which will be owned and occupied by families earning not more than 80% of the area median income. The grant also provides for downpayment assistance to make the purchase sustainable, with priority for teachers and families already living in the neighborhood.

In the past 12 months, the Muscatine Municipal Housing Agency (MMHA) has been allocated nine additional Housing Choice Vouchers from the U.S. Department of Housing and Urban Development. The first four Vouchers are standard Vouchers added to the Agency's budget authority. In late 2022, the opportunity to apply for Stability Vouchers, which require a partnership with a homeless service provider for implementation. A Notice of Award for five Stability Vouchers was received in April. This increases the maximum number of Vouchers MMHA could lease up to 385. However, in reality we will not be able to lease more than 350 based on budget authority.

A Request for Proposals for a Housing Market Analysis was released in April. Responses are due May 12. This project will look at the housing market countywide and focus on evaluating opportunities to improve housing conditions with special attention on creating a housing market that is aligned with economic goals.

In addition to continued implementation of existing programs, including the demolition of dilapidated structures, rental registrations and inspections, completing projects under existing grants, and implementation of MMHA programs, there are a number of activities that will continue over the next year or are currently being pursued.

First, within the next week it is anticipated the printing of the first 3D home in the state of Iowa will begin. This will be the first of 10 houses printed in Muscatine County this year.

Building staff continues to work with the MCSA development team on the 21 unit supportive housing project. Closing on the state funding is anticipated this summer with construction to start shortly thereafter. This project is one component of the Mulberry Revitalization that should begin in earnest this summer.

Staff continues to work with the Community Grant Writer to pursue resources to address local

housing conditions. As mentioned above, a grant for additional down payment assistance through the HOME Program is being pursued. The request will be for approximately \$200,000. An application for a \$1.2 million Lead Hazard Reduction and Healthy Homes Grant, as approved by Council, will be submitted in June.

The Housing Council continues to work on establishing a Revolving Loan Fund to make resources available to support housing development in the community. In addition, the Chamber and City staff will continue to work with developers to identify opportunities for development and partnerships.

This year staff will bring forward a proposal for a homeowner occupied housing maintenance program. This program will be focused on assisting low and moderate income households perform necessary exterior maintenance to sustain their living arrangements and reduce nuisance conditions.

*Ignite Vitality* focuses on housing as a means to maintain economic vitality, improve health outcomes and enhance educational attainment through increased development, supporting affordable homeownership, improving overall housing quality while preserving existing housing stock, and providing for special needs housing. With the Council's support, significant movement in addressing local housing needs has started. With your continued support, we think the items listed above are only a few of the activities that we'll be working on in the near future.

## **ATTACHMENTS**

---



# City of Muscatine

ITEM NUMBER 2023-0227

## IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/11/2023

### STAFF

---

Brian Stineman, Public Works Director

### SUBJECT FOR DISCUSSION

---

Update on City Construction Projects

### EXECUTIVE SUMMARY

---

Overview of current and upcoming construction projects within the City of Muscatine

### GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

---

This presentation is for informational purposes.

### BACKGROUND/DISCUSSION

---

Current on-going projects include:

- Park Avenue 4 to 3 Lane Conversion– In close-out phase, no more work
- 2nd Street Streetscape Project– Finishing punch list, close out in June
- Grandview Avenue Reconstruction– In final phase, approx. 20 working days left + punch list
- West Hill Sewer Separation Phase 5– In final phase, should be complete by June, 30 2023
- Concrete Full-depth Patching– Funds allocated to Fulliam Avenue Reconstruction Phase I
- Asphalt Street and Alley Overlay– Funds allocated to Fulliam Avenue Reconstruction Phase I

Upcoming projects include:

- West Hill Sewer Phase 6 A&B, beginning June 2023 – December 2024
- Redundant Force main from Musser Park to WPCP, in design
- Riverfront Amphitheater, in design and fund raising
- Fulliam Avenue Phase I, begin June 2023 – August 2023
- Asphalt Street and Alley Overlay, on hold until Fulliam complete
- Carver Corner roundabout, in design
- Isett Avenue Corridor Reconstruction, received RAISE Planning Grant, still in review process
- Dick Drake Way Railroad Overpass, grant application submitted, preliminary engineering complete
- 2nd Street Streetscape down Walnut, Cedar, Sycamore, Iowa, Chestnut, Pine to Mississippi Drive

**ATTACHMENTS**

---

1. P.W. Projects update to council May 2023

# Muscatine Project Updates

---

MAY 11, 2023

BRIAN STINEMAN, PUBLIC WORKS DIRECTOR



# Direction Sought

---

This Presentation is for Information Only



# Agenda

---

1. Overview of current projects
2. Brief overview of upcoming projects
3. Questions



# Current On-going Projects

---

- Park Avenue 4 to 3 Lane Conversion– In close-out phase, no more work
- 2<sup>nd</sup> Street Streetscape Project– Finishing punch list, close out in June
- Grandview Avenue Reconstruction– In final phase, approx. 20 working days left + punch list
- West Hill Sewer Separation Phase 5– In final phase, should be complete by June, 30 2023
- Concrete Full-depth Patching– Funds allocated to Fulliam Avenue Reconstruction Phase I
- Asphalt Street and Alley Overlay– Funds allocated to Fulliam Avenue Reconstruction Phase I



# Up-coming Projects

---

- West Hill Sewer Phase 6 A&B, beginning June 2023 – December 2024
- Redundant Force main from Musser Park to WPCP, in design
- Riverfront Amphitheater, in design and fund raising
- Fulliam Avenue Phase I, begin June 2023 – August 2023
- Asphalt Street and Alley Overlay, on hold until Fulliam complete
- Carver Corner roundabout, in design
- Isett Avenue Corridor Reconstruction, received RAISE Planning Grant, still in review process
- Dick Drake Way Railroad Overpass, grant application submitted, preliminary engineering complete
- 2<sup>nd</sup> Street Streetscape down Walnut, Cedar, Sycamore, Iowa, Chestnut, Pine to Mississippi Drive



# Questions?

---

Brian Stineman

Public Works Director

[bstineman@muscatineiowa.gov](mailto:bstineman@muscatineiowa.gov)

563-263-8933





# City of Muscatine

ITEM NUMBER 2023-0228

## IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/11/2023

### STAFF

---

Nancy Lueck, Finance Director  
Carol Webb, City Administrator

### SUBJECT FOR DISCUSSION

---

Overview of Impacts to the City related to HF 718 (Property Tax Reform Bill) adopted by the Iowa Legislature

### EXECUTIVE SUMMARY

---

The Iowa Legislature recently adopted HF 718 which, among other things, reforms the property tax system in Iowa. This presentation will provide a brief overview of the provisions of the legislation that impact the City of Muscatine.

### GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

---

### BACKGROUND/DISCUSSION

---

### ATTACHMENTS

---

1. Property Tax Reform HF 718.5-2-23

# Property Tax Reform - Summary of Legislation (Based on Information Available as of 5-10-23)

---

MAY 10, 2023

NANCY LUECK AND CAROL WEBB



# Direction Sought

---

1. This presentation is informational and will provide City Council with an overview of the general provisions in the new Property Tax Reform Legislation (HF 718) based on information currently available.
2. More information is expected to be available in upcoming weeks/months.
3. There are numerous changes that are being enacted with this legislation and the financial impact to the City of Muscatine for each part of the legislation cannot be readily determined in advance of receiving taxable valuations for each upcoming budget year.



# New General Fund Maximum Levy Provision

---

This legislation creates a new general maximum levy by combining levies with current general levy.

- \* It takes whatever you are currently levying for your \$8.10 (levy limit for cities).
- \* Adds whatever you are currently levying in most voted-in levies—15 in total (memorial building, civic center, emergency, etc.)
- \* This is the new combined maximum general levy.
- \* Levies that are not impacted by this legislation include municipal transit, insurance premiums, liability, debt service, IPERS, police/fire retirement, and ag land.

For the City of Muscatine, the maximum General Fund levy would be the \$8.10 plus \$.27 for the current Emergency Levy for a total of \$8.37/\$1,000 of valuation.



# Valuation Growth “Triggers” to Adjust the General Fund Property Tax Down

---

This legislation sets the following taxable value growth “triggers” to adjust the property tax rate down.

- \* If taxable valuation grows 6% or more -> growth rate is reduced by 3% and the levy is recalculated
- \* If taxable valuation grows 3 to 5.99% -> growth rate is reduced by 2% and the levy is recalculated
- \* If taxable valuation grows less than 3% -> no recalculation
- \* The levy growth recalculation will occur for the FY 25-28 budgets.

In effect, tax rates/revenues will be reduced to limit tax revenues from property valuation growth. For the City of Muscatine, taxable valuation growth percentages during the last 10 years had 7 years with taxable valuation growth less than 3%; 2 years with growth between 3% and 6%; and 1 year over 6% (this was FY 24 with the growth of 8.36%).



## Changes to Property Tax Exemptions/Credits

---

This legislation also includes:

- \* A new 65 and over Exemption (not income restricted and in addition to regular homestead credit)

  - 2024 – \$3,250

  - 2025 – \$6,500

- \* Military Service Property Tax Exemption and Credit Changes - Military service credit is currently an exemption that gets paid for in part by the state through a credit. This legislation increases the exemption amount for veterans and eliminates the state funding for the credit.

  - \$1,852 (credit) becomes a \$4,000 (exemption).

The impact of changes in these property tax exemptions/credits to the City of Muscatine are not readily determined or estimated.



# Local Government Budgets and Taxpayers Statements

---

- \* For cities, counties, and school districts it sets up a new hearing within the budget process for information mailed to the taxpayer. These entities will have to deliver to property owners a standardized statement and show percentages of the budget each represents.
- \* Budget deadlines are extended to April 30.

The City of Muscatine will have increased mailing costs due to this portion of the legislation.



# Bond Elections and Other City Financing Provisions

---

- \* Moves all elections for bonding to the general election date (every November). Notice is to be sent to taxpayers.
- \* Debt Thresholds: Increases bonding threshold by 30%. (Can do more expensive projects without a vote).

The City of Muscatine currently uses the “reverse referendum” process for general corporate purpose bonded projects up to \$700,000 as allowed for in the State Code. It appears this will allow this process be used for projects up to \$910,000.



# Direction Sought

---

1. This presentation is informational only - no City Council action/direction is requested at this time.
2. Any general questions from City Council at this time?
3. There are still questions that staff has on this legislation and its impact to the City of Muscatine. Staff will provide updated information to City Council as it becomes available.





# City of Muscatine

ITEM NUMBER 2023-0229

## IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/11/2023

### STAFF

---

Brad Bark, Mayor

### SUBJECT FOR DISCUSSION

---

RAGBRAI Planning Activities

### EXECUTIVE SUMMARY

---

### GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

---

### BACKGROUND/DISCUSSION

---

### ATTACHMENTS

---



# City of Muscatine

ITEM NUMBER 2023-0230

## IN-DEPTH ITEM - CITY COUNCIL

DATE: 5/11/2023

### STAFF

Brad Bark, Mayor

### SUBJECT FOR DISCUSSION

Proposed Riverfront Watermelon Slice Public Art Installation

### EXECUTIVE SUMMARY

Mayor Bark requests the City Council's support to install the world's largest watermelon slice on the Muscatine Riverfront. The watermelon slice is proposed to be 40 feet long and 16 feet tall. Mayor Bark requests that if the watermelon slice is gifted to the City, would the City consider paying for or cost sharing for the foundation?

The desire is to give the fabricator the direction to initiate construction of the art piece by May 12.

### GENERAL DIRECTION SOUGHT AND SPECIFIC QUESTIONS TO BE ANSWERED

1. Would the City Council consider pursuing the addition of the "World's Largest Watermelon Slice" to the Riverfront? (Funding has been obtained for the Watermelon Slice)
2. What location do you desire?
3. Would the City consider paying for or contributing to the cost of the foundation for the Watermelon Slice?

### BACKGROUND/DISCUSSION

During a business visit, it was mentioned that it would be great to have an attraction on the riverfront that would draw visitors to come to our beautiful, vibrant community. We have the Clammer and also the string of pearls on the riverfront, but nothing with a melon. We are known for clamming and also buttons, but I feel we are missing a watermelon representation.

I started to look up the world's largest watermelon and found out that the largest, that I could find, was in Chinchilla, Australia (see first attachment). This watermelon slice is roughly 29.5 feet long by 9 feet tall. I then called Hoffman Fabrication regarding if this could potentially be done with metal. It was mentioned that they were part of making the Mairet's Watermelon on Hwy 61. I sent Hoffman a prototype made by Jordon Lloyd with a vision I explained to her. She made the prototype which is made of cardboard.

There has been interest in having a sign in Riverside Park saying Muscatine. I feel like this would accomplish that need by highlighting Muscatine Watermelons. Hoffman Fabrications mentioned that they could make a sign that would be about 40 feet long by 16 feet tall. The material would be a 1/4" steel that weighs 16,000 pounds. Chris Haskins, Hoffman Fabrication Inc., was able to send several CAD pictures. He mentioned that for this to be secured to the ground it would need a foundation. The cost by Hoffman would include an artist to paint a watermelon on both sides.

The bottom of the watermelon slice has an 8-foot, flat base that will sit on a foundation. The 8 foot diameter plate would be 1" of steel.

This project would be great to have finished prior to RAGBRAI, to welcome riders to Muscatine and to provide a great photo opportunity. I would like to give Hoffman Fabrication a green light by the afternoon of the 16th of May (after the Public Art Advisory Commission meeting if they give their official consent).

There was a consensus to move forward with the idea from the Parks & Rec Advisory Commission. I have individually spoken to all seven Councilmembers and was given permission to bring forward to City Council In-Depth. I have individually reached out to 4 out of the 5 Public Art Advisory Commission and there is an unofficial consensus that they like the project. I will be meeting with them on Tuesday May 16th @ 12pm.

## **ATTACHMENTS**

---

1. watermelon attachments
2. Watermelon Map (Aerial Map)





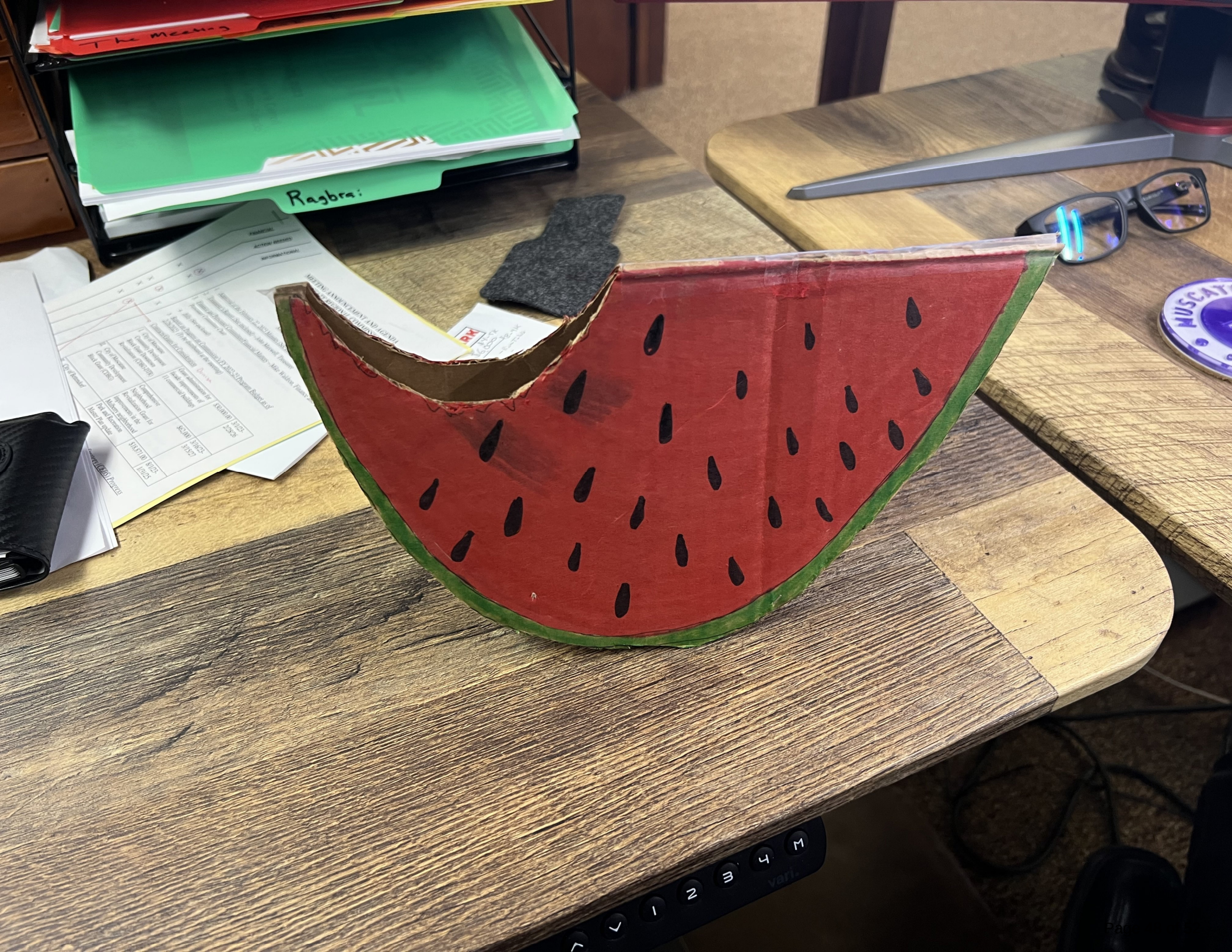
Ragbra:

MEETING ENGINEERING AND ARCHITECTURE  
RESEARCH AND INNOVATION  
Innovation, March 22, 2023, 1:30pm  
100 Innovation Street  
Atlanta, GA 30303  
Admission: Free  
Sponsored by: American Chamber of Commerce  
Co-sponsored by: Atlanta-Fulton County Stadium  
Co-sponsored by: Atlanta-Fulton County Stadium  
Co-sponsored by: Atlanta-Fulton County Stadium

1. David  
2. John  
3. Michael  
4. James  
5. David  
6. David

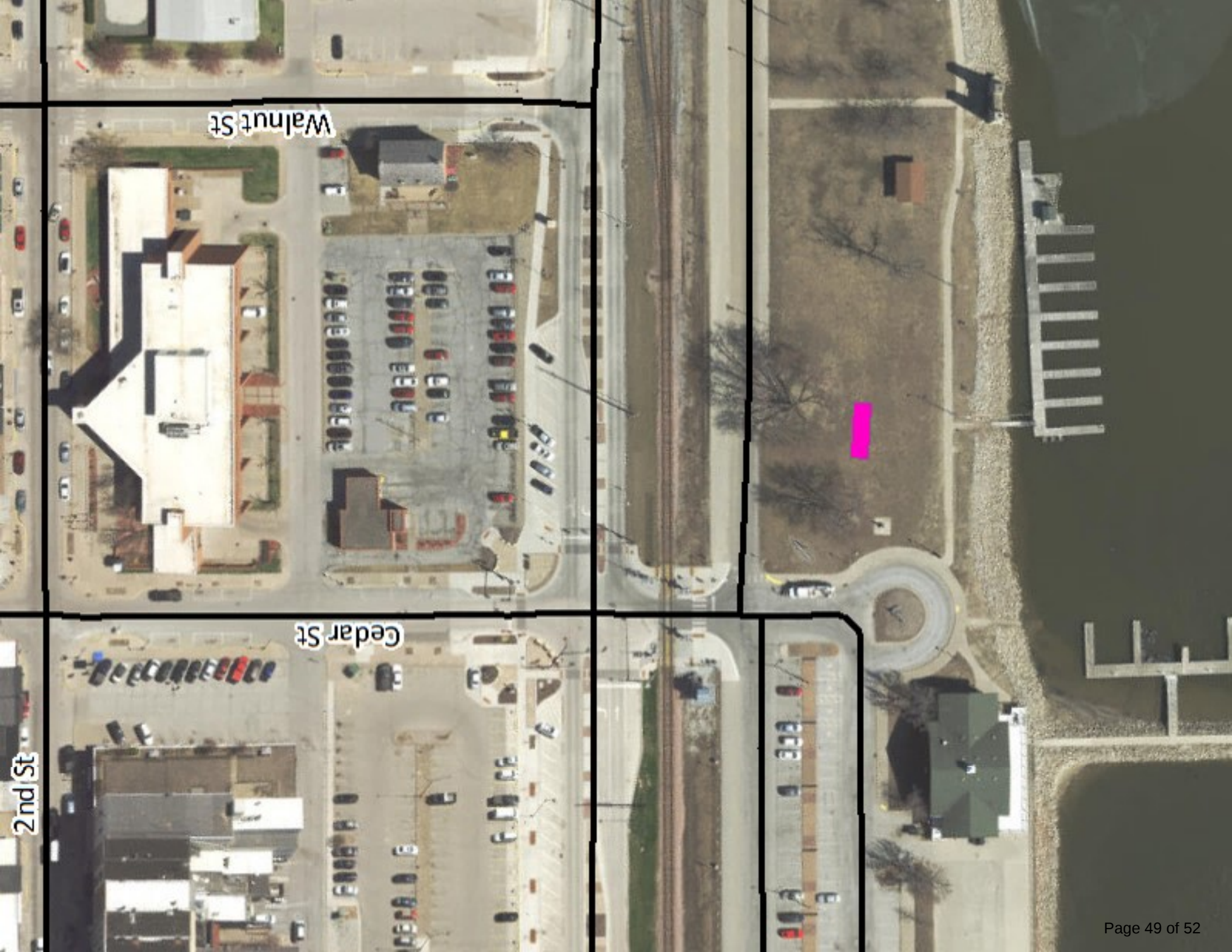


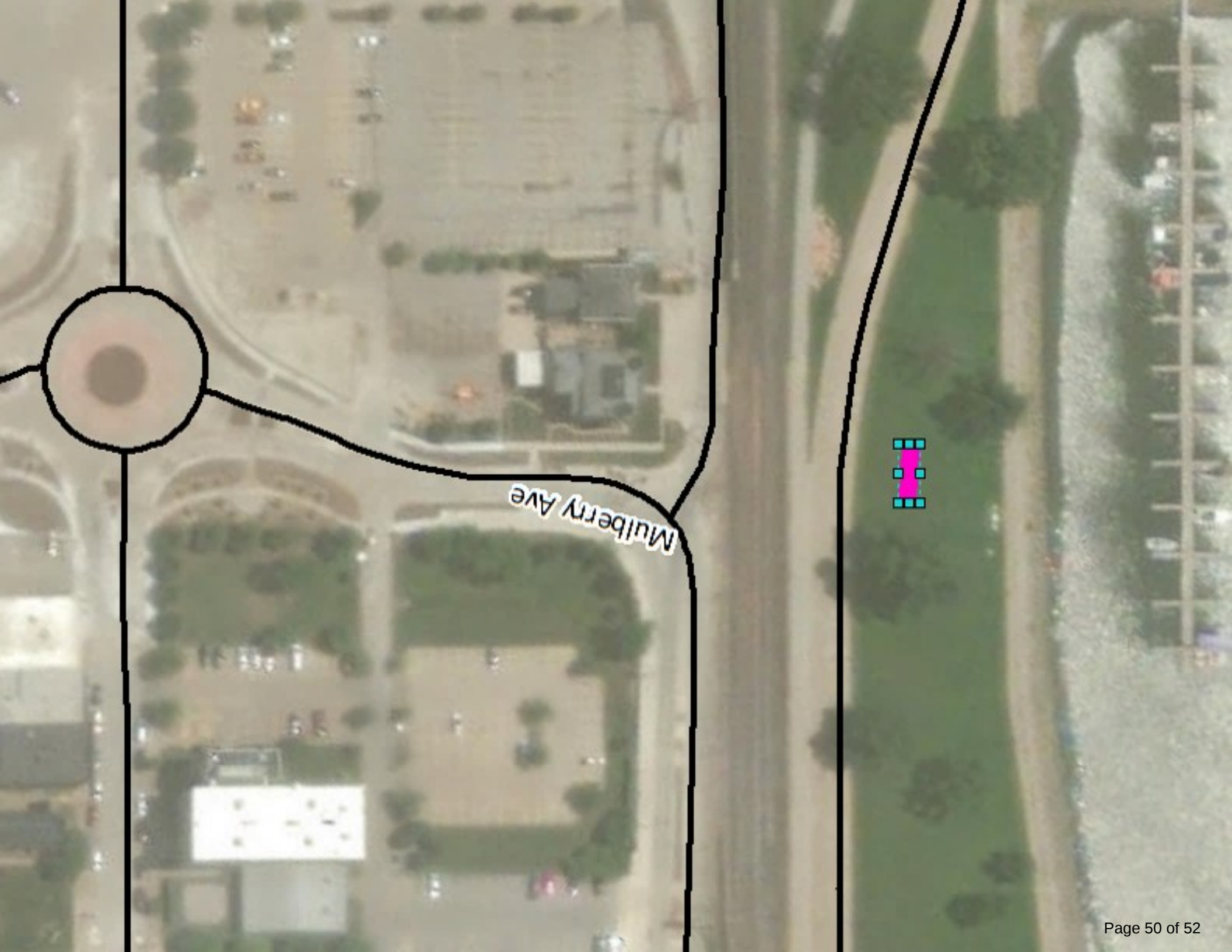




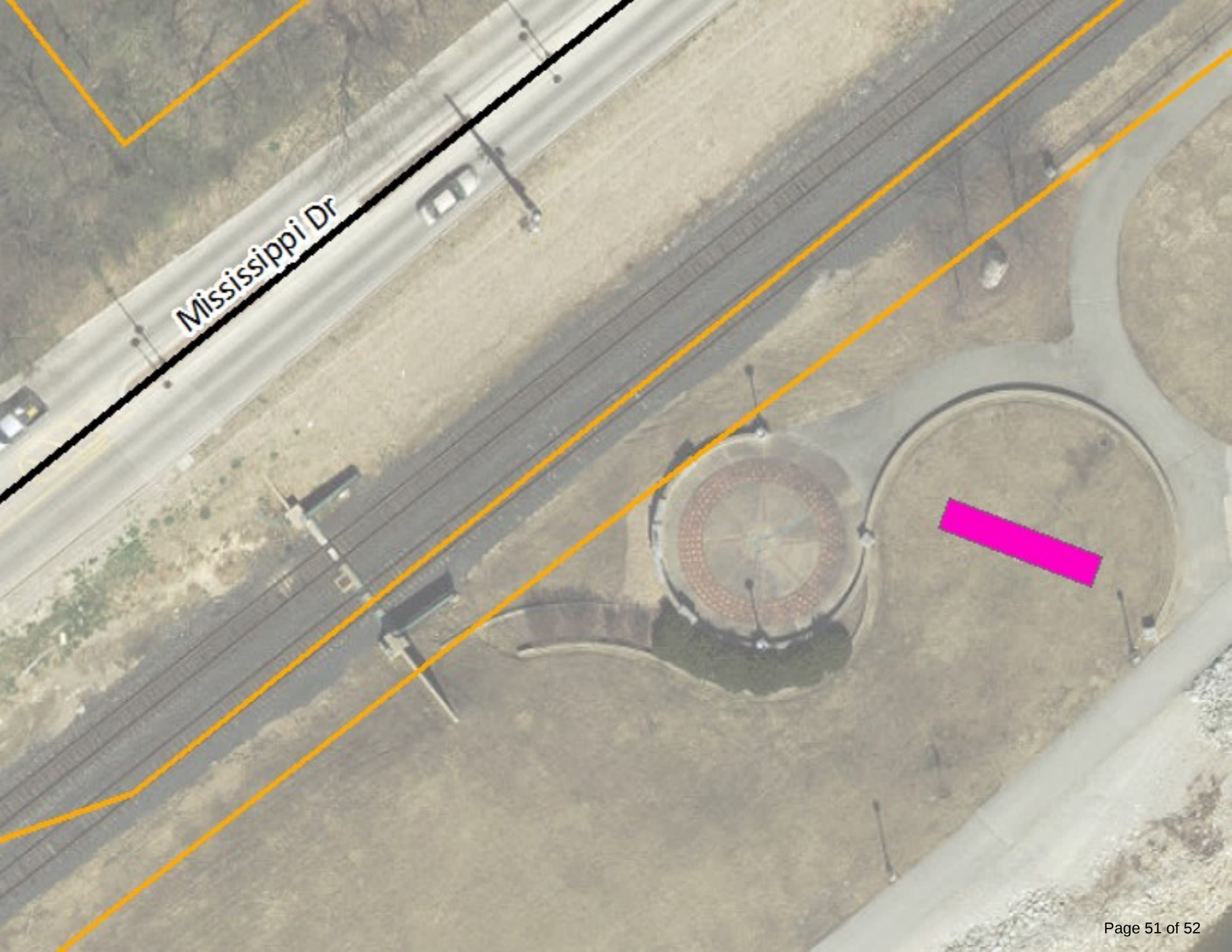
Ragbra:

MUSCATA





Mulberry Ave



Mississippi Dr



- Storm Sewer
- Sanitary Sewer (Force)
- Flood Channel
- Flood Plain
- Parcel Lines

