



City of Muscatine

CITY COUNCIL MINUTES

Thursday, May 11, 2023

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
City Administrator Webb gave an overview of the proposed Ordinance and policy regarding the disposal of surplus city property.

Councilmember Gordon had questions regarding the direct sale of abutting properties that were addressed by Ms. Webb. Ms. Webb stated the City Council would have to set a price per square foot for those properties in order to be consistent. Ms. Webb stated this would be able to be changed by resolution if needed to adjust for the land value increases/decreases.

Councilmember Osborne had questions regarding if this was just codifying what the City already does. Ms. Webb stated that a few changes were made but it is mostly the same process the city currently follows.

There was discussion with the Council regarding property that previously had a house on it that does not meet the requirements for building a house now. Community Development Director Jodi Royal-Goodwin stated this is something that would have to be reviewed.

There was a consensus with City Council to move forward with the approval of the Ordinance and Policy.

- B. Update on Housing Related Activities

Community Development Director Jodi Royal-Goodwin gave an update on Recent Housing Activities to include: Adoption of the Housing Plan, Overview of Code and Permitting changes, Funding and Resources, Housing Programs, and the Voucher Program.

Councilmember Osborne had questions regarding the status of reaching the additional housing goals that were addressed by Ms. Royal-Goodwin.

Councilmember Gordon had questions regarding an update on the 8th Street

house that had been relocated. Ms. Royal-Goodwin stated they were waiting on the surplus property ordinance to be adopted and then to see how Council wanted to proceed. There was discussion regarding what renovations needed to be made to the house prior to its sale. City Administrator Webb suggested this item be brought back for discussion at a following in-depth meeting.

Councilmember Osborne asked what the occupancy rate was for the three new housing units recently completed. Ms. Royal-Goodwin stated that they were about 90% occupied at this time.

C. Update on City Construction Projects

Public Works Director, Brian Stineman, gave an overview of the ongoing and upcoming construction projects in the City of Muscatine.

- Park Avenue Lane Reconstruction - Closed out
- 2nd Street Streetscape Project - Working on finishing up punch list
- Grandview Avenue Reconstruction - Finishing up Sidewalks and Landscaping
- West Hill Sewer Separation Phase 5 - Finishing up this summer (There was council discussion regarding the status of Contractor for this project)
- Fulliam Reconstruction Project, Phase 1- To begin as soon as school is out
- Iowa Avenue - To begin after July due to planned activities that use Iowa Avenue

Councilmember Osborn had questions regarding the City helping with repairs near Mike's Hilltop tap caused by heavy truck traffic from city projects.

Mr. Stineman then gave an update on some of the upcoming Projects.

- West Hill Phase 6A and 6B - Waiting on approval by state.
- Redundant Force Main Project - In the Design process
- Riverfront Amphitheater - In Design process - Fundraising being done.
- Carver Corner Roundabout - In Design Process
- Isett Avenue Corridor Project - In Review Process
- Dick Drake Overpass - Grant Request submitted - preliminary Engineering done

Councilmember Osborne had questions regarding if the Whiteway Hotel would be able to be left with the construction of the Carver Corner Roundabout.

Mr. Stineman stated at this time it looks like it would be left intact.

At this time Parks and Recreation Director Rich Klimes was asked to come and share an update on the Southend Improvement Projects.

- Hawk Crossing Project - In process to be completed in 2 weeks
- Taylor Park - Finishing detail issues with the pickleball courts.
- Playgrounds - Being installed, completion projected for next week.
- Musser link Trail - Completed
- Taylor Park Restrooms - Supply Chain Issues - Cannot get at this time - Reconsidering plans
- Park Shelters - Complete with the exception of electrical work.

- Splash Pad -Set to open this month
- Misc other park features will be determined from amount of contingency funds remaining.

Upcoming Parks and Recreation Projects

- Soccer Irrigation Project
- Event Dome
- Weed Park Lagoon Project
- Miracle Field - Handicapped Accessible Field

Councilmember Osborn had questions regarding dome colors that were addressed by Mr. Klimes.

There was discussion regarding having a grand opening for the southend projects during the National Night Out Event.

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

Finance Director Nancy Lueck gave an overview of the Property Tax Reform Bill recently adopted and gave a brief explanation on how this could affect the City of Muscatine's budget process.

E. RAGBRAI Planning Activities

Nick Gow and Rebecca Paulsen were present to give an update on RAGBRAI Planning. Mr. Gow reviewed the route that would be taken by the riders and shared the plan for set up on the Riverfront for activities and vendors during the event. Mr. Gow stated this is a great time to showcase what Muscatine has to offer to those visiting from out of town. Ms. Paulsen shared information regarding statistics on the riders that participate in RAGBRAI and then revealed the Muscatine Logo for the event.

F. Proposed Riverfront Watermelon Slice Public Art Installation

Brad Bark presented to City Council the proposed "World's Largest Watermelon" to be placed on the Riverfront. Mr. Bark was looking for direction as to the Council's support in this project and where on the riverfront the City Council would suggest as a location for the art. Mr. Bark stated the project has been fully funded by donations and just needed a consent from City Council to move forward with planning.

There was a consensus from City Council to move forward.

There was discussion regarding the location of the art work and two locations were identified as top choices. Mr. Bark will be meeting with the Public Art Commission on Tuesday to discuss the project with them.

5. **MAYOR AND COUNCIL REPORTS**

6. **ADJOURNMENT**

Councilmember Froelich moved the meeting be adjourned at 08:04 PM.