

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – January 10, 2013

Mayor DeWayne Hopkins called the In-Depth City Council meeting for Thursday, January 10, 2013, 2012, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager, Public Works Director Randy Hill, City Planner Andrew Fangman, and Planning Coordinator Jim Rudisill.

The first item on the agenda was a review of the 38/61 Connector Study and Land Use Plan.

City Administrator Gregg Mandsager stated that in February 2012, City Council authorized staff to enter into an engineering services agreement with Snyder & Associates for the development of a conceptual east-west study between Iowa 38 and U.S. 61. He stated that approximately 1,200 acres of land between U.S. 61/Iowa 38/180th Street is being considered as a potential growth area. He stated a roadway linking U.S. 61 and Iowa 38 has been identified in the city's Capital Improvement Program.

City Administrator Mandsager stated the rationale for this study included 1) additional residential, commercial and industrial growth; 2) an alternative route for traffic accessing Highways 38/61 and 22; 3) existing land uses and improved traffic operations on key existing routes; and 4) enhanced utility service to the area. Tonight's review is on conceptual plans for roadway infrastructure, water, sewer, and land use.

Troy Culver, Project Manager and Engineer for Snyder & Associates, gave a power point presentation which included a vicinity map and project limits. He showed the proposed alignment option and then showed additional roadway options, the concept design, and proposed water detention areas. He stated the preliminary project cost is \$7,762,000 which includes approximately \$800,000 for the water and sewer infrastructure. Mr. Culver stated the next steps would include funding efforts, possible phasing options, discussions with impacted property owners, rezoning/annexations, land use planning, NEPA documentation, and construction plans.

City Planner Andrew Fangman reviewed with Council the conceptual land use plan.

Councilmember Spread asked how the detention areas will be handled, and he was told there could be either public and/or private retention areas.

Councilmember Bynum asked how long the corridor would be, and he was told it would be approximately 1 ½ miles long.

Councilmember Fitzgerald asked why there was a need for the curve in the roadway, and he was told it was due to the terrain and developable land.

Councilmember Bynum asked if the detention areas would help with Mad Creek, and he was told the detention areas would capture runoff and slow the release of water into Mad Creek.

There was further discussion concerning proposed development and funding opportunities. City Administrator Mandsager noted that the plans are conceptual and that staff is looking for input from City Council, the public, Chamber, and property owners.

The next item on the agenda was a presentation on the proposed submission of Community Development Block Grant application for downtown revitalization. Planning Coordinator Jim Rudisill reviewed the proposed revitalization project with City Council.

Councilmember Bynum asked who determines which buildings will receive funding.

Mr. Rudisill stated that all 27 buildings are eligible and that funding will depend upon the grant award and leverage of private contributions.

City Administrator Mandsager stated the city's contribution includes staff time as well as the alley resurfacing.

The final item on the agenda was a tax abatement program review. City Administrator Mandsager stated the next step in the tax abatement process would be identifying the areas to include for tax abatement (historic district and infill), drafting of the ordinance by the City Attorney, notifying each of the property owners of the proposed ordinance, and then adoption of the ordinance.


City Administrator Mandsager gave an overview of the maps that were included as part of the agenda packet. He stated the first map shown was an overview of the City of Muscatine as a whole. He stated the second map showed the areas determined as falling into a "blighted" area and includes the historical areas of town. He stated that this area will have two tax abatement programs included -- historic districts and new construction. He then reviewed the maps of targeted areas entitled Riverbend Addition, Clermont Drive, Aspen Villas, Cobblestone, Pine Ridge, Hubbard Prairie, and Sandstone Crossing. These areas will include tax abatement for infill and new construction. The final two maps showed developable parcels.

Councilmember Shihadeh asked about the total acres, and he was told that information would be obtained and forwarded to City Council.

There was discussion concerning the tax abatement program.

Under comments, Councilmember Spread thanked Tom Bankhead for his contribution to the CDBG grant opportunity.

#22371. Councilmember Shihadeh moved the meeting be adjourned at 8:15 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.


Gregg Mandsager, City Administrator