

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – March 13, 2014

Mayor DeWayne Hopkins called the In-Depth City Council meeting for Thursday, March 13, 2014, to order at 7 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager, Community Development Director Steve Boka, and Planning and Community Development Coordinator Adam Tompkins.

The first item on the agenda was a CDBG Downtown Revitalization update with a Housing Needs Assessment presentation by Bi-State. Adam Tompkins gave an overview of the project which will focus on the rear of buildings located in the two blocks between Iowa Avenue and Cedar Street that essentially front Mississippi Drive. He stated that as part of the acceptance of the CDBG revitalization grant, a housing needs assessment must be done. He then introduced Lindsay Whitson from the Bi-State Regional Commission who would be presenting a power point of the Muscatine Housing Needs Assessment.

Ms. Whitson stated a CDBG application requires the completion of a Housing Needs Assessment along with a presentation to City Council of the assessment. She discussed the following:

- Major housing and community development needs of low- and moderate-income (LMI) residents
- Major housing community development needs (non-LMI)
- Planned or potential activities to address these needs

She stated that the LMI potential needs include seeking funds for growing LMI demographics – elderly, Hispanic/Latino, building upon existing amenities in LMI neighborhoods, and recognizing the gap between housing that people can afford and housing that is available. She stated the community potential needs include providing elderly-specific housing for the community's elderly, encouraging affordable rental housing units, improving the conditions of existing housing stock in Muscatine, increasing high school graduation rates, and promoting quality downtown housing. She then overviewed the statistics which included Muscatine home owners renters statistics for 2007-2011, Muscatine High School graduation rates, and the 2012 average household size and total for Hispanic or Latino origin.

Ms. Whitson stated proposed activities under the Housing Needs Assessment include the following:

- Complete an updated community housing needs assessment for the City of Muscatine
- Work with local banks, developers, and realtors to find funding for affordable housing
- Reuse and remediate rather than demolish and construct
- Perform routine analysis of existing stock
- Seek to secure other grant/loan funding

The next item on the agenda was the review and discussion of the Capital Improvement Plan.

City Administrator Mandsager stated City Council was provided a copy of the CIP several weeks for their review. He stated Council has had the opportunity to discuss additions or deletions they would like to see take place with one formal request coming from Councilmember Phillips. He stated formal adoption will take place in March or April. He then asked for comments.

Councilmember Spread stated the document looks good.

Councilmember Phillips stated she would like to see sewer extension to Eagle Ridge Subdivision included in the plan.

Councilmember Bynum asked when Eagle Ridge was annexed into the city.

City Administrator Mandsager stated it was approximately 20 plus years or so ago.


There was discussion concerning the history of the subdivision's annexation as well as the Irish Ivy Subdivision which the developer built to meet the city's specifications.

It was the consensus of City Council to include Eagle Ridge in the CIP.

The final item on the agenda was a request for the adoption of a resolution authorizing the submission of an Iowa Reinvestment District pre-application.

#22802. Councilmember Bynum moved the resolution be adopted. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Shihadeh, Bynum, Phillips, and Spread. Motion carried.

#22803. Councilmember Shihadeh moved the meeting be adjourned at 7:25 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.


Gregg Mandsager, City Administrator