

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – September 11, 2014

Mayor DeWayne Hopkins called the In-Depth City Council meeting for Thursday, September 11, 2014, to order at 7 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Shihadeh, Bynum, and Phillips. Also present were City Administrator Gregg Mandsager, Community Development Director Dave Gobin, Finance Director Nancy Lueck, Fire Chief Jerry Ewers, Police Chief Brett Talkington, and Assistant Housing Administrator Kaitlyn Love.

The first item on the agenda was a presentation by John Dabeet of Muscatine Sister Cities. Mr. Dabeet stated Sister Cities is requesting the proposed dedication of city-owned property on the southwest corner of 8th and Cedar streets as an International Friendship Park. He reviewed the proposed request with City Council stating it will be done in several phases. He stated the first phase will be the installation of a pole sign near the center of the lot and surrounding landscaping which Sister Cities currently has funding for. He stated that Sister Cities feels the proposed park would provide a more informative display in an area that could be enjoyed by visitors and will also help to beautify one of the main thoroughfares to the downtown area.

City Administrator Gregg Mandsager stated the formal request will be on the upcoming City Council agenda.

The next item was a review of the Davenport Housing Code. Councilmember Rehwaldt introduced Davenport Alderman Bill Boom.

Mr. Boom gave a power point presentation on the City of Davenport's housing program and its accomplishments within the community. He discussed the significant rental issues that were occurring prior to the adoption of the housing ordinance. They included:

- Rental issues disrupting neighborhoods
- Neighborhoods forced to bring action to abate
- Abatement action a year long process
- Slumlords affecting political process
- Crime rampant

He stated that under the new program the rewards for the landlord include:

- Mandatory CFMH training for landlords
- Action plans to gain maximum improvement
- Free background checks
- Calls for service notification/tied to property
- City supported evictions
- Extended inspection cycles for compliance

He stated that the rewards for the city include:

- Slumlords left town
- Team approach improves quality of service
- Technology reduces cost and improves accuracy
- Rental housing stock improvement
- 50%+ overall crime reduction

- Faster response resolution and reduced cost
- Happier neighborhoods and greater involvement

There was discussion from City Council concerning Davenport's program.

Mr. Boom stated that creating a successful housing program has been a team effort that has proven successful over the last seven years. He stated he would be happy to share the success of Davenport's program with the City of Muscatine.

The next item on the agenda was a review of City Code updates for Titles 7 and 14. City Administrator Gregg Mandsager gave an overview of the memorandum summarizing the proposed updates. He stated that questions or comments should be emailed to him.

The next item on the agenda was a Wal-View TIF update.

City Administrator Mandsager stated Wal-View is requesting a new TIF agreement for Wal-View #2. He stated the terms for the proposed TIF would be as following:

- Minimum assessed value of \$9 million,
- 300,000 square foot warehouse facility adjacent to the current 577,000 square foot facility,
- The addition of 12 additional jobs,
- No public infrastructure,
- 10-year TIF agreement on a declining scale (100%, 90, 80, 70, 60, 60, 50, 50, 40, 40)

City Administrator Mandsager stated the estimated rebate is just under \$2 million. He stated staff is requesting a consensus from Council to move the legal process forward.

It was City Council's consensus that staff move forward on the proposed TIF agreement.

The final item on the agenda was a review of the agreement with MUSCOM.

City Administrator Mandsager stated the agreement presented tonight was a draft and there are still several contractual issues to work through. He stated the key item to be dealt with is the final budgetary authority.

#22952. Councilmember Shihadeh moved the meeting be adjourned at 8:31 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Gregg Mandsager, City Administrator