

**MINUTES**  
**July 12, 2022 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**  
**Online GoToMeeting**

**Present:** Andrew Anderson, Kayla Bendorf, Sharon Froelich, Jodi Hansen, and Mark Seaman

**Excused:** Robert McFadden and Steve Nienhaus

**Staff:** Andrew Fangman, Assistant Community Development Director, Community Development  
Christa Bailey, Office Coordinator, Community Development  
April Limburg, Planner I, Community Development

Chairperson Jodi Hansen opened the meeting at 5:30 p.m. and read the mission statement.

**Minutes:**

Andrew Anderson motioned to approve the June 14, 2022 minutes; seconded by Sharon Froelich. All ayes, motion carried.

**Capital Improvement Plan:**

April Limburg presented the changes to the Muscatine Art Center Expansion project as recommended by City staff per the commission's request at the June 14, 2022 meeting, which would bring the project to a higher point total that would be right behind the Fire Station #3 project in the order of priority for all projects.

Mark Seaman shared that he believes the recommended changes still do not properly convey the purpose and need for the Muscatine Art Center Expansion project so Mr. Seaman offered additional changes to the project's assigned points which would result in an even higher point total. Ms. Limburg stated that Mr. Seaman's recommendations would rank the Art Center project as comparable with the Corridor projects and above the Mad Creek, Papoose and Refuse Trucks projects which City staff regards the priority of all those projects to be of a higher need than the Art Center. The commission was in agreement that the Art Center should not be at that high of a prioritization level.

Ms. Seaman motioned to update and approve his recommended scoring for the Muscatine Art Center Expansion project, the motion was not seconded. Motion denied.

The commission reviewed the identified designations or requirements and determined an appropriate point value for each category of the project, resulting in a point total that valued the same as the presented staff recommended changes, meaning the Art Center project would be directly behind the Fire Station #3 project in priority.

Andrew Anderson requested to slightly increase the points total for the Harbor Dredge Dewatering Area Relocation and Lower Lot Reorganization projects to prioritize those projects a little bit higher.

Sharon Froelich motioned to update the Muscatine Art Center Expansion, Harbor Dredge Dewatering Area Relocation and Lower Lot Reorganization projects to the commission's recommended score totals, seconded by Jodi Hansen. All ayes, motion carried.

Meeting adjourned at 6:43 p.m.

ATTEST:

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Jodi Hansen, Chairperson  
Planning and Zoning Commission

Respectfully Submitted,

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Andrew Fangman, Secretary  
Assistant Community Development Director