

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – November 8, 2012

Mayor Pro Tem Phil Fitzgerald called the In-Depth City Council meeting for Thursday, November 8, 2012, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present was City Administrator Gregg Mandsager, Public Works Director Randy Hall, City Engineer Jon Lutz, and Housing Administrator Dick Yerington.

The first item on the agenda was an update on the Section 8 housing program. Housing Administrator Dick Yerington provided City Council with a power point presentation. He stated the Municipal Housing Agency's programs and properties which include the Clark House, Sunset Park and the Sunset Park After School Program, Home Ownership Program, Hershey Manor, and the Section 8 Program. He stated that tonight's presentation concerns the Section 8 Program.

Mr. Yerington stated that within Section 8 there are three programs which include Section 8 Rental Assistance, Section 8 Family Self-Sufficiency, and Section 8 Home Ownership. He stated that tonight he would be focusing on the Section 8 Housing Choice Voucher Program.

Mr. Yerington stated this program is a federal government program that assists the extremely low-income families, the elderly, and families with disabilities with assistance coming in the form of rental subsidies. He stated that participants are free to choose any rental housing that meets HUD's Housing Quality Standards. He stated the Housing Department inspects every Section 8 unit annually based on the city's housing code which is based on the HUD HQS plus the City Code as amended. He stated that landlords are required to correct failed items with 30 days.

Mr. Yerington stated the Section 8 Program has been highly successful. He stated that over the years, landlords and local businesses have benefited from over \$50 million in rental subsidy payments administered by the city. He stated that currently, approximately \$1.7 million in federal funds is expected to go to mostly local landlords in the form of rental assistance in 2012. He then provided demographic information for the Choice Voucher Program.

Councilmember LeRette asked if there is a policy in place that limits where Section 8 rental properties can be located, and Mr. Yerington answered no stating that it is prohibited by federal law.

There was discussion concerning the portability of the vouchers.

The next item on agenda was a Capital Projects update. Public Works Director Randy Hill and City Engineer Jon Lutz provided a virtual tour power point presentation. The update included the following projects:

**Completed Projects:**

- Hershey Avenue Reconstruction – Final cost \$1,218,707.70
- Harrison Street Extension – Final cost \$555,447.72
- Weed Park to Wildcat Den Trail – Final cost \$450,943.52 (Funding: Federal Earmark, \$349,842.82; SSAB, \$50,000; HNI Corporation, \$25,000; Muscatine C&D, \$26,100.70)

**Projects Underway:**

- Mad Creek Levee Project – Scheduled completion November 2012
- West Hill Sewer Separation Phase I – Winter shutdown November 30, 2012
- Mad Creek Sewer Extension
- Mulberry Upgrades (Fridley Theatre)
- Northeast Corridor Study (In-depth presentation January 2013)
- Muscatine Island Inundation Study (three breaches identified)
- Mississippi Drive Corridor Project (awaiting IDOT approval on NEPA clearance and preliminary design)
- Cedar Street Reconstruction (includes culvert extensions, utility relocation, and paving)
- West Hill Sewer Phase II – Scheduled completion summer 2013
- Colorado Street Reconstruction Project
- Musser Park to Wiggins Road Trail (estimated cost \$922,244)
- Roadway Maintenance Projects (likely to require two budget cycles)
- CBD Streetscape Projects
- Future Projects (2016+) – Mulberry from Houser to Steamboat Way; Lucas from Houser to Highway 61 Bypass; Houser Street general pavement repair

Councilmember Spread, speaking in reference to the inundation study, asked how the three breaches were identified. He was told that the Musser levee is watched every year and that the Levee Commission made recommendations as well.

There was discussion concerning upcoming projects, projects underway, and debt service.

Under comments, City Administrator Gregg Mandsager stated that the city's biosolids program was featured in a recent article in the *Treatment Plant Operators* magazine.

#22296. Councilmember Shihadeh moved the meeting be adjourned at 8:26 p.m. Seconded by Councilmember Fitzgerald.

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Gregg Mandsager, City Administrator