

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – May 9, 2013

Mayor DeWayne Hopkins called the In-Depth City Council meeting for Thursday, May 9, 2013, to order at 7 p.m. Councilmembers present were LeRette, Fitzgerald, Natvig, Shihadeh, Bynum, Phillips, and Spread. Also present were City Administrator Gregg Mandsager, Community Development Director Steve Boka, Public Works Director Randy Hill, Assistant Housing Director Kaitlyn Love, and Housing Specialist Courtney Ferreira.

Mayor Hopkins took the opportunity to present Albert Liu with a key to the City of Muscatine. He stated that Albert has been assisting the city and the Sister City program in our relations with China. Mayor Hopkins stated he appreciates Albert's efforts and also appreciates the support Musco (his employer) has shown.

Albert stated he was honored to receive the award. He thanked the City of Muscatine as well as Musco, especially Joe Crookhouse. He ended by also thanking his wife for her support.

The first item on the agenda for discussion was a proposed TIF agreement.

City Administrator Gregg Mandsager stated the proposed agreement would be between the city and Wal-View Developments Ltd./GSTC Logistics Inc. with terms and conditions subject to approval by City Council. He stated the proposed 567,000 square foot warehouse and distribution facility would be located on 49th Street and would employ approximately 29 employees.

City Administrator Mandsager stated the proposed agreement would be for a 10-year period with the estimated rebate at \$4,778,257.50.

The developer, Gordon Sevig, stated the facility would contain 36 docks, and the anticipated completion date is January 2014.

City Administrator Mandsager stated the next step in the process is the adoption of a resolution setting a public hearing concerning the proposed development agreement. This action will take place at the May 16th City Council meeting.

The next item on the agenda was a Blue Zones update.

Blue Zones Community Program Manager Joni Axel gave an overview of the Blue Zones information that was distributed to City Council. She stated that efforts are currently underway to improve the well-being of our community. She stated that Iowa is a prototype for the Blue Zones effort.

City Administrator Mandsager, speaking in reference to the proposed resolution, stated the action steps contained in the resolution can be changed. He stated the resolution approving the Blue Zones Project in Muscatine will be placed on the May 16th City Council agenda for adoption.

The next item on the agenda was a review of the Housing Smoking Policy.

Assistant Housing Administrator Kaitlyn Love and Housing Specialist Courtney Ferreira provided an overview of the Housing Department's proposed smoking policy. Ms. Ferreira stated a steering committee was appointed in January 2013 to review current smoking guidelines for Sunset Park and the Clark House. She stated a survey was taken and forums held concerning the proposed smoking guidelines. She stated the committee met on April 25, 2013 to review additional resident and community input and unanimously agreed upon the revised

recommendation that is being submitted for City Council's approval. She stated the committee believes the final recommendation is fair to all parties involved.

There was discussion concerning the formal grievance process for those in violation of the smoking policy.

This item will be placed on the May 16th City Council agenda for adoption.

The final item on the agenda concerned the placement of a roundabout at the intersection of Logan and Cedar streets. City Administrator Mandsager and Public Works Director Randy Hill gave a power point presentation concerning the proposed roundabout.

Roger Lande, 515 E. 2nd Street, spoke in favor of the roundabout referencing those he has used in Coralville and Iowa City.

Don Krings, Transportation Manager for the Muscatine School District, stated that he feels the roundabout is a good idea from the standpoint of school safety.

Joni Axel referenced a letter she received from Brett Olson, Executive Director of the Community Y, who is favor of safety improvements for members to access their facility. Ms. Axel stated this is a street that everyone in the community uses.

Allen Harvey, 2206 Oak Valley Drive, voiced his concerns about the installation of a roundabout and questioned why a three-way stop sign could not be installed at this intersection.

Laura Liegois, 1221 Glenwood Lane, stated she supports the proposed improvements to this intersection.

City Engineer Jon Lutz provided a quick review of the roundabout's design.

Kelly McGriff who resides in the Stonebrook Addition stated explained why she was in favor of the proposed roundabout. She asked if residents would still be able to turn right and left out of the addition.

Mr. Lutz stated that residents in Stonebrook would be able to turn left or right.

Lavene Payne, 2502 Forest Parkway, stated he drives Cedar Street daily and that the intersection at Logan Street is a bad one. He stated he was in support of a roundabout.

Councilmember LeRette gave his reasons as to why he is not convinced a roundabout is best for this intersection.

Councilmember Fitzgerald explained why he was opposed to the roundabout.

Councilmembers Natvig, Shihadeh, Bynum, Phillips, and Spread all agreed that a roundabout at this intersection would be appropriate.

#22486. Councilmember Shihadeh moved the meeting be adjourned at 8:38 p.m. Seconded by Councilmember Fitzgerald. All ayes; motion carried.

Gregg Mandsager, City Administrator