

Joint Meeting  
Muscatine School Board of Education  
Muscatine City Council  
Muscatine County Board of Supervisors  
Merrill Hotel – Mississippi Ballroom A & B  
Wednesday, February 21, 2024  
6:00 p.m.

Community Development Director Jodi Royal-Goodwin called the meeting to order at 6:00 p.m.

Councilmembers present: Jeff Osborne, Nadine Brockert, Peggy Gordon, John Jindrich, Angie Lewis and Matt Conard. Councilmember Don Lampe was absent. City Administrator Carol Webb was also present.

School Board Directors Present: Matt Conard, Ken LaRue, John Dabeet, Denny Schuur and Karen Cooney. Kim Schneider and Lindsey Phillips were absent. Superintendent Clint Christopher and Muscatine School Board Secretary Daphne Donald were also present.

County Board of Supervisors Present: Jeff Sorensen, Danny Chick, Kurt Kirchner, and Nathan Mather. Scott Sauer was absent. County Administrative Services Director Nancy Schreiber was also present.

Megan Tebbe of Atlas Community Studios gave a presentation on the Muscatine County Housing Market Analysis. Tebbe stated the housing analysis was conducted for the cities of Muscatine, West Liberty and Wilton, Iowa. The analysis project began in August 2023 with survey information collected with visioning sessions (4), online public surveys (300), focus groups (3), interviews (10) and a workforce survey (473). Tebbe stated the information that was collected determined the needs were that more residents would downsize if there were more options, there is a lack of contractors and a lack of inventory. Tebbe reviewed the key demographic indicators, population trends, race and ethnicity trends, income growth, educational attainment, poverty, income and the labor force and unemployment in Muscatine County.

Tebbe stated the strategic recommendations as:

- Invest in the existing housing stock  
Developer's Cohort
- Incentivize new housing types  
Pattern Book
- Promote infill development
- Expand educational opportunities for future homeowners
- Create intentional planned developments
- Become investment ready
- Brownfields Inventory could pinpoint additional sites for housing (free study)
- City of Wilton should adopt an official building code and partner with West Liberty and Muscatine. County to share a local building inspector

In closing, Tebbe stated the key take away is that the housing market analysis isn't intended to sit on the shelf. Implementation will take a village with strong partnerships and collaboration across the community. Educating the public throughout the process is crucial. Implementation of the strategic recommendations have been tried and were successful in other communities.

A question from the floor was what would be the top two priorities to implement in the next 12 months. Tebbe stated the Developer's Cohort and the Pattern Book which are relatively cost effective. Tebbe also stated the Brownfields Inventory is a free service and highly recommended. Tebbe stated the full 80-page report of the housing market analysis will be available for review.

The meeting was adjourned at 7:22 p.m.

Submitted By:  
Tibe Vander Linden, County Auditor

Attest:

/s/Mayor Brad Bark

/s/City Administrator, Carol Webb

/s/School Board President, John Dabeet

/s/Board of Supervisors Chairperson, Jeff Sorensen