

## Memorandum

Here are notes from the Mayor's Town Hall meeting held this past Sunday in the Community Room of City Hall. Sixteen people attended the meeting.

Special thanks to Teri Stickler for taking notes during the meeting. I have added to those notes with notes of my own. My comments/notes are shown in *italics*.

Please let me know if any of you have any additional questions.

Our next Town Hall meeting will be on Sunday, April 22nd at 2pm.

MTB

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**Attendance:** Mayor Bawden, Kelly Krell, Don Fisher, Teri Stickler, Wendy Syverud, Eric Syverud, Maggie Iverson, Sue Griswold, Mark Griswold, Marie Randol, Kevin Adams, Jim Beran, Mike Miller, Brian Ballard, Paul DCamp, Carol Tucker.

**City Activities:** *The group reviewed a short list of issues that had been suggested or carried over from last month's town hall meeting. Open discussion followed.*

**Mediacom:** Residents experiencing issues with reliability. Mayor Bawden said that on April 10, 2018, ColoHub will make a presentation to the City Council as a part of its regular meeting. The public is welcome to attend. Mark Griswold asked if, when Mediacom services fail, do the Life-Line emergency services also fail. The general consensus was the answer is "yes." *Mark expressed his belief that the City might qualify for DHS (Dept. of Homeland Security) money to provide funding to "fix" the Internet connectivity issue given that connectivity is essential to lifesaving technology like "Life-Line."*

Mike Miller raised a commonly-held concern: *We (the residents of Riverdale) are not getting what we're paying for. Customers have to regularly call Mediacom and spend hours on phone calls. The data speeds residents are getting are low – not as high as promised. Maggie Iverson supplied a direct phone number that can be used to reach a Mediacom supervisor. This number will be provided to residents via the city's electronic newsletter and website.*

Wendy Syverud asked if Mediacom is regulated? *The general belief is that Mediacom is regulated by the Iowa Utilities Board. The number for complaints to the IUB is: (877) 565-4450 and their email address is [customer@iub.iowa.gov](mailto:customer@iub.iowa.gov)*

*There were numerous questions about the nature of the relationship between the City and Mediacom. Marie Randol asked about the franchise rights extended to Mediacom. Kelly Krell asked if Riverdale does have a contract with Mediacom, then: a) when does it end? b) What could we switch to? ie. Time Warner. c) Kelly has called Century Link to request services and was told that they are only allowed a certain number of houses to serve within Riverdale and that they already have that many homes connected.*

Mayor Bawden made a number of observations about how the City could move forward:

a) Need to see if other municipalities are being under-served by Mediacom.

b) Quantify how many customers are being affected, not only in Riverdale, but also in Bettendorf and Davenport.

*c) Work together to define the scope and nature of the problem we're having with Mediacom and invite them to dialog (before renewing their franchise agreement).*

*d) Actively seek alternatives to our current Internet Service Provider.*

**Seth Woods/Woods Estate Update:** Mayor Bawden explained that the preliminary plat and covenants for the Woods Estate development has been submitted to the City for review and action.

Preliminary review from MSA will be presented at the City Council Meeting on Tuesday, March 27, 2018. Some Issues with:

1. Size and shape of ARCONIC and entrance from Highway. Need approx. 7' ARCONIC land for entrance.

2. Pipe type for Storm Water Run-off

*Attendees viewed the site plan and made comments. Mayor Bawden asked that they withhold their comments until the plat has been officially presented to the Council on Tuesday. The Council will call for the Planning & Zoning Board to meet and discuss the plat. Public comments are appropriate at that time.*

*He said it was reasonable to assume copies of the plat and subdivision covenants would be available online.*

Maggie Iverson asked if Woods Construction planned to enter from State Street while beginning development? *There was some concern expressed that due to the softness of the ground, construction crews might try to use "Easement A" to access the property. Mayor Bawden explained that the only people accessing the property through the park would be the farmer (who has been accessing that land in such a manner for a number of years).*

*As for construction traffic, Mayor Bawden explained that Woods Construction would begin to clear trees soon and put road up from State Street. Other activities that will happen prior to issuing building permits or breaking ground for the project:*

- The Welch houses will be burned for Fire Dept. training.
- *Some trees will be cleared to make room for a road which will be built once the plat is approved and permits are granted. The trees not hauled away will be burned in the retention pond.*

*Mayor Bawden also outlined the process for reviewing and approving the plat which must happen prior to permits being issued and site work commences:*

- Wood's Development will be in two phases, West and East. He will do the Western phase first, then in 1-2 years, he will do the Eastern phase, phase two.
- P&Z needs to meet and review the plat.
- P&Z needs one more member. Bill Breisch will be nominated for that position on Tuesday.
- P&Z will review the plat map and make any recommendations.
- City Council will then ok or amend.

**Founder's Day:** Mark Griswold provided a summary report of work to-date:

- Founder's Day will be held late July or early August? (It was later determined September might be better)
- Working on lining up a hay wagon for rides.
- Traditional summer fare like ice cream and low-pressure water fights in the park are also expected. Mark also asked Brian Ballard

about the possibility of having some fire trucks available for a parade.

- Some discussion was held about asking residents to bring community artifacts for display. (Jim Beran offered to bring old tools etc. for identification).

**Easter Egg Hunt:** Next Saturday @ 1:00 P.M. Havens Acre Park. *We will run pictures from the egg hunt in one of our e-newsletters and post them to the City website.*

**City Mailbox:** Mayor Bawden reported on discussions with the Bettendorf Postmaster. It is possible that residents will be able to use the mailbox near City Hall to mail letters they prefer not to place in the mailbox by their home.

**e-Newsletter:** Mayor Bawden asked all residents please sign up. Get your friends and neighbors to sign up. *The mayor also explained that there will be a form on the City's new website that will allow residents to submit information for inclusion in future e-newsletters.*

Sue Griswold recommended we include our political representative's names and contacts. Also include school district.

**Riverdale Website:** Mayor Bawden is working on this now. The site will 'go live' April 15, 2018. *The Council will be given a preview of the site at the 04/10 City Council meeting.* Kelly Krell suggested the City Website have a link to all City Ordinances.

**Bandit's Night at the Ball Park:** Possible dates: August 11th and 18th. Cost of \$24 per person. *Mayor Bawden will be asking local businesses to consider co-sponsoring the night to help reduce the per person cost.*

**OPEN DISCUSSION:** *Following our discussion of the agenda items, the meeting was opened for general discussion. What follows are notes taken on the fly and re-organized by subject matter.*

**Zoning Administrator:** Mayor Bawden discussed a need for City to have a Zoning Administrator. Tim Long will be nominated for that job at Tuesday's Council meeting. Terry Stickler asked if Tim Long would then be holding two City positions (City Administrator as well as Zoning Inspector) and if that was a possible conflict of interest. This led to group discussion of the various City Committees *and job responsibilities* (e.g. City Council,

Planning and Zoning, Zoning Inspector, Zoning Administrator, Zoning Board of Adjustment, as well as City Administrator).

Teri Stickler explained that as she understood it, Lou Wren currently serves as the City Zoning Inspector (aka Building Inspector). Jim Beran clarified that once the City Zoning (Building) Inspector ok's a project, the County assumes the more detailed duties and inspections as a project gets underway.

Mayor Bawden explained the need to clarify these roles and formalize the process related to the fact that Seth Woods is expected to be selling some of the lots to other builders and every builder will need things reviewed and approved. Ergo, we need a Zoning Administrator. Paul DCamp discussed how Zoning Inspector duties will become greater with the new development going in. This led Kelly Krell to ask if the City could then hire someone on a contract basis to perform the Zoning Administrator duties.

Mayor Bawden replied that questions and concerns were definitely worth further consideration and discussion.

*Residents can expect to see further discussion of this issue at future Town Hall Meetings.*

**Fire Department:** Second Assistant Fire Chief Brian Ballard mentioned that the Fire Dept. will be using the two Welch houses for training. The little house is, tentatively, set to be burned down May 5th (Alternate date-May 12th). Asbestos abatement will be completed in next two weeks.

Asst. Chief Ballard also said Bettendorf and Riverdale Fire Departments will be training with the larger house. It will be burned in June. No exact date set yet. Fire Department will also be doing urban search and rescue on the rest of the land. Call non-emergency 911 if anyone is on the land that shouldn't be.

**City Signage:** Jim Beran shared his view that Riverdale needed to replace existing city limits/welcome signs. Teri Stickler shared that at one time, it seemed that the state was requiring cities to erect more substantial, memorial signage at key entrances into the cities.

Mayor Bawden asked Jim Beran to research and look further into the subject of new signs.

### **Recognition by Media, Industry and Schools located in RIVERDALE**

Related to the signage issue, Jim Beran expressed his displeasure that local media and major industries and schools in Riverdale most often report as if they are located in Bettendorf. Although we share a zip code with Bettendorf, Riverdale is home to the largest rolling plant in the world, Pleasant Valley Community High School and Scott Community College.

Kelly Krell suggested Riverdale adopt some kind of a slogan.

Don Fisher contributed that Riverdale has one of the largest educational components in the state.

**Street Sweeper:** Jim Beran questioned why Riverdale could not erect a garage, as the street sweeper, truck, fire equipment, all sit out in the weather. Wendy Severud suggested City sell the street sweeper.

**Snow Removal:** Kevin Adams asked about who is plowing the streets? Cribbs? George Miller? Brian Ballard stated that with the most recent heavy snow, Cribbs had already plowed 5 times and then he offered to help. He stated that either he or George Miller usually do just the park, bike path, and Bellingham to State – but when the snow is heavy (like this past weekend), they often offer to help the folks from Cribbs.

**Tax:** Jim Beran questioned the 67¢ tax collected for Fire Department. Suggested that tax be eliminated, as City had a \$700K bond issue in 2014 to buy new fire truck and for maintenance. Therefore, the 67¢ tax is doing nothing.

**Mahler House:** Mark Griswold said that the Mahler house sold to Dan & Michelle Bailey. Mayor Bawden offered that if they want help regarding a restoration of the property, they are welcome to talk with Caroline Bawden, as they have done much restoration at their home.

**Chickens:** Kevin Adams said that his 15 year old son wanted to know if it was allowable to raise chickens in Riverdale. Is there an ordinance about that? Mayor Bawden suggested Adam's son call the City Administrator to research that topic. It would be a good civics lesson and his son could also attend a Council meeting and discuss the topic.

**Trains/Noise:** Carol Tucker asked if there could be a way to stop trains from blowing their whistles. Paul DCamp explained that he will be talking about this at the next City Council meeting. Muscatine recently did institute a "quiet zone." Gates would be necessary. Marie Randol



mentioned that there is a noise ordinance on the books. Paul DCamp will be talking further with a representative from Muscatine *and mentioned that he may include residents of Haven's Acres in some of those conversations.*

**Media Coverage/ARCONIC TIF:** (a.k.a. State Street Urban Renewal Plan) Mayor Bawden met with the Editorial Board of the Quad City Times. Riverdale was misrepresented in the newspaper last week. ("Riverdale got beat up in the newspaper last week!") The newspaper did admit that they never called for qualification of their facts and, after learning more, acknowledged that their editorial may have been a bit extreme.

**ARCONIC - TIF:** Mayor Bawden explained that the details of this TIF will be covered Tuesday night at the Council Meeting. TIF will help with improvements to Bellingham Road as well as improvements to ARCONIC.

Mayor Bawden said the Scott County Board opposed the TIF for streets/infrastructure *and that their comments to that regard were largely a political decision. In the end, the County Board had offered "conditional" support of the TIF. At a Committee of the Whole meeting (covered by the Quad-City Times),* the Board of Supervisors was informed that in 1954 Bellingham was put in for ALCOA. It carries much weight what with trucks to the gas tank farm and to AROCNIC and the rolling mill. Almost no citizens live there (well, one citizen does). But the road gets much traffic *and needs to be fully modernized/repaired.*

ARCONIC's heat-treating capacity needs to be upgraded. City of Riverdale was initially not included in *discussions about economic incentives between Arconic and the State of Iowa*, but the application for the TIF had to come from a governmental agency. Had Riverdale not done that, the cost to the City would have been enormous.

There are 13 years left of the State Street Urban Renewal TIF.

**Future "Sunday Town Hall Meetings:"** Carol Tucker asked if it would be possible to hold the meetings at 2 p.m. instead of 1 p.m. Often there is difficulty getting to the meetings on time because of church. Mayor Bawden said that would be easy to change.

**Adjourn:** 3:50 P.M.