

CITY OF MUSCATINE  
IN-DEPTH CITY COUNCIL MINUTES  
Council Chambers – 7:00 p.m. – February 9, 2017

Mayor Broderson called the City Council meeting for Thursday, February 9, 2017, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread.

**PUBLIC HEARING**

Mayor Broderson stated this public hearing concerns a proposed Urban Renewal Plan Amendment to the Consolidated Muscatine Urban Renewal Area.

There were no oral or written petitions for or against the proposed amendment.

#23723. Councilmember Natvig moved the public hearing be closed. Seconded by Councilmember Spread. All ayes; motion carried.

#23724. Councilmember Harvey moved the resolution be adopted approving the Urban Renewal Plan Amendment for the Consolidated Muscatine Urban Renewal Plan. Seconded by Councilmember Fitzgerald. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread. Motion carried.

**PUBLIC HEARING**

Mayor Broderson stated this public hearing concerns a proposed Development Agreement with the HNI Corporation.

There were no petitions oral or written petitions for or against the proposed Development Agreement.

#23725. Councilmember Spread moved the public hearing be closed. Seconded by Councilmember Bynum. All ayes; motion carried.

#23726. Councilmember Rehwaldt moved the resolution be adopted approving the Development Agreement with the HNI Corporation, authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to payment of the agreement. Seconded by Councilmember Harvey. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Spread. Motion carried.

The first discussion item on the agenda was an update on the Muscatine County Sanitary Landfill.

Tim Buelow of Barker Lemar Engineering gave a power point presentation entitled Consent Order Summary and Current Projects. He listed the topics he would be discussing during his presentation.

Mr. Buelow provided a background and overview which included the following information:

- The Muscatine County Solid Waste Management Agency (MCSWMA) and the Iowa Department of Natural Resources (IDNR) entered into an Administrative Consent Order on February 11, 2015.

- The requirements of the Consent Order are almost exclusively associated with compliance with the regulations pertain to groundwater.
- The culmination of the groundwater compliance requirements specified in the Consent Order is the selection of a groundwater remedy.

Mr. Buelow that gave an overview of the Consent Order activities summary and status. He indicated what items have been completed under the Consent Order. He then provided an overview of the site map that was part of his presentation.

Mr. Buelow then went over the Consent Order findings for 2016 as follows:

- The new compliance wells on the east side of the site showed lower contaminant concentrations but still at levels requiring action.
- Seven new bracketing groundwater monitoring wells were installed with the following findings:
  - Metals concentrations mostly bracketed with current background but not likely bracketed with updated background.
  - Organic plume on southwest side of site is migrating deep and not shallow.
- Data continue to indicate source of groundwater impact is primarily leachate with the exception of limited impact on the south side of the landfill, which appears to be landfill gas.
- Mother nature does appear to be contributing to some mitigation of groundwater impact. Likely direction of corrective actions will be increased source control combined with natural attenuation.

Mr. Buelow stated that Mother Nature will be used as much as possible to slow down the leachate.

At this point there were questions and comments from City Council that were addressed by Mr. Buelow.

Mr. Buelow then gave an overview of upcoming 2017 Consent Order activities as follows:

- Continued groundwater sampling, analysis, and data evaluation to attempt to aid in plume bracketing.
- Install additional monitoring wells to continue plume bracketing efforts.
- Prepare an Assessment of Corrective Measures report.

Mr. Buelow stated that Item #12 of the Consent Order allows extensions through the IDNR if necessary. He stated he is confident the IDNR would grant extensions if requested.

Mr. Buelow then highlighted the following items of the Master Plan:

- Design and permitting of Phases 5 and 6 (last two cells).
- Estimated 17 years of life remain at the landfill with this design (dependent waste acceptance rate and effective density).
- Includes construction of a leachate storage lagoon on the southwest side of the site.
- Tentative Master Plan approved by the IDNR communicated on January 31, 2017. Completion of public notice required before final approval and permitting.

Mr. Buelow stated that the public must have the opportunity to comment prior to approval of the Master Plan.

Mr. Buelow then provided the following overview of the collaborative efforts going on at the landfill:

- The MCSWMA and the Waste Commission of Scott County (WCSC) are in the same planning area but have separate service areas, each with their own landfill.
- The two landfills are located approximately 11 miles apart.
- A financial model of the current landfill/transfer station is being developed that projects revenues and expenses through Phase 6 of the MCSWMA landfill.
- The model incorporates flexibility to evaluate various waste management scenarios between MCSWMA and WCSC.

Mr. Buelow stated the financial model will be a very useful tool and will help with the collaborative efforts between the two facilities.

The final item on the agenda was the presentation/selection of an addendum to the Mississippi Drive Corridor Project.

City Engineer Jim Edmond stated that City Council had received maps of the three options being brought forward for selection as an addendum to the Mississippi Drive Corridor Project. He explained the following three options:

- First map shows a 15' medium that would accommodate cars needing to right and would eliminate on-street parking.
- Second map shows a 15' center median with rollover curb that will allow access to driveways and also has a turnaround area near Broadway. With this option, lighting would be moved to the edge of the roadway.
- Third map shows striping and no median. With this option, there would be no on-street parking and the lighting would be moved.

Mr. Edmond stated he discussed the project with all residents in the area except one. He stated the two residents who live the farthest down on the downriver side of proposed project feel a rollover median is needed. He stated the other residents he talked to feel strongly about being restricted from their parking and driveways.

Mr. Edmond stated that in summary he sees no reason to change the project in that area.

Jim Harbaugh of Bolton & Menk stated the driving force behind the project design was the need to support parking and the installation of ADA sidewalks. He then talked about the cost comparisons of each options. He stated the first option would add about \$25,000 to the project, the second option would add approximately \$40,000 to \$50,000 for lighting, and the third option would reduce the project cost by approximately \$20,000. He pointed out that all three options contain the installation of sidewalks.

There were questions and comments from City Council that were addressed by Mr. Harbaugh.

# . Councilmember Fitzgerald moved that this portion of the Mississippi Drive Corridor Project be removed and included in Phase II of the project. Seconded by Councilmember Harvey.

Mr. Harbaugh asked if this motion would allow for electrical work to take place in that area, and he was told it would.

Charlotte Luellen, 717 W. Mississippi Drive, stated the project as proposed would mean she would have nowhere to park during snowy and icy conditions. She stated that parking is her greatest issue.

There was discussion by City Council concerning the need for sidewalks on this portion of Mississippi Drive.

City Administrator Mandsager stated new sidewalks would not be installed rather the sidewalks that are already there would be made ADA compliant.

Vote – Six ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, and Harvey. One nay: Councilmember Spread. Motion carried.

Under comments, Councilmember Natvig thanked Nancy Lueck and everyone who helped with the proposed budget preparation.

Councilmember Saucedo also thanked all the departments for having such good budgets. He stated the proposed budget process went very smoothly.

Mayor Broderson reminded everyone of the next Coffee with the Mayor to be held on February 25, 2017 at Happy Joe's on Lake Park Boulevard beginning at 9:00 a.m.

Mayor Broderson then reminded everyone that the Food Pantry is in need of food and non-food items.

Councilmember Spread moved the meeting be adjourned at 8:10 p.m.

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Gregg Mandsager, City Administrator