

CITY OF MUSCATINE
IN-DEPTH CITY COUNCIL MINUTES
Council Chambers – 7:00 p.m. – February 11, 2016

Mayor Pro Tem Phil Fitzgerald called the City Council meeting for Thursday, February 11, 2016, to order at 7:00 p.m. Councilmembers present were Rehwaldt, Fitzgerald, Natvig, Saucedo, Bynum, Harvey, and Spread.

The first item on the agenda was a resolution of support for the submission of a High Quality Jobs Creation program application to the Iowa Economic Development Authority.

#23290. Councilmember Spread moved the resolution be adopted. Seconded by Councilmember Natvig.

Gregg Jenkins of GMCCI stated he is here tonight seeking support of the HNI Corporation's application to the Iowa Economic Development Authority's High Quality Jobs Creation program. He stated that HNI continues investing in the City of Muscatine and that support of this application is a great opportunity to extend its commitment to our community.

Gary Carlson of the HNI Corporation stated he looks forward to receiving the resolution of support from the City of Muscatine for HNI's latest project. He stated this project is a \$28.6 million multi-location modification investment. He stated that \$8 million of that amount is for research and development and the remainder is predominantly equipment. HNI's goal is to make the company more effective and efficient.

Mr. Carlson stated HNI anticipates its business will grow. He explained what jobs would be eliminated through this project and then explained what jobs will then be created.

Mr. Carlson then thanked the City and GMCCI for its help and support during this application process. He stated the IEDA Board will be reviewing this application next Friday and HNI feels they will look favorably on this project.

Councilmember Natvig stated he was glad that the city is HNI's first preference.

Mr. Carlson stated that HNI does have manufacturing operations elsewhere but the City of Muscatine is a wonderful city for HNI's corporate headquarters. He stated investing in Muscatine has been HNI's choice.

Vote – All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

The next item on the agenda was a resolution setting public hearings to enter into General Obligation loan agreements and to borrow money thereunder in a principal amount not to exceed \$4,725,000. These public hearings will take place on March 3, 2016 at 7:00 p.m.

#23291. Councilmember Natvig moved the resolution be adopted. Seconded by Councilmember Spread. All ayes: Councilmembers Rehwaldt, Fitzgerald, Natvig, Saucedo, Harvey, and Spread. Motion carried.

The next item on the agenda was a Sister Cities update.

John Dabeet, President of Muscatine Sister Cities, stated it was an honor to stand before City Council tonight and to provide information about the Sister Cities organization. He then introduced Board members Mr. and Mrs. Monte Clausen and their son, Dan Clark, and Marshall McDonald. He stated he looks forward to working with the new Mayor and members of City Council.

Mr. Dabeet stated Muscatine Sister Cities began in 1986. He explained the activities that have taken place in the past and what will be taking place in the future. He stated the annual meeting event will be coming up soon and everyone will be receiving an invitation to the event.

Mr. Dabeet then thanked the City of Muscatine for the Muscatine Friendship Park located at 8th and Cedar streets. He stated Muscatine Sister Cities will continue to build strong relationships and bridges of peace. He then presented City Council with Sister Cities pins.

The next item on the agenda was a presentation on the proposed 2nd Street reconfiguration.

City Engineer Jim Edgmond stated the reconfiguration will take place from Pine Street to Mulberry Avenue. He stated three meetings have been held to date and the following items have been brought up:

- Concerns about snow removal
- No skateboarding
- Removal of meters
- Concerns about loading/unloading zones

Mr. Edgmond stated that before the city embarks on the reconfiguration this spring, there will be substantial notification through meetings and social media.

Mr. Edgmond stated there really is no need for the one way on 2nd Street since 3rd Street is no longer a one way. He stated the reconfiguration is needed to allow for better traffic flow during the Mississippi Drive Corridor Project. He stated a two way will also create a better traffic situation should there be a parking garage constructed. He stated there will be no more double parking on 2nd Street which will be a real challenge. He stated the biggest change will be at the intersection of 2nd Street and Mulberry Avenue with the removal of the stop lights and the installation of a four-way stop during the corridor project. He stated the cost for the reconfiguration will be less than \$10,000.

Mr. Edgmond stated staff and most of the downtown businesses are in support of the reconfiguration.

Councilmember Fitzgerald asked if there will be a specific date when the reconfiguration will take place, and Mr. Edgmond answered no.

Councilmember Spread asked how many spots will be lost when adding loading zones, and Mr. Edgmond answered probably two per block.

Councilmember Natvig asked what else the city would be gaining by this reconfiguration.

Mr. Edgmond stated there will be more traffic and better access to the downtown area. He stated the downtown area will become more vibrant with the two-way reconfiguration. He used Galena, Illinois, as an example. He stated that once the Mississippi Drive Corridor Project is completed, he feels 2nd Street should remain as a two-way street.

Councilmember Natvig asked how many merchants were in favor of the reconfiguration, and Mr. Edgmond stated approximately 80%.

Mr. Edgmond ended by saying the reconfiguration is something that needs to be done.

The next item on the agenda was a zoning update.

City Planner Andrew Fangman stated tonight's presentation concerns the draft of the chapter of the zoning ordinance dealing with regulating wireless communication facilities or cell towers. He gave an overview of the most significant aspects of the proposed changes. He stated the four most significant areas of changes are as follows:

- The need to comply with recent federal and state mandates.
- The creation of a simpler and more consistent height limit across all zoning districts.
- The methods by which the collocation of multiple carriers on a single tower is encouraged.
- The addition of screening and landscaping standards.

Mr. Fangman stated that in 2012 Congress adopted the Middle Class Tax Relief and Job Creation Act and Section 6409(a), a measure relating to the siting of cell towers, was attached to it. He stated this section promotes wireless siting by further restricting a local government's ability to deny certain wireless applications that seek to modify existing wireless facilities. He stated that on January 8, 2015, the Federal Communications Commission issued final regulations that implement Section 6409(a). He stated this proposed draft language regulating wireless communication facilities would bring City Code into compliance with these regulations.

Mr. Fangman stated that in June 2015, the Governor signed House File 655 into law which further regulates and restricts how local governments can regulate wireless communication facilities. He stated this action codified the FCC regulations relating to Section 6409(a) into state law and also contained additional restrictions and requirements. He then gave an overview of what those restrictions and requirements are.

There were questions from City Council concerning the various restrictions that were answered by Mr. Fangman.

Mr. Fangman stated he was looking for a consensus from City Council to bring this portion of the zoning ordinance for adoption by City Council.

There was a consensus from City Council to do so.

The final item on the agenda was a landfill update.

Solid Waste Manager Laura Liegois introduced Tim Buelow from Barker Lemar Engineering Consultants.

Mr. Buelow stated he would discussing the following items:

- Consent Order Background/Overview
- Consent Order Summary and Status
- Summary of 2015 Consent Order Findings
- Upcoming 2016 Consent Order Activities
- Upcoming Larger Non-Consent Order Items

Mr. Buelow stated the Muscatine County Solid Waste Management Agency and the Iowa Department of Natural Resources (IDNR) entered into an Administrative Consent Order on February 11, 2015. He stated the requirements of the Consent Order are almost exclusively associated with compliance with regulations pertaining to groundwater. He further stated the culmination of the groundwater compliance requirements specified in the Consent Order is the selection of a groundwater remedy.

Mr. Buelow then reviewed the Consent Order activities and summary status. He stated a lot of the cleanup at the landfill will be through natural attenuation (Mother Nature). He stated the leachate correction could take a few different forms and explained what those could be. Speaking in reference to the background sampling of new Point of Compliance wells, he stated two wells were moved from the waste boundary.

Mr. Buelow then reviewed the site map. He pointed out the location of the compliance wells, the area of greatest impact which is the original part of the landfill that was made up of ravines, and the area of the landfill with the greatest amount of leachate.

There was discussion concerning the possibility of installing a storage lagoon for the leachate, and Mr. Buelow described other options as well for dealing with leachate. City Council asked a variety of questions during the site map review that were answered by Mr. Buelow.

Mr. Buelow stated the 2015 Consent Order findings are as follows:

- Groundwater affected by the landfill is primarily in the shallower sand seams within the glacial till; however, some groundwater in bedrock has also been affected.
- The primary source of groundwater impact is leachate.
- The initial data indicates that nature (attenuation) is providing some groundwater treatment.
- A small area of waste extends off-site to the east.

Mr. Buelow then listed the upcoming 2016 Consent Order activities as follows:

- Continued groundwater sampling, analysis, and data evaluation to assess natural attenuation.
- Limited additional groundwater sampling, analysis, and data evaluation to assess the source of groundwater impact.
- Completion of background sampling for the new Point of Compliance monitoring wells.
- Installation of additional monitoring wells for groundwater plume delineation, potentially required to the east and southwest.

Mr. Buelow ended his presentation by listing the following upcoming larger non-consent order items:

- Master Plan Development (2016):
 - a. Design/permit additional disposal airspace.
 - b. Increase remaining permitted capacity.
 - c. Plan for documenting pre-89 closure areas.
 - d. Plan for recertification of exposed liner.
 - e. Evaluate leachate storage requirements.
- Survey Control and Site Map Update (2016).
- Phase 5 Cell Construction (2017).

Mr. Buelow, speaking in reference to the plan for documenting pre-89 closure areas, stated a verification process is needed to ensure minimum cap requirements are met. Speaking in reference to the leachate, he stated that two 10,000 gallon storage tanks are required with a minimum of seven days of storage.

City Administrator Mandsager stated the MPD does include the design for Cells 5 and 6.

Councilmember Natvig stated that tonight's presentation showed that the city is on the right track.

Mr. Buelow stated the city is in really good shape and that he feels the IDNR will be very pleased when they see the city's schedule.

Councilmember Saucedo asked when another presentation would be made, and Mr. Buelow stated it will be much later this fall.

Councilmember Saucedo then requested that a larger site map be made available to City Council.

Under comments, Councilmember Saucedo thanked everyone for helping him through his first budget session and that he is looking forward to the next four years.

City Administrator Mandsager reminded everyone of the budget meeting scheduled for 5:30 p.m. on February 16, 2016. He stated that at least four Councilmembers will need to be in attendance.

Councilmember Rehwaldt moved to adjourn the meeting at 8 p.m.

Gregg, Mandsager, City Administrator