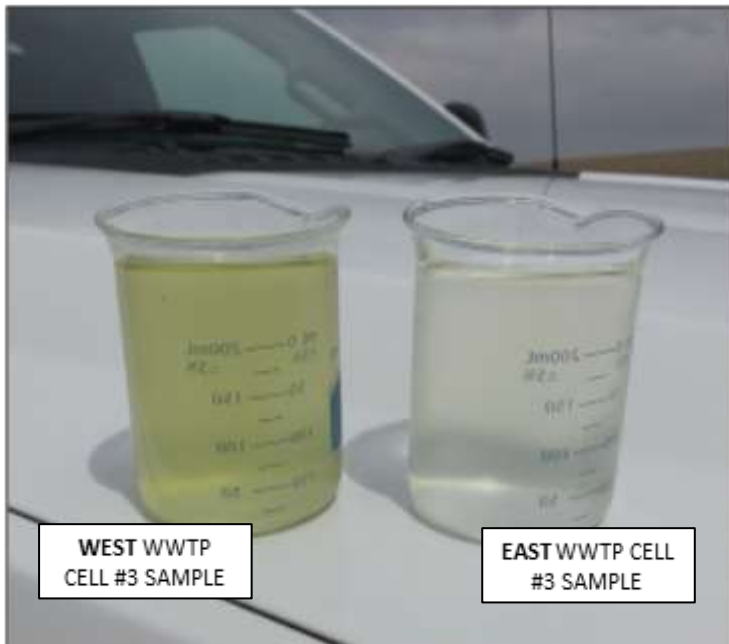




West Branch City Council
City Administrator's Report
5/21/18

Pending Action Items:

The Wastewater Task Group visited the "Gross-Wen Technologies" site in Skokie Illinois (see attachment 1). The Algae based technology is of particular interest due to its Ecological Benefits(s), and Revenue Generating Potential. We saw a project sized at about half it would be for our community. It appears that a pilot project is in order, or at least should be examined for both the Nano2 technology (sludge reduction technology) and a Gross-Wen technology.



This photo was taken by City Staff from the City of Tipton (where a pilot project for Nano2 was done). The East Waste Water Treatment Plant sample (is where the Nano2 technology was deployed) and the West Waste Water Treatment Plant sample (is where the Normal treatment process without Nano2). No only is the water noticeably clearer, but this picture was taken 12 days after the Nano2 pilot project was over (and the equipment removed). Indicating that the residual effects of the increased biological activity produced by the nano-bubbles is still evident.

During the 40-day pilot, the city of Tipton reported a 4-6 inch reduction of in sludge at the bottom of the lagoon

involved in the pilot. Currently, West Branch is estimated to have 12 inches of sludge at the bottom of our lagoons. This is a contributing factor the production of Ammonia. One of the compounds being measured as too high by DNR.

The task-group will also be working financing strategies, potential pilot project approach and DNR compliance strategies.

Report from the Desk of the City Administrator:

- The City of West Branch partnered with Iowa State University (Extension and Outreach) to conduct diversity / sensitivity training, 100% of city employee have received the training.
- I had a positive meeting with the partners of "Little Lights on the Lane", I suspect to be able to series of one on one with City Council to gather preferences and concept proposals that will assist the City Administrator present a draft MOU at our June 4th meeting. In the meantime, a support letter has been forwarded to the partners of "Little Lights on the Lane"

indicating City's Council general support and its direction to the City Administrator to develop an MOU.

- The City has received a letter from Crestview Specialty Care regarding their request for a fence boarding Cubby Park. Currently, staff has asked Fehr Graham to provide some pricing options on the various methods of fencing and other buffering options as indicated in a correspondence by the previous City Administrator (see attachment 2).

Follow up / Reminder Items:

- After our last meeting City Council asked me to share its desire to avoid closing the Dog Park for the staging of area for construction of a trail bridge project. After reviewing the concerns of the City Council and the Animal Control Board, the Cedar County Conservation Director has indicated that the project will be able to make due with staging on the trail. The assumption is that the limited parking can be shared without having to close the Dog Park.
- Follow-up Ace Building (City collaboration only). See letter from project engineer.



Brian Boelk, PE, CPMSM
PRINCIPAL
319.400.1056 | bboelk@axiom-con.com
www.axiom-con.com
60 E. Court Street, Iowa City, IA 52240

Good afternoon all. Mr. Hatfield and I met with Matt this afternoon to go over and discuss the issue with the water meters at the high school on-site. With that, we followed up w/ Chief Stoolman to let him know the plan. It has been determined that the school district will be installing separate/individual meters as described below:

- Main High School – serves the existing high school facility
- ACE Building – serves the new ACE building as well as possibly the future concession/restroom building
- Irrigation (no sewer) – serves the existing yard hydrants (outdoor spigots) and irrigation

The City will be ordering the meters based on the verified size provided to Matt, with the school district reimbursing the City for such costs. The school district will then hire the contractor (Lynch) to install such meters. Due to the timing with the school year, we agreed it makes sense to wait until school is out in the next couple of weeks so that there are no impacts in regards to water shut off. This is expected to take place the beginning of June, with the new 8" valves to be then opened up for the full fire flow as originally designed and intended.

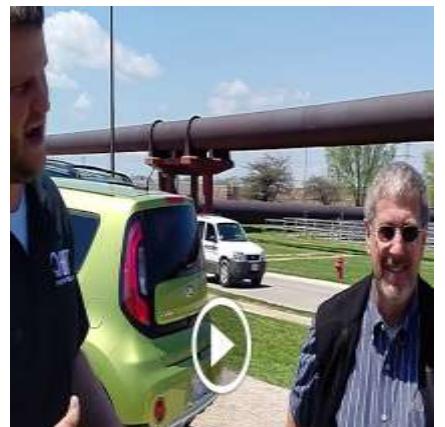
Thanks for all of your cooperation, and in particular Matt and Chief Stoolman for meeting this afternoon.

- Assuming the Weather is Permitting we have scheduled a test Fire Works Shell(s) this Thursday. Sunset should be around 8:30pm. I will work with HHTD committee to organize.

Events / Scheduled Meetings:

- Music on the Village Green has started and the next event is June 1 – Jordan Danielsen. Fun starts at 7p.m.

Attachment 1
Skokie Illinois Gross Wen Waste Water Treatment



City of West Branch

~A Heritage for Success~

Office of the City Administrator

October 8, 2014

Cheryl Mercer
Crestview Nursing & Rehab Center
451 West Orange Street
West Branch, Iowa 52358

WEST BRANCH, IOWA
PEDERSEN VALLEY PARK
SITE PLAN COMMENTS

Dear Cheryl,

We received your September 8, 2014 letter prepared by Austin Builders regarding the proposed City park improvements north of the Crestview Nursing and Rehabilitation Center. The letter expresses concern over several issues that may have the potential to impact operations at the Crestview Center. The City of West Branch is in the early stages of planning for this park and will continue to gather input from the public to refine the concept. We appreciate your input on this project and would like to offer the following responses to your comments:

Storm Water Control

- *We understand that this area has a history of flash flooding.*
- *Will there be dedicated storm water retention facilities included with the new development?*
- *Nursing home concern*
 - *Potential for storm water issues due to impervious surface being added.*

The City has conducted preliminary stormwater calculations for the proposed park. The concept includes a stormwater detention basin and native prairie plantings along the creek to address stormwater runoff volume and rate.

Photometric Study

- *Has one been performed for the parking lot and athletic field lighting?*
- *Will there be assurances that adjacent properties will not be affected by new lighting?*
- *Nursing home concern*
 - *After hours light infiltration into resident rooms*

Lighting will be designed during the detailed design phase of the project. The City recognizes that light trespass will need to be addressed and will conduct photometric studies to limit light trespass. Additional measures may also be constructed such as buffers including trees or fences.

Hours of Operation

- *Will there be limits put on the hours of operations of the athletic fields?*
- *Will noise ordinances apply to all events occurring on this property?*
- *Nursing home concern*
 - *Noise from PA systems at ball fields disruptive to nursing home operations.*
 - *Potential for 24 hour tournaments and use as a concert venue.*
 - *All could lead to unwanted after hours noise disturbance and traffic. This is both an operational and safety concern.*

The City will establish normal hours of operation for the athletic fields. Any variation from normal hours of operation will require an application to the City Council. A policy can be implemented to require notification to surrounding properties prior to considering and approving the application. Anyone opposed to the application can voice their concern at the City Council meeting or in writing.

Parking adjacent to athletic fields

- *It appears that there is not adequate parking directly adjacent to fields.*
 - *Nursing home concern*
 - *Potential for on-street parking and overflow parking in nursing home service lot.*
 - *Lack of parking would impact nursing home access to service areas with delivery vehicles and employee parking.*
 - *This could also affect access for emergency vehicles creating a safety concern.*
-

The current concept provides for 156 parking spaces with provisions for an additional 26 spaces in the future. The parking can be expanded in the future if the need arises. The City currently has no parking signs along Scott Drive near Crestview. The City will enforce the no parking zone to address the concerns listed.

Property Line Buffer

- *Typically zoning would require some sort of buffer between properties that have different uses. This could be landscaping or fencing.*
- *Has this been considered in the current layouts?*
- *Nursing home concern*
 - *An open property line could encourage pedestrian traffic across the nursing home property.*
 - *Increased public traffic may lead to concerns about public safety with regular delivery truck traffic to the back of the nursing home.*
 - *Security and safety concerns arise as public traffic near the facility increases.*
 - *Parking is oriented such that headlights from vehicles will shine directly on the nursing home, and into windows.*

The City has discussed options to provide a buffer between the parking lot and Crestview. The buffer could be a fence, a berm with plantings, or a combination of the two. A solid fence, such as a vinyl fence, would prevent headlights from the parking lot shining into windows. The fence would also discourage pedestrian trespass from the park area onto Crestview property. These items will be discussed with Crestview as the plans are developed further.

Natural Gas Line

- *We understand that there is a natural gas main on the property that serves the area, including the nursing home.*
- *Has the location of that line been considered with the proposed layout?*
- *Nursing home concern*
 - *Potential for disruption of service during construction.*
 - *Potential for gas line break causing nursing home evacuation during construction.*

The City is well aware of the location of the gas line and its impacts on the proposed project. The company that maintains the gas line was involved early in the process to determine the limitations associated with constructing improvements in the vicinity of the line. The concept drawing shows the limits of the gas line easement. Parking and other facilities are not situated directly above the gas line. The City is able to cross the gas line with a roadway or trail, but cannot erect other structures over the line. The baseball fields will need to be graded in a manner

that maintains a minimum depth of soil over the gas lines. The gas company will have a representative on site during construction to observe any excavation or construction activity located within the easement.

The City of West Branch appreciates your input on this project. We have worked with the public to develop the concept and will continue to seek input as we further develop the project. If you would like to discuss any of the above information, please contact City Hall and we will be happy to meet with you.

Sincerely,



Matt Muckler
City Administrator

cc: Jeff Austin, Austin Builders LLC

Correspondence to the City



RECEIVED
MAY 03 2018
By: Librick

April 30, 2018

Melissa Russell
West Branch Park and Recreation Director
201 East Main Street
PO Box 218
West Branch, Iowa 52358

Re: Cubby Park, Crestview Specialty Care

Ms. Russell,

I am writing to follow up to your 4/19/2018 conversation with Cheryl Mercer regarding our request for a fence to reduce the impact of Cubby Park on the day to day operations of our Skilled Nursing Facility and the people who reside there. Specifically we request a 6 foot tall solid PVC fence approximately 275 feet in length. This type of fence is relatively low maintenance while minimizing the foot traffic through our parking lot and preventing headlights from shining in resident's windows.

Care Initiatives appreciates your consideration of this request and we look forward to our continued partnership in serving the needs of West Branch residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dave Dixon".

Dave Dixon
Vice President/Chief Financial Officer

cc: Cheryl Mercer, Crestview Specialty Care