



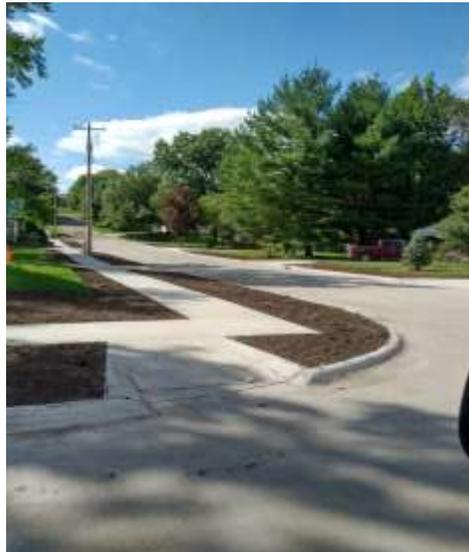
West Branch City Council
City Administrator's Report
9/16/19

Pending Action Items:

(Wastewater Topic)

The "Antidegradation Alternative Analysis for the City of West Branch Iowa" has concluded with no public comments, questions, expressed concerns, and/or any suggestions shared with the Iowa Department of Natural Resources. Our next step is to get our site separation agreement amended with our neighboring industrial partners (P&G and Nordex USA). We also have need to do soil samples at the projected site of the new lagoon needed for our new treatment process. Note: due to capacity issues a new lagoon would be needed for any of the non-mechanical plant options. After we achieve these next steps the facility plan will be forwarded to IDNR for their review of the SGAR system.

(College Street Bridge)



Last week, the contractor began installing the storm sewer and water main on the east side of the bridge. The intersection of 1st Street and College Street was also poured.

This week, the Contractor poured driveways and sidewalk on the west side of the bridge along 2nd Street and College Street. The Contractor continued to place water main along College Street up to the hydrant on 4th.

Although, we thank our residents and citizens in advance for the cooperation and patience during the construction process, we are well aware that issues will arise as they tend to do during typical construction projects. If you have any questions, comments, or concerns; please do not hesitate to contact the city's project engineers.

Dave Schechinger, P.E.
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319-466-1000

Eric Gould
egould@v-k.net
319-466-1000

(Cubby Park)

Reports that we should be ready to schedule our next walk through later this week. The General Contractor Needham Excavating has informed the City that they are not interested in any kind of partial acceptance of the cubby project.

Report from the Desk of the City Administrator:

- There will be Community Catalyst Training in Brooklyn Iowa September 17th. It is intended that this program could help the city's efforts in the downtown east redevelopment site.

Follow up / Reminder Items:

- Nuisance Abatement Ordinance and New Hearing Committee Board follow-up. We have couple of interested citizens and we expect to have someone presented to Council in the next meeting.
- September 25-27 Iowa League of Cities Conference is in Dubuque. I would like to have as many as possible City Council Members attend. Because the City of Dubuque has capital improvement project that incorporates an outdoor amphitheater that also serves as a basin for rapid flowing water during flood conditions. This concept has been presented to the City Council several times including in the presentation by Impact 7G as a part of the Downtown East Redevelopment project. I have spoken with city officials in Dubuque who would be willing to give me and the city council a tour of this site. This is something that can be arranged while we are attending the Iowa League of Cities Conference.
- Downtown Redevelopment Efforts – See letter below.



September 12, 2019
Scott Flagg
Senior Environmental Specialist
Iowa Department of Natural Resources
502 E. 9th Street
Des Moines, IA 50319

RE: Request for a Grant Extension

This letter is to request an extension of the Derelict Building Grant for the City of West Branch. Our project milestones could not be met due the disruption the weather has caused in the construction industry this spring which pushed contractors behind schedule this summer. The asbestos abatement occurred after we lost time going through a RFP process that had no bidders. Eventually, when we did award the contract we still had to wait eight days after our milestone date, before our selected contractor could even start. The work is now completed but the city is waiting for supporting documentation and the invoice.

With regard to the deconstruction activities of this project, it has been difficult to find available contractors for portions of these activities; however our efforts relating to demolition, have had several interested parties (Farmers and other non-traditional contractors) exploring the salvage opportunities of just one of the structures to be removed (structure A). Finding the right procurement process for this unique scope of work came with some confusion as to what would be required by the state since state funds would eventually be a part of the payment for these activities. From a procurement standpoint, our inexperience with dealing with salvage rights also caused some delays.

As you are aware, one of the unique aspects of our project is the fact the property was once home to an industrial “Ready-Mix” plant. As a result, cleaning up the site for development means we have a great deal of concrete to be removed. Our original deconstruction milestone was predicated on the anticipated need for gravel and aggregate by local developers. Based our early discussions the gravel from our site would be used in constructing streets and roads in several subdivisions. The weather delays on the construction industry played a large role in our inability to get the concrete prepared and removed for these activities. At this stage, contractors have indicated that it may not be until May of 2020 when all the concrete can be raised crushed, weighed, removed, and reused in the manner we originally intended.

For these reasons, I would like our Milestones to be amended, as follows:

Deliverables	Task Milestone Date
Complete asbestos abatement per applicable codes, and with appropriate notifications for such work	October 1, 2019
Complete deconstruction activities	May 30, 2020
Provide final documentation report	June 15, 2020

Deconstruction activities

Structure A



Structure B



A portion of the concrete that has to crushed, weighed, removed, and reused



Should you have additional questions regarding the city's requests; please do not hesitate to contact my office directly at 319-643-5888 x15. Thank you for your consideration in this matter.

Respectfully Submitted,

Redmond Jones II
City Administrator
City of West Branch
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West Branch, Iowa 52358