

City Administrator Report to Mayor & City Council

December 2, 2016, Edition No. 247

WEEKLY UPDATE:

- Surplus Property: Please see the attached draft memo, map, Excel spreadsheet and PDF of properties we are recommending that Council declare as surplus property at this time.
- Airport: I was notified by the Community Development Department that the City and its Engineering Firm (Anderson Bogart) received an award related to the recent Airport project. More details to follow.
- Cemetery: FYI - The Cemetery Steps project completion date was 12/31/16 and the group is looking to extend the completion date through June 30, 2017.
- MCSA: Fall Newsletter attached.
- In-Depth Session: Here is the tentative list of in-depth items for next week: Police department vehicle purchases (Tahoe v. Taurus), Quiet Zone, Surplus Property, and Dog Park Update.
- Mulberry: As of 12/1, Mulberry Street was open, but here is a brief synopsis of the street update as of 11/30 - Finishing concrete curb and sidewalk (work that we will get accomplished this year before opening to traffic) Monday, Tuesday and Wednesday. Paint stripping on Tuesday. Traffic signs on Wednesday and Thursday. Finish topsoiling on Wednesday and Thursday. Hydro-Seed on Thursday curb to sidewalk and behind sidewalk in front of the residences. Open Mulberry Avenue to traffic on late Thursday or Friday morning (Baton Rouge Road will remain closed for an additional week). All weather dependent of course - but the weather looks cooperative.
- TIF: We will have a TIF request/presentation at our 12/15 City Council meeting.
- Assessments: Based on a question we had regarding assessments, please see that attached information for FY 15, FY 16, and FY 17 (to date) on Building Department Nuisance/Other Assessments and amounts collected by the County Treasurer for the City. Please note, the timing of the assessments and collections do not coincide, but it gives good information on the dollar amounts collected by the County Treasurer for the City.
- Musca Bus: Per Kristy Korpi - We are getting three buses from the Rural Grant! We still have the potential to get two more after the first of the year through regular channels. We will need to amend the budget for the additional bus since only two buses were budgeted. There is enough fund balance for the local share of the additional bus (and it will save maintenance costs).
- CVB: I am meeting with GMCCI and the CVB Board Chair next week to discuss the CVB and next steps in the hiring process. May look at cooperating with GMCCI to provide interim or other services as well.
- Housing: per Jodi Royal-Goodwin - Unfortunately as we head into budget season it has become apparent the public housing fund is in a pretty rough spot already this year. While each property has its own budget, there is 1 combined public housing fund for operations and maintenance. This year both properties have

already had some issues contributing to the current budget circumstances. While bed bugs are obviously the main culprit at Clark House costing more than \$16,000 since July 1, there are other line items costing more than projected, including plumbing supplies and repairs, appliance and elevator repairs, sprinkler repairs or maintenance, utilities, turnover expenses, and some general operating expenses. For Sunset the budget issue is primarily the result of the massive turnover this summer, while this obviously includes the cost for supplies and services to make the turnover happen and the significant cost of hiring temp staff, it is compounded by the loss of revenue from the vacancy period and as a result of the new tenants having lower incomes than those moving out (about a \$30,000 reduction over the year). In addition, vehicle repair and maintenance expenses allocable to both properties have far exceeded the budget projection. We will review further as we enter the budget process, but upon review of the Housing Agency budget it is obvious that it is necessary, immediate steps were needed to streamline the operations and address the current financial condition. After a review of work assignments, the department has eliminated one full-time maintenance position and reallocated that work amongst existing staff.

ADDITIONAL INFORMATION

CSO: Please find attached the Monthly Update on the West Hill Storm & Sanitary Sewer Separation Project: Phase III B.

The contractor is expected to finish the concrete work by the end of the week - December 3, 2016. There is still the outstanding issue of what the contractor feels he is owed. The contractor has agreed to mediation to resolve contract interpretation issues. The contractor's request for an extension has been reviewed by the project team and has been denied. If this is supported then the contractor is currently having to pay liquidated damages. We are close to closing out both Phase IIIA and IIIB. rhill



City Hall, 215 Sycamore St.
Muscatine, IA 52761-3840
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COMMUNITY DEVELOPMENT

**Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement**

Date: November 30, 2016
To: Mayor and City Council
From: Dave Gobin, Community Development Director
Cc: Gregg Mandsager, City Administrator
Re: Resolution to Surplus Vacant Properties

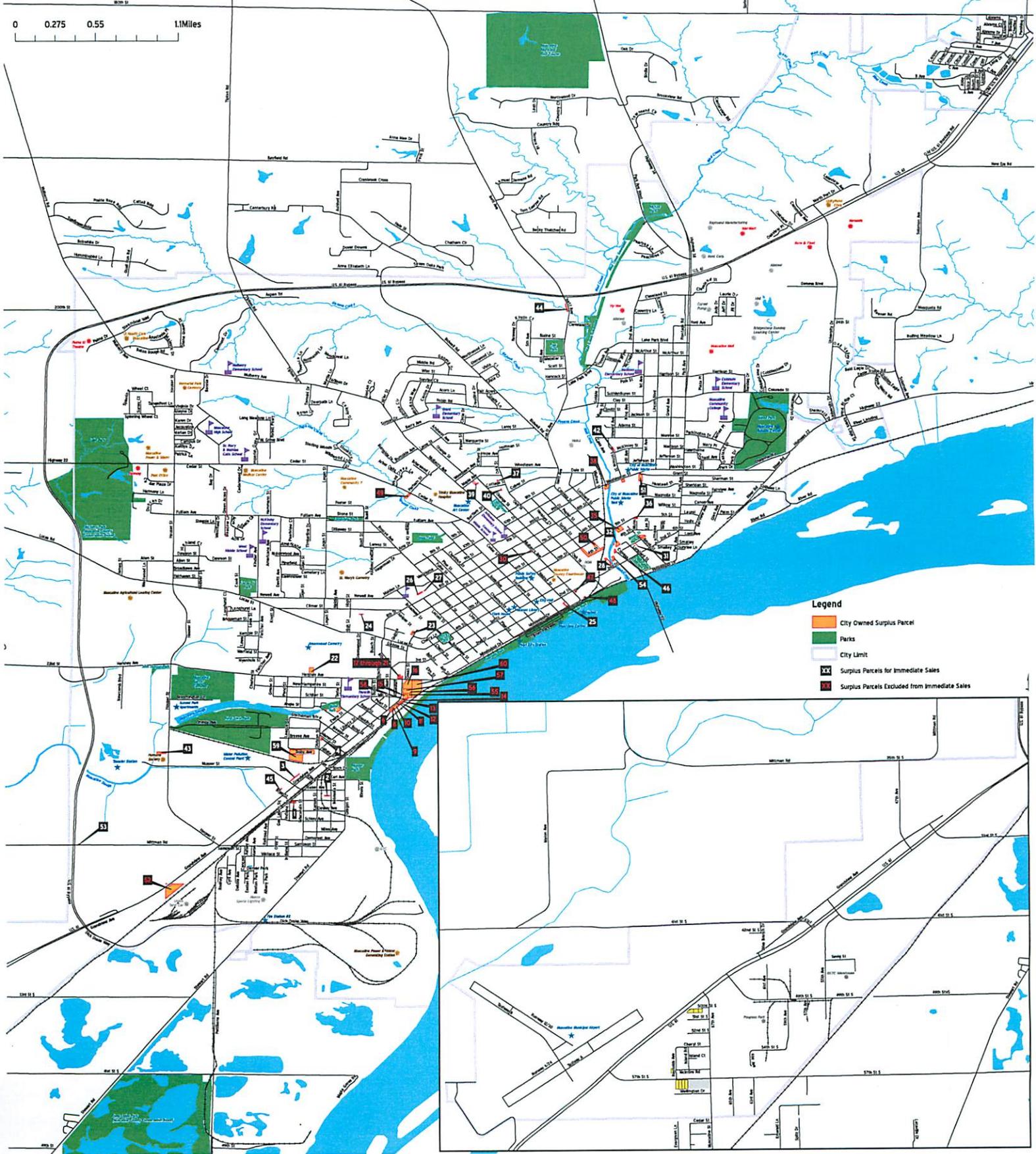
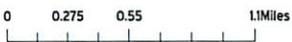
INTRODUCTION: On March 10, 2016, the Council was presented with an in-depth review of vacant and abandoned or neglected properties in the City.

BACKGROUND: Over the last two decades, the Community Development Department has accumulated a significant number of properties, some vacant and some are neglected. We are looking to City Council to declare the listed properties as surplus. Staff will create an exclusion list of those properties that may be beneficial to maintain.

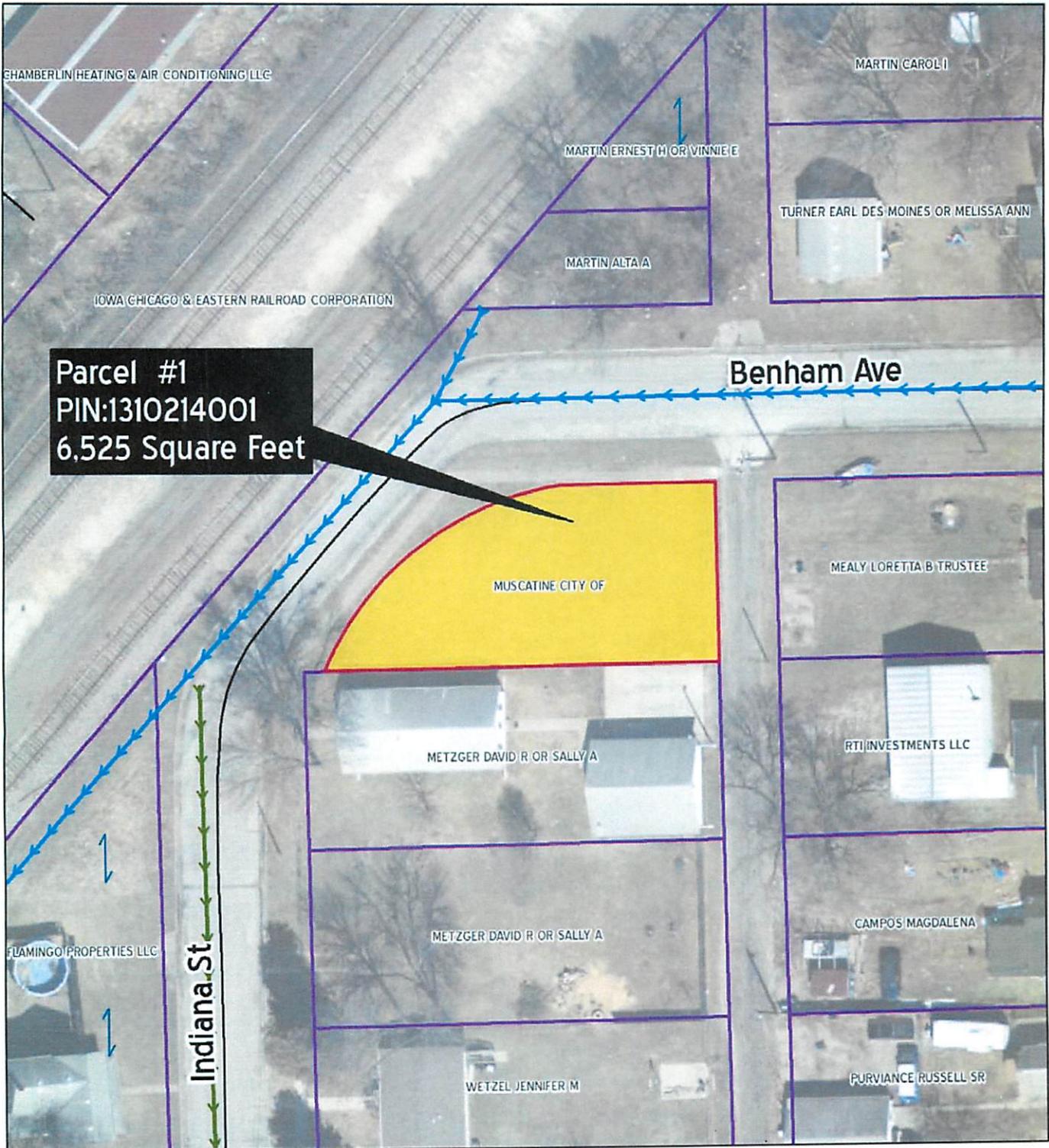
RECOMMENDATION: Staff is requesting Council approve a Resolution to declare the listed vacant properties as surplus and to allow staff to dispose of them in the best possible way. Staff will, of course, present any and all offers should we dispose of property to Council.

MUSCATINE

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: November 23, 2016



- Legend**
- City Owned Surplus Parcel
 - Parks
 - City Limit
 - XX Surplus Parcels for Immediate Sales
 - Surplus Parcels Excluded from Immediate Sales



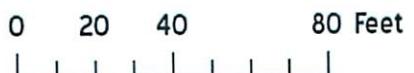
Parcel #1
PIN:1310214001
6,525 Square Feet

MUSCATINE CITY OF

Benham Ave

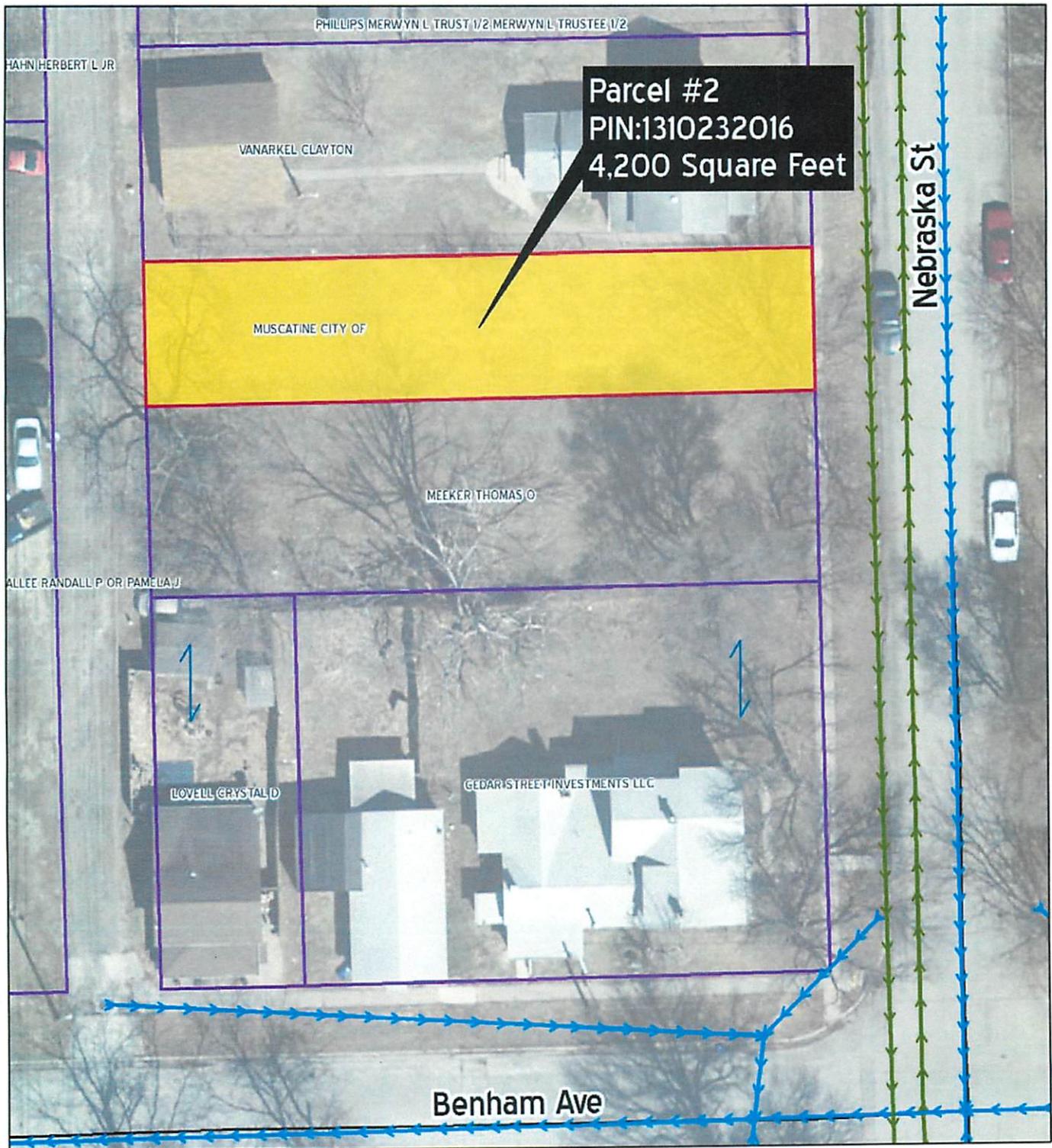
Indiana St

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



Parcel # 1

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: June 21, 2016

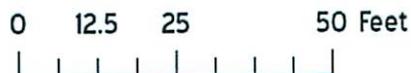


 City Owned Parcel

 Parcel Line

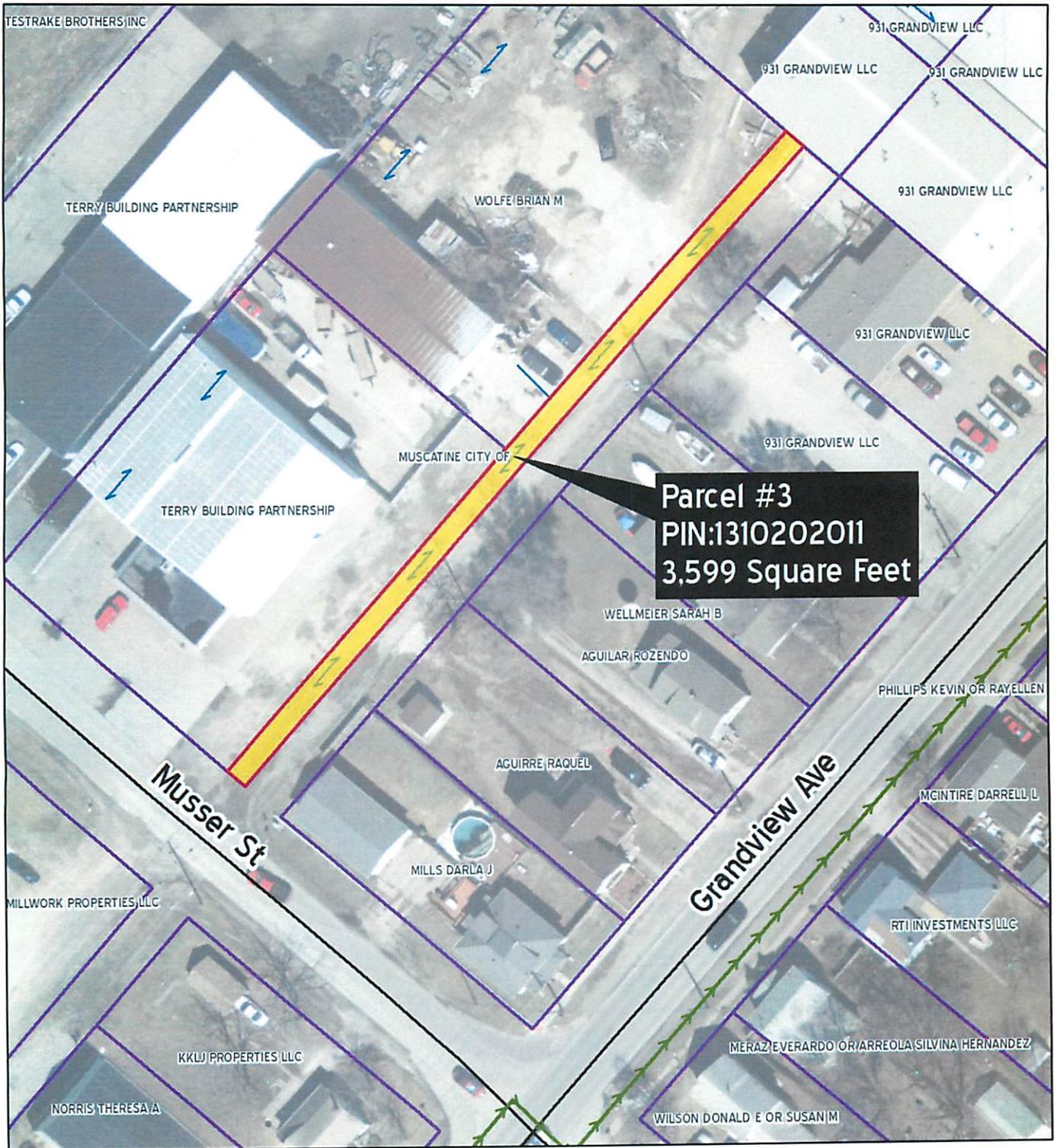
 Sanitary Sewer Line

 Storm Sewer Line



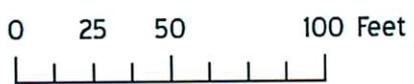
Parcel # 2

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
State of Iowa Prepared by: Andrew Fangman, City Planner
Date: June 21, 2016



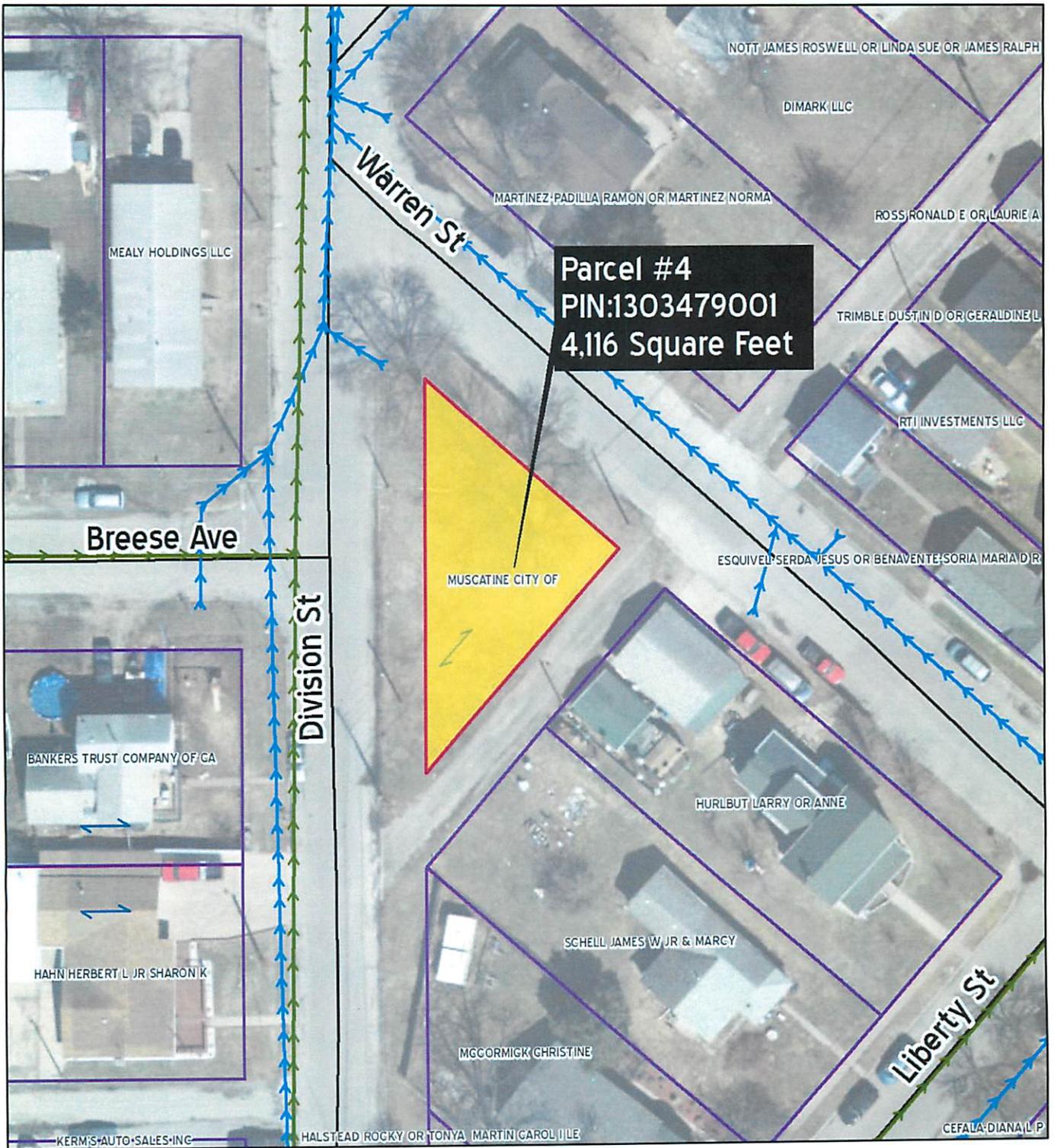
Parcel #3
PIN:1310202011
3,599 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel # 3

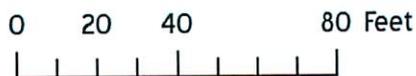
Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: June 21, 2016



Parcel #4
PIN:1303479001
4,116 Square Feet

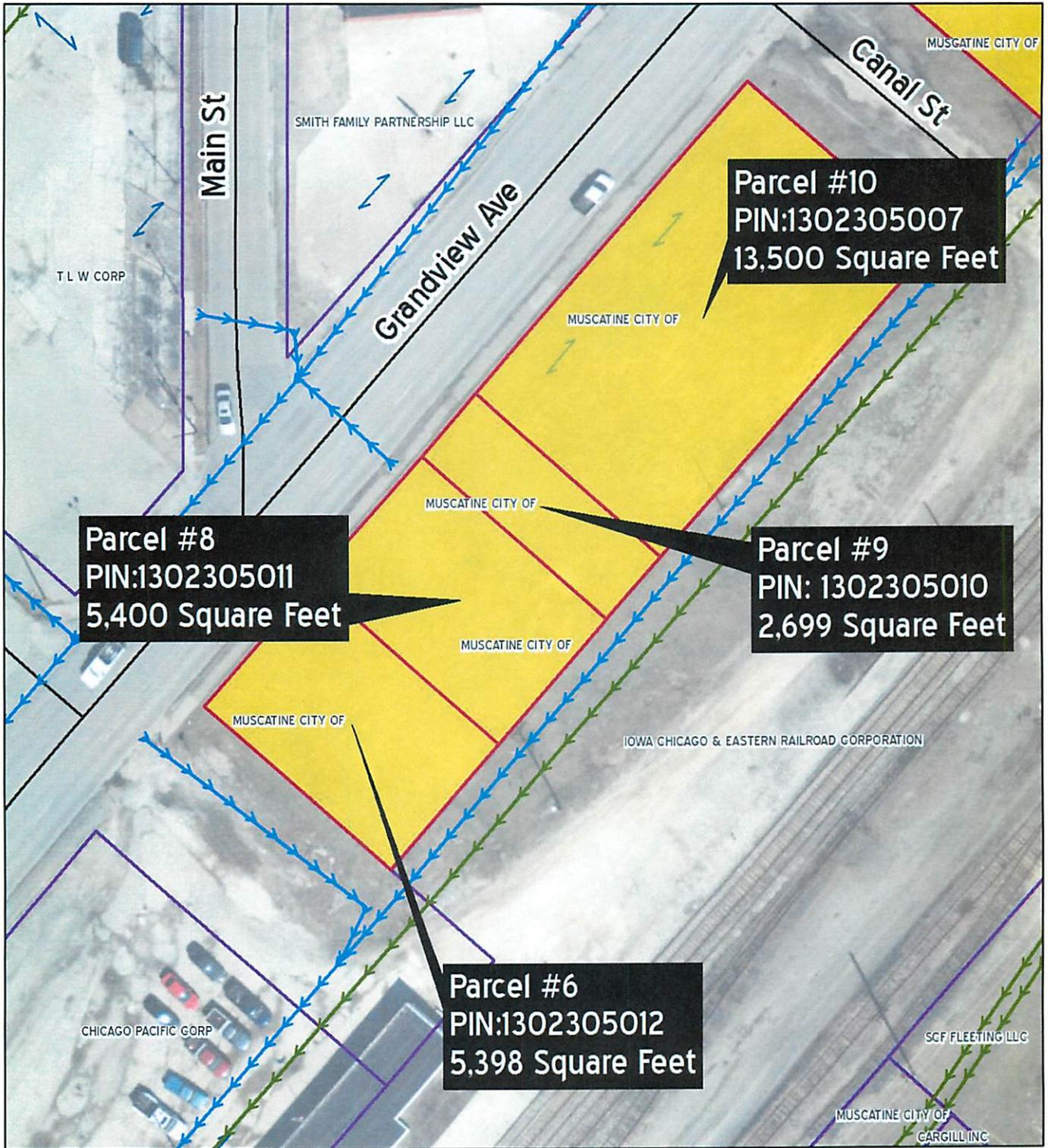
MUSCATINE CITY OF

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line

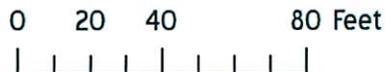


Parcel # 4

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: June 21, 2016

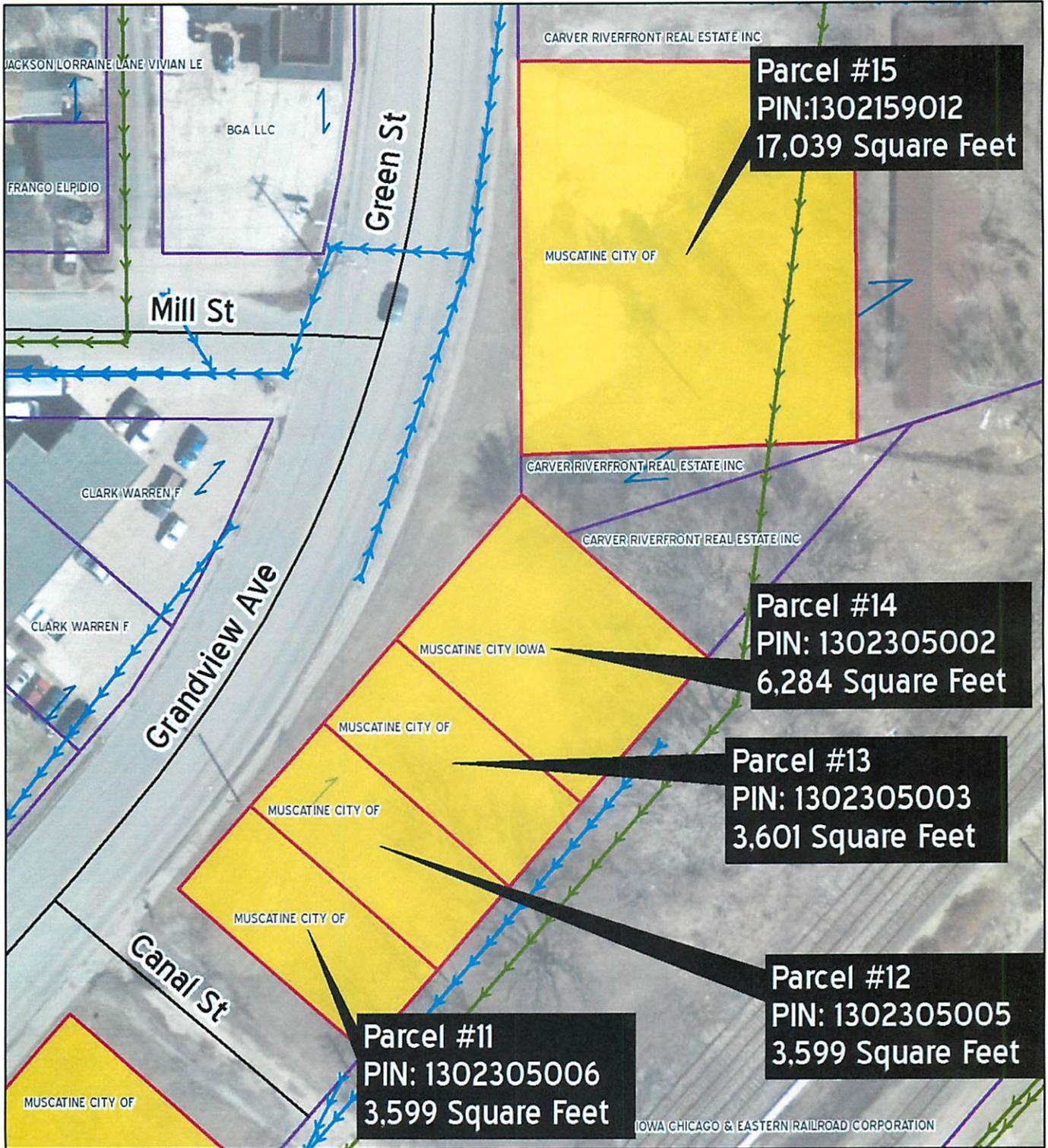


- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



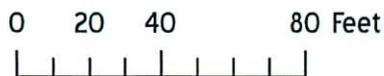
Parcesl # 6, 8, 9, & 10

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
State of Iowa Prepared by: Andrew Fangman, City Planner
Date: June 21, 2016



- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line

Parcels # 11, 12, 13, 14, & 15



Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
State of Iowa Prepared by: Andrew Fangman, City Planner
Date: June 21, 2016

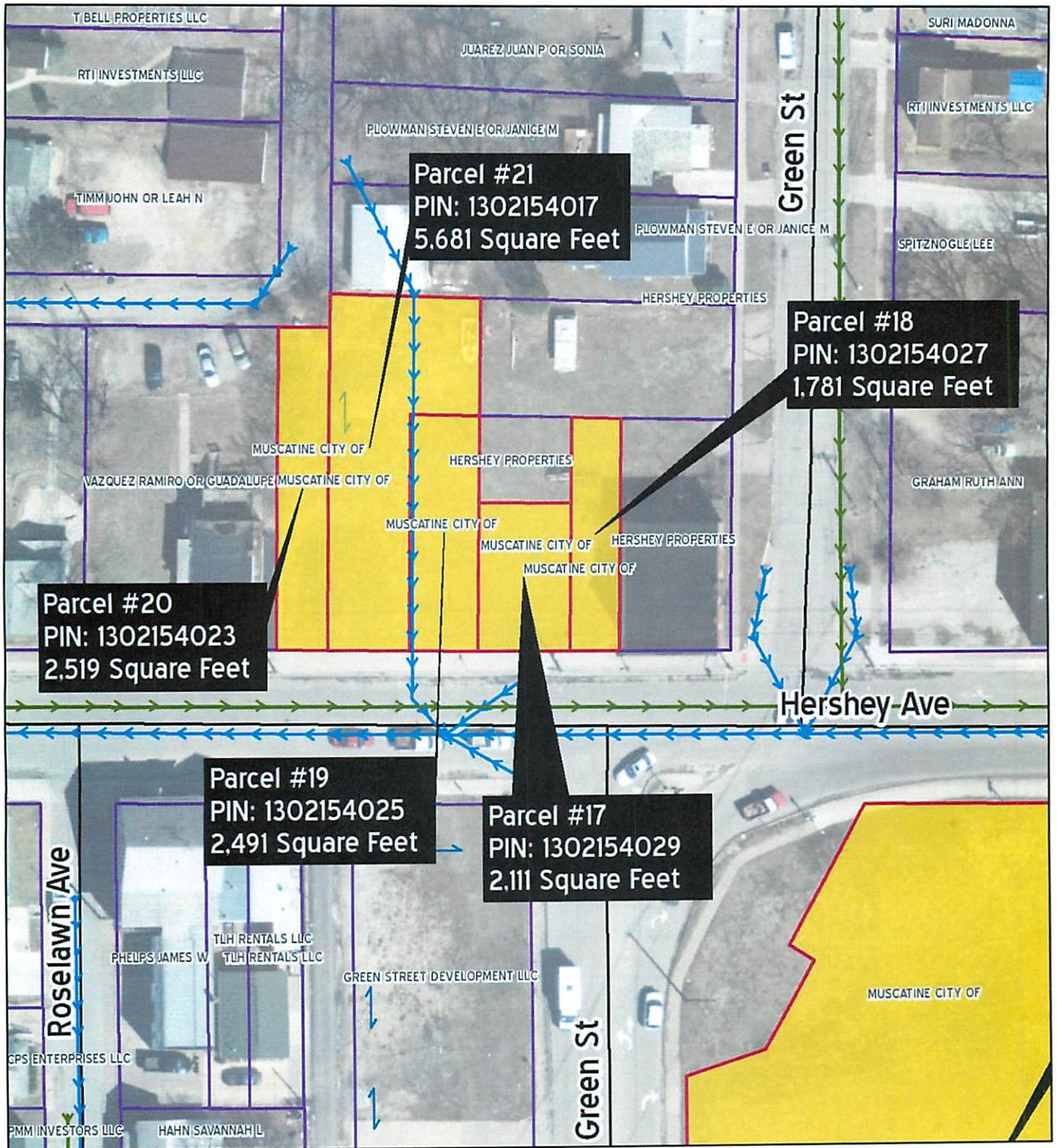


- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



Parcel #16

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: June 21, 2016



Parcel #20
 PIN: 1302154023
 2,519 Square Feet

Parcel #21
 PIN: 1302154017
 5,681 Square Feet

Parcel #18
 PIN: 1302154027
 1,781 Square Feet

Parcel #19
 PIN: 1302154025
 2,491 Square Feet

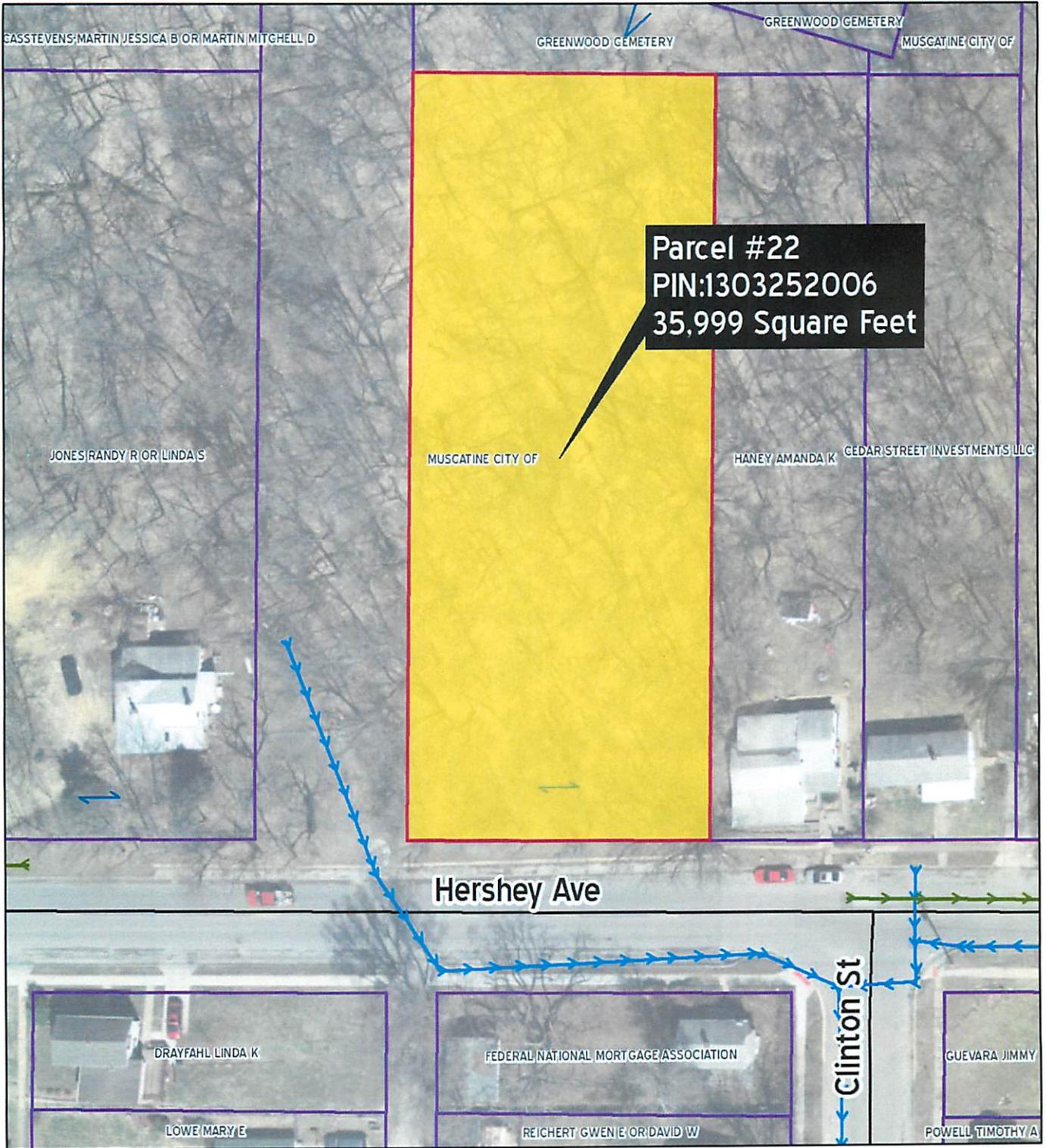
Parcel #17
 PIN: 1302154029
 2,111 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line

Parcels # 17, 18, 19, 20, & 21



Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: June 21, 2016

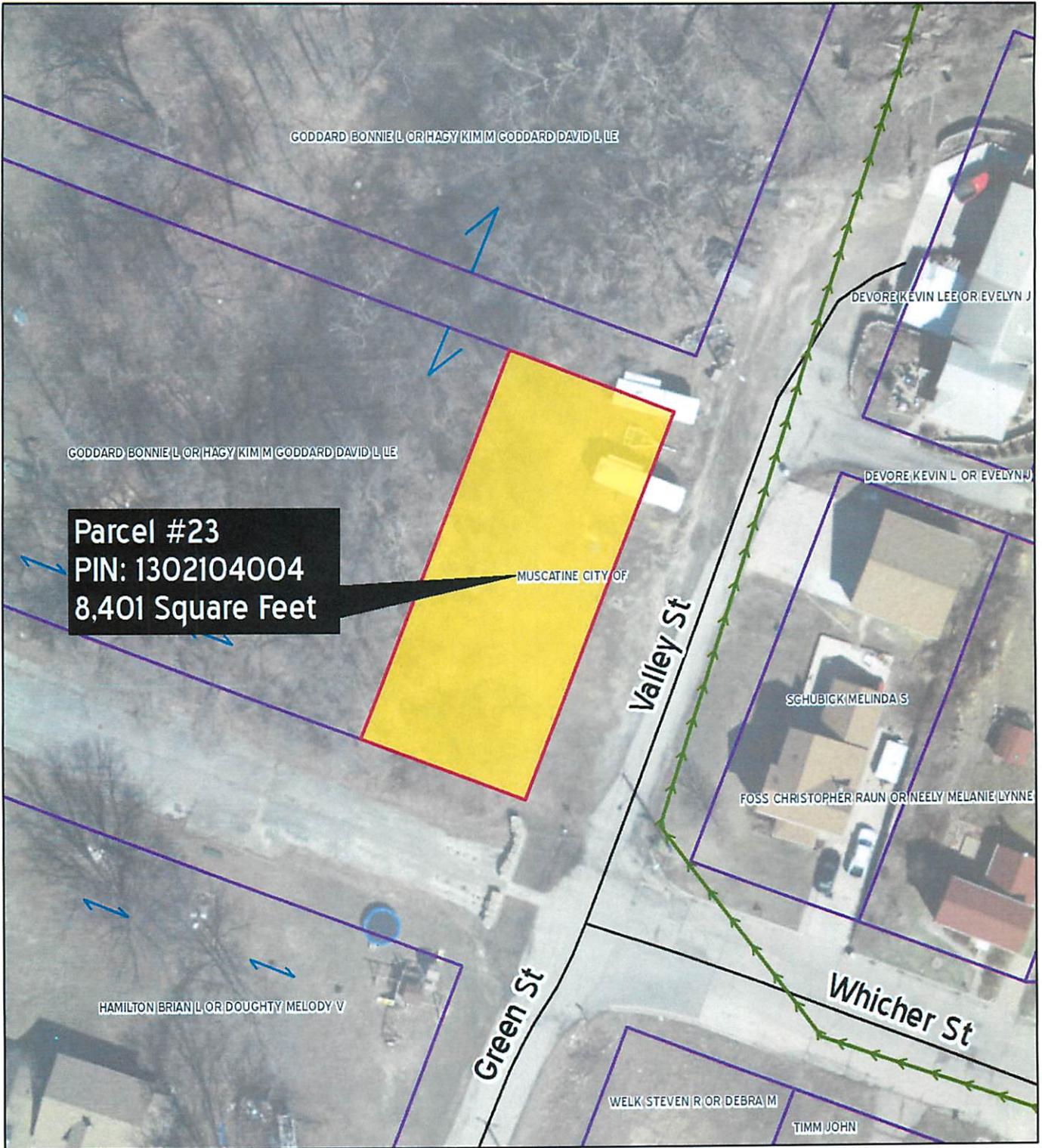


- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



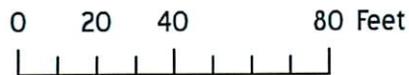
Parcel #22

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: June 21, 2016



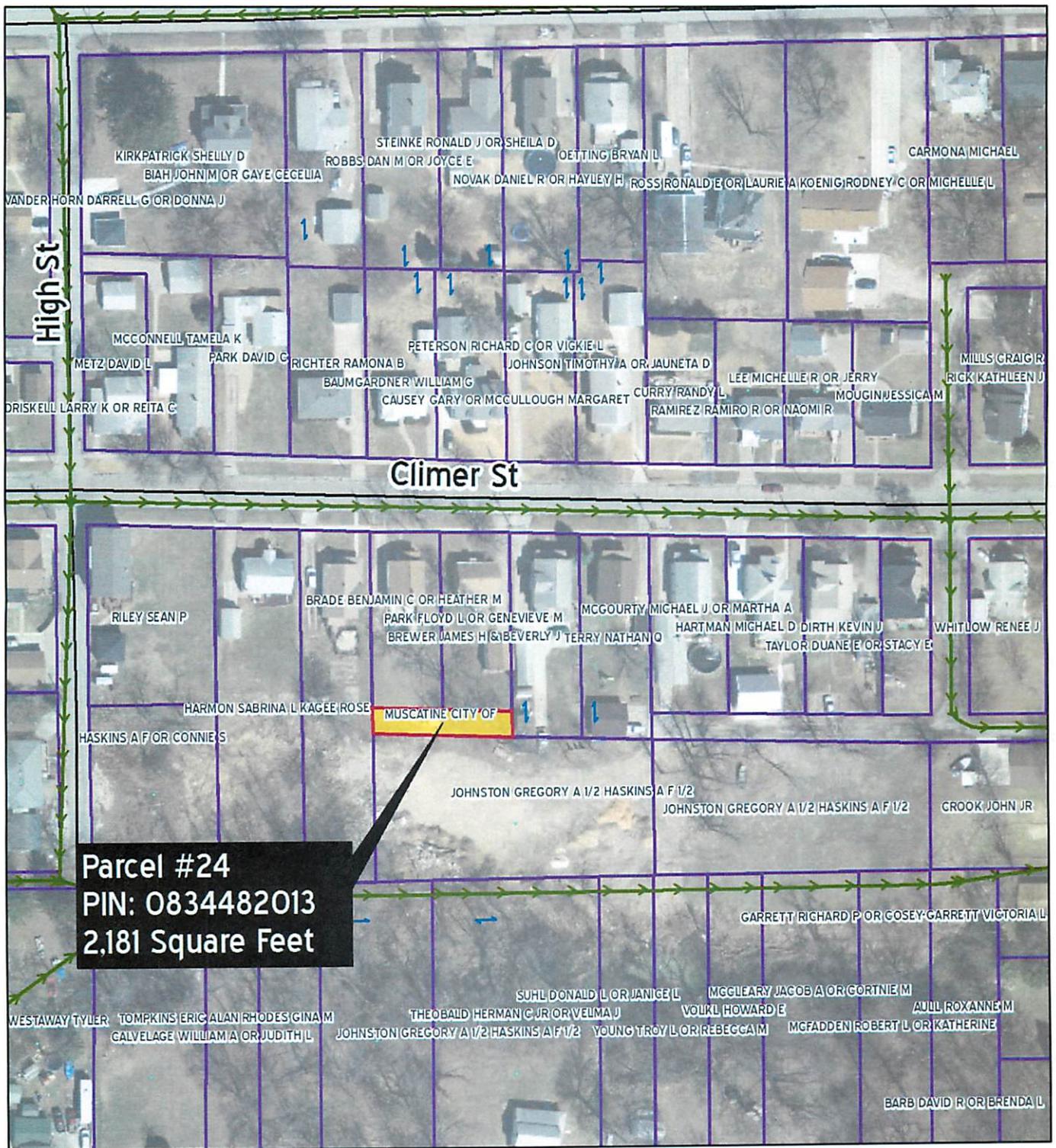
Parcel #23
PIN: 1302104004
8,401 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel #23

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: June 21, 2016



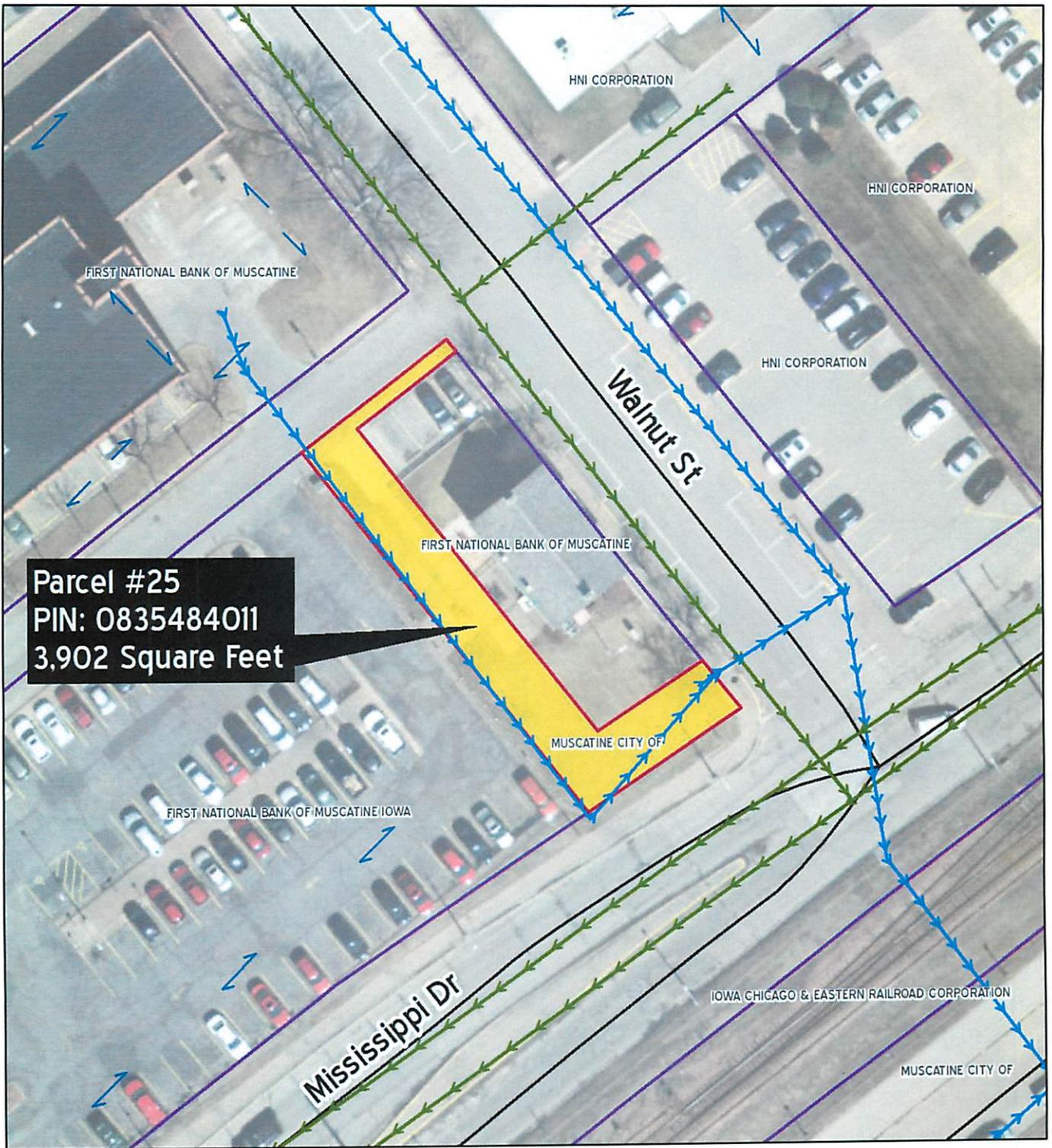
Parcel #24
PIN: 0834482013
2,181 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



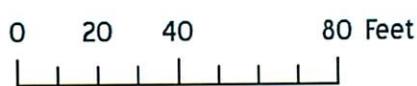
Parcel #24

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



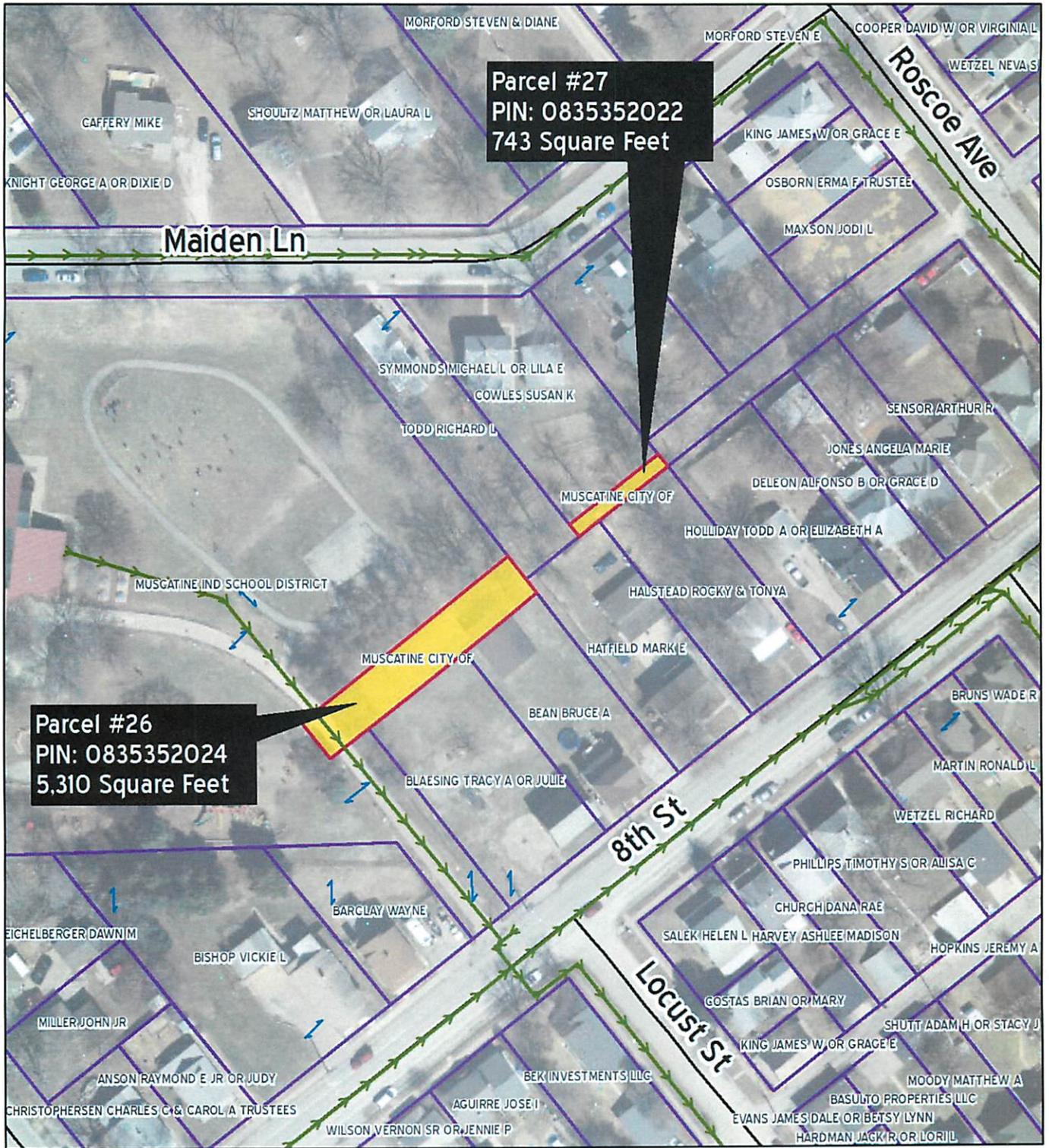
Parcel #25
PIN: 0835484011
3,902 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel #25

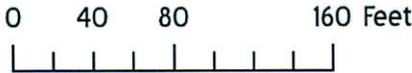
Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



Parcel #27
PIN: 0835352022
743 Square Feet

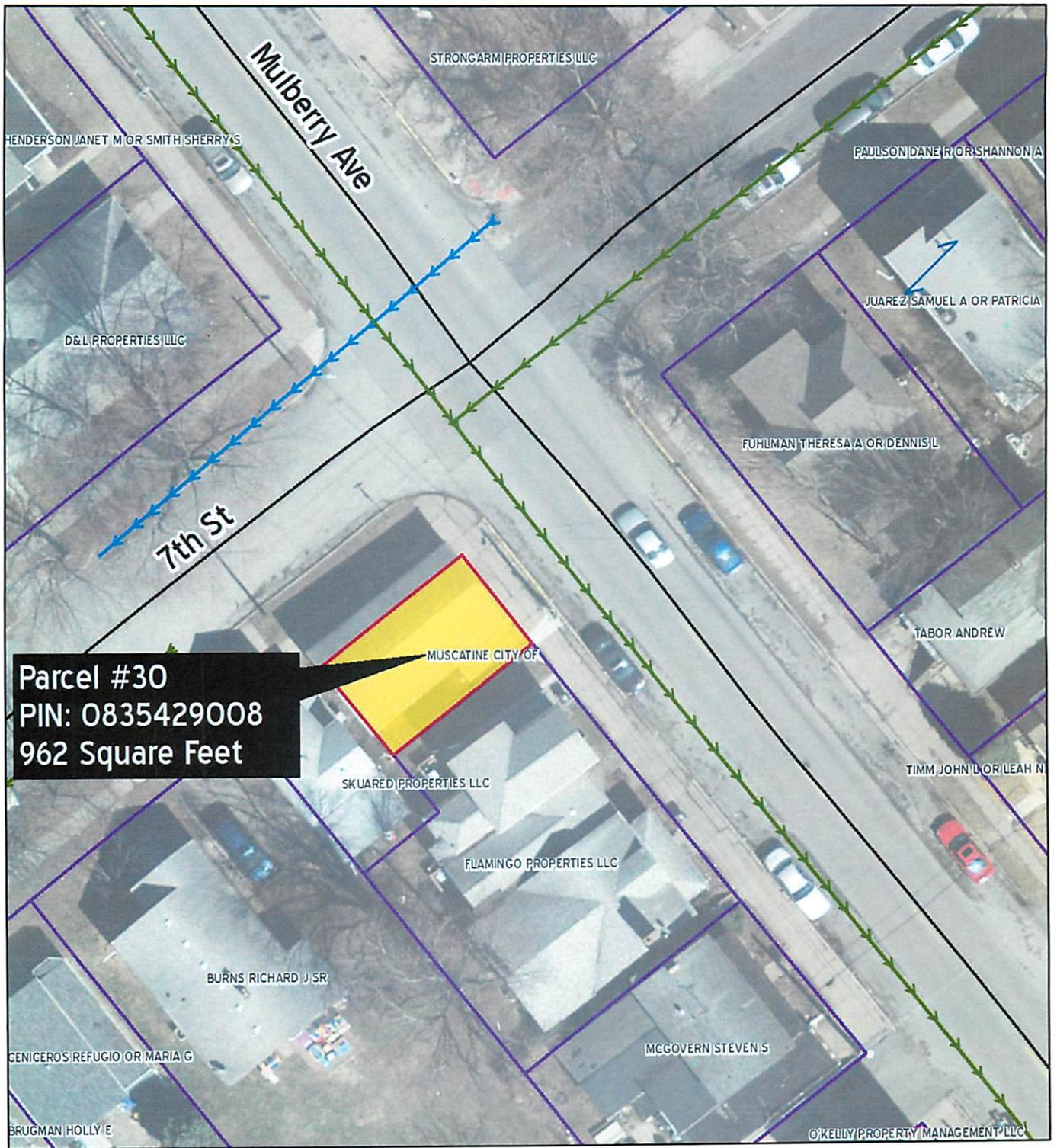
Parcel #26
PIN: 0835352024
5,310 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



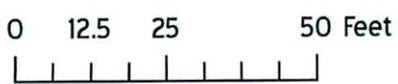
Parcels #26 & 27

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



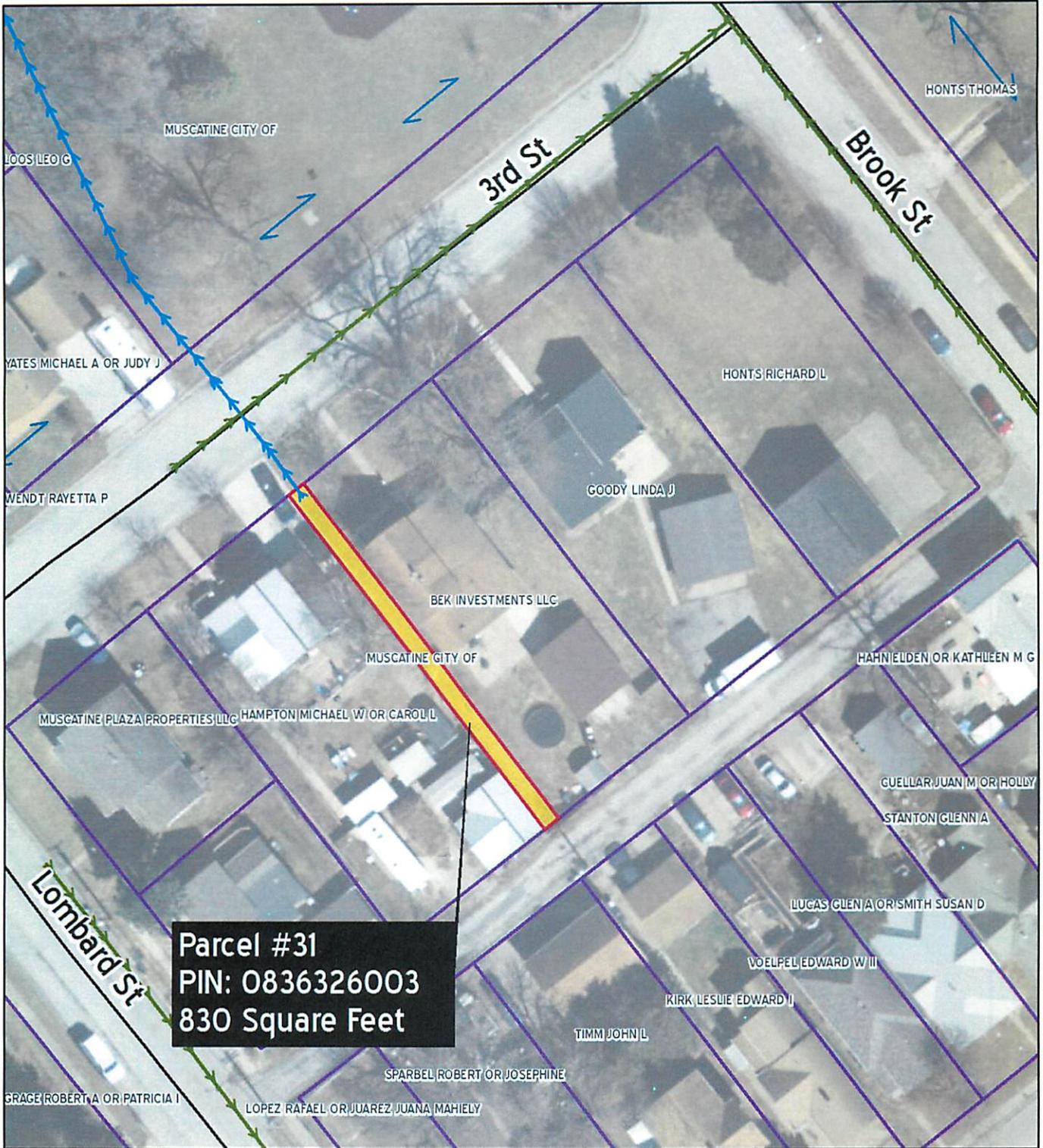
Parcel #30
PIN: 0835429008
962 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



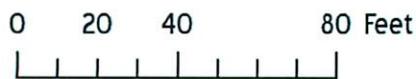
Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016

Parcel #30



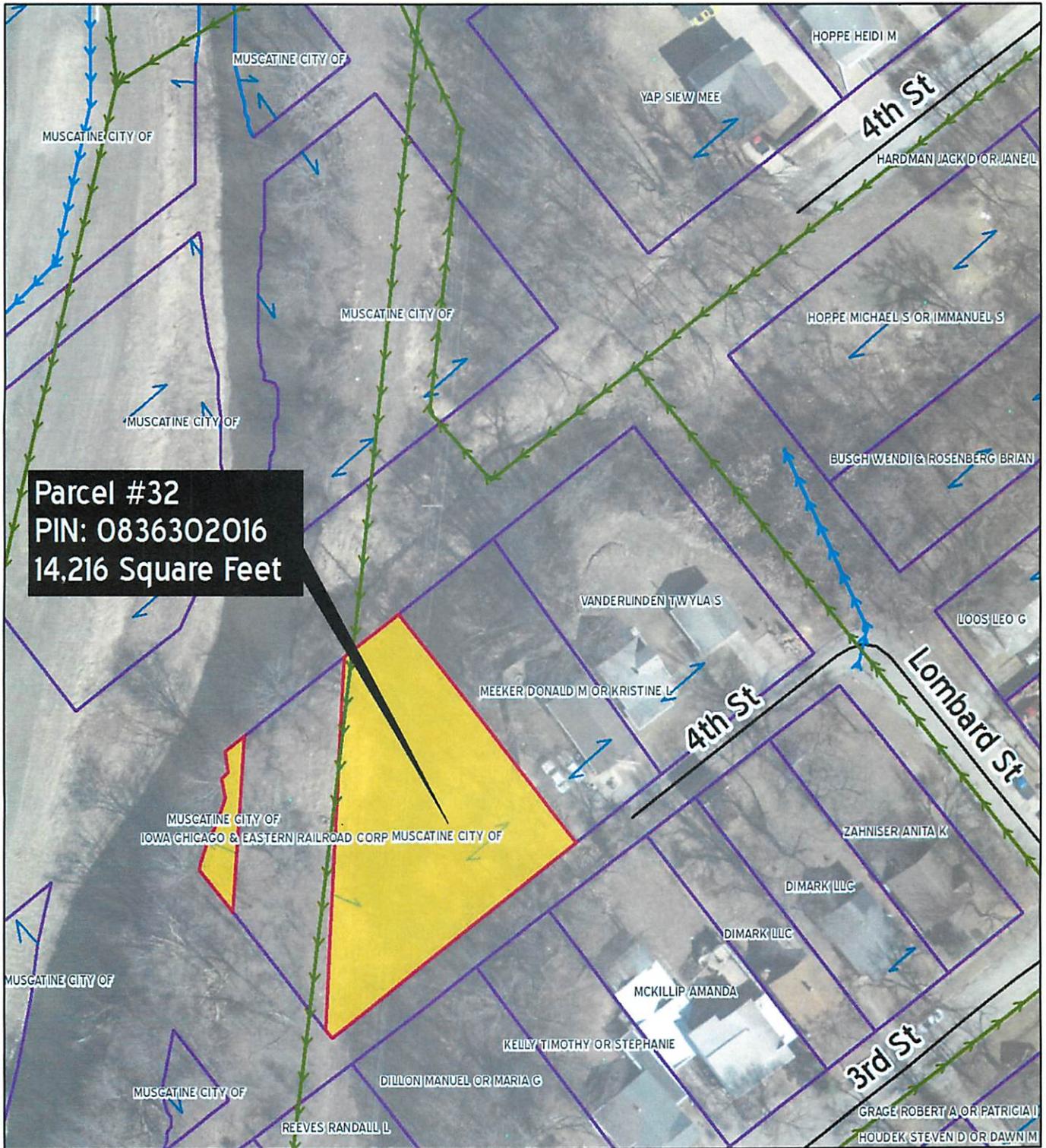
Parcel #31
PIN: 0836326003
830 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



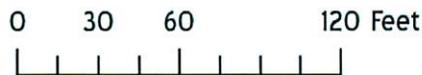
Parcel #31

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



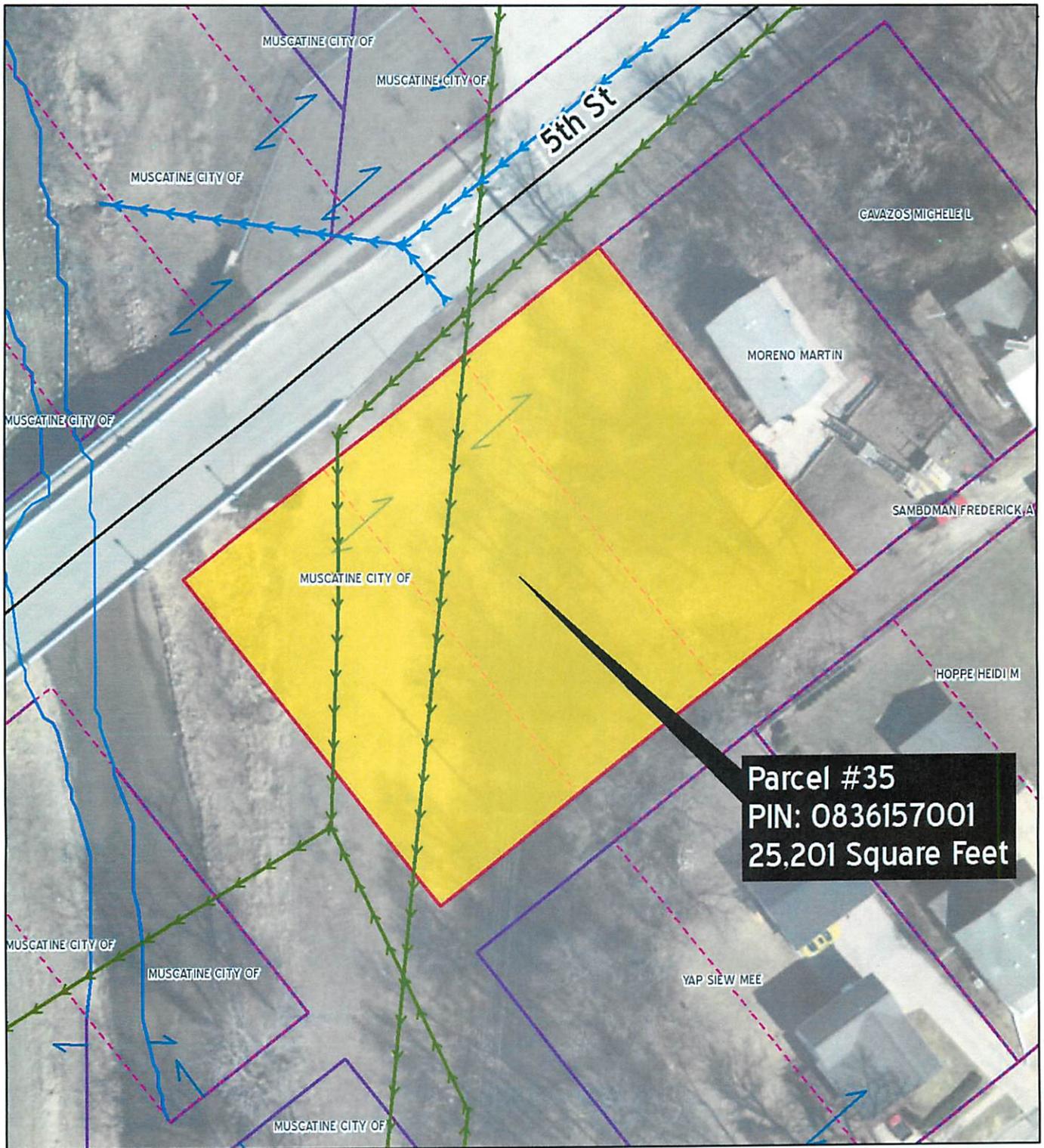
Parcel #32
PIN: 0836302016
14,216 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel #32

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



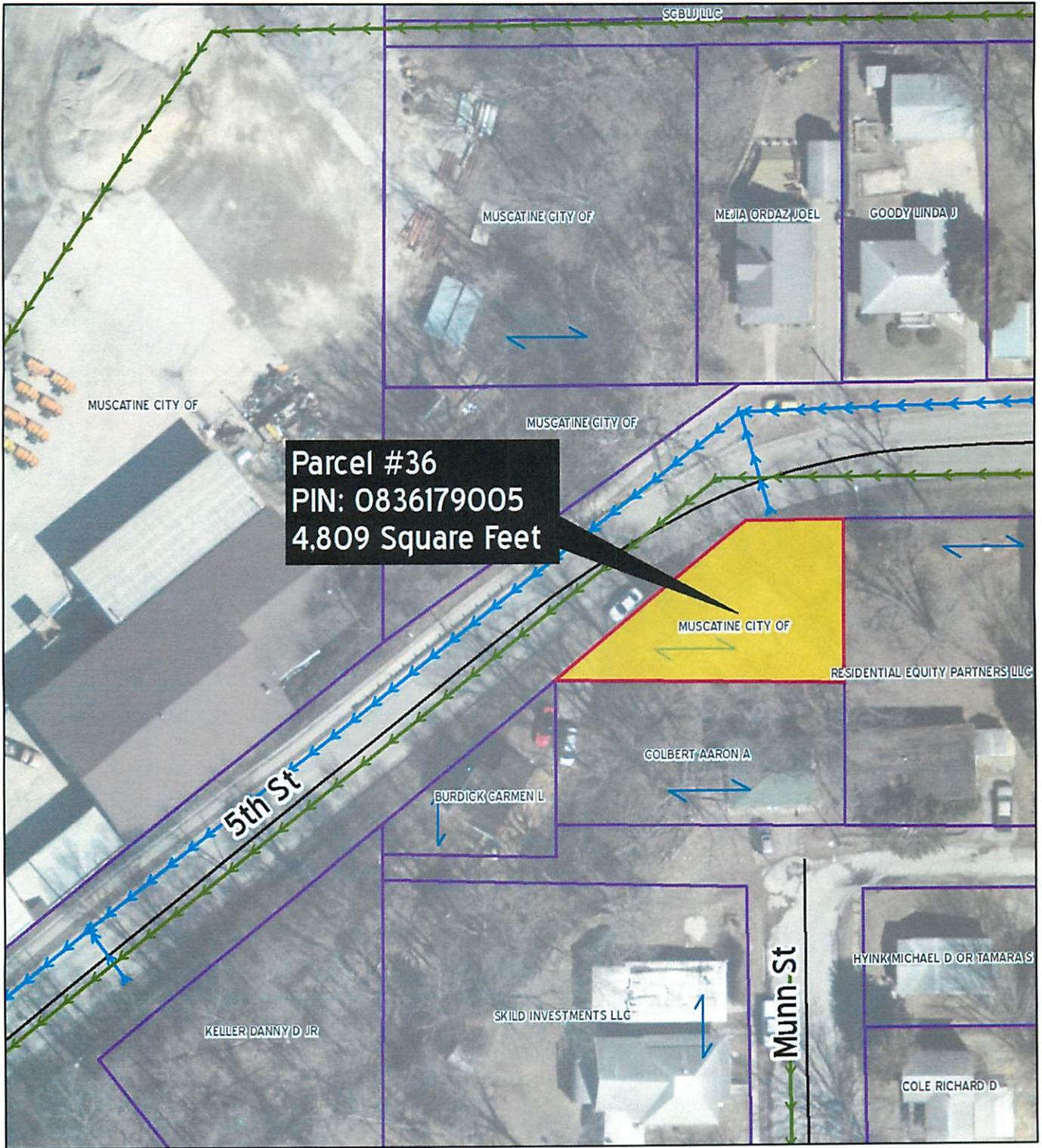
Parcel #35
PIN: 0836157001
25,201 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



Parcel #35

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



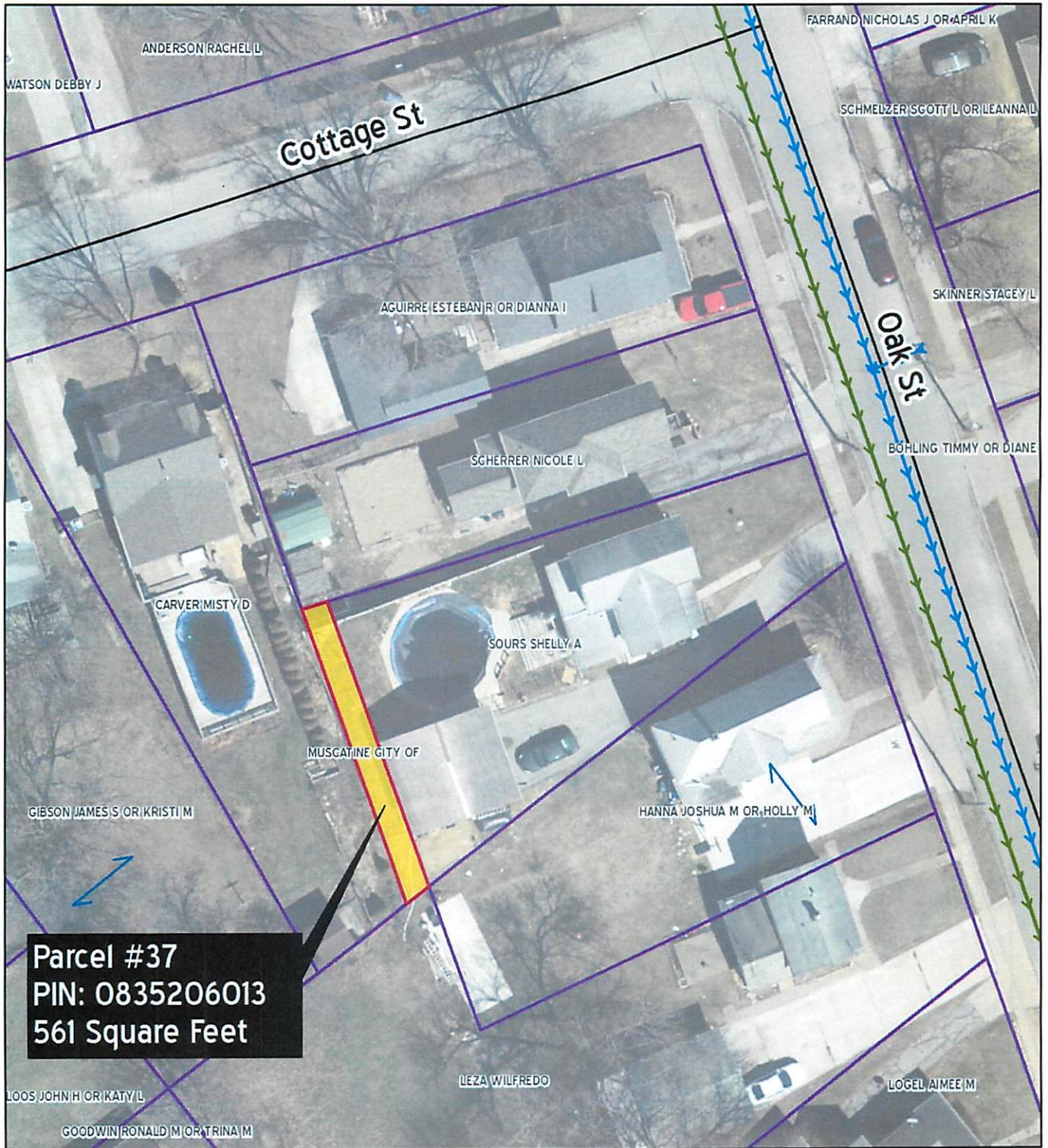
Parcel #36
PIN: 0836179005
4,809 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel #36

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016



Parcel #37
PIN: 0835206013
561 Square Feet

 City Owned Parcel

 Parcel Line

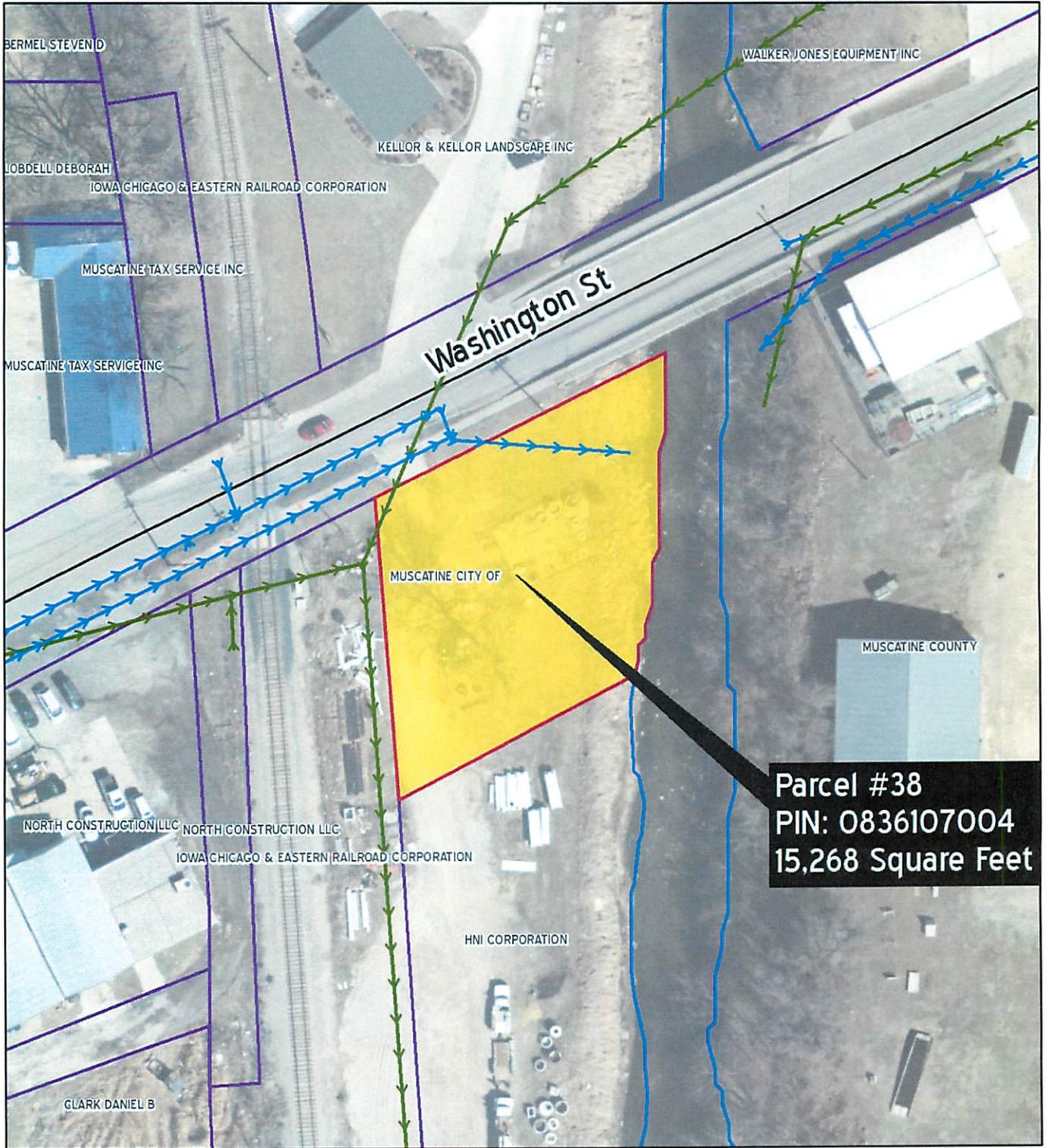
 Sanitary Sewer Line

 Storm Sewer Line



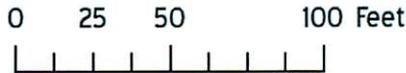
Parcel #37

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



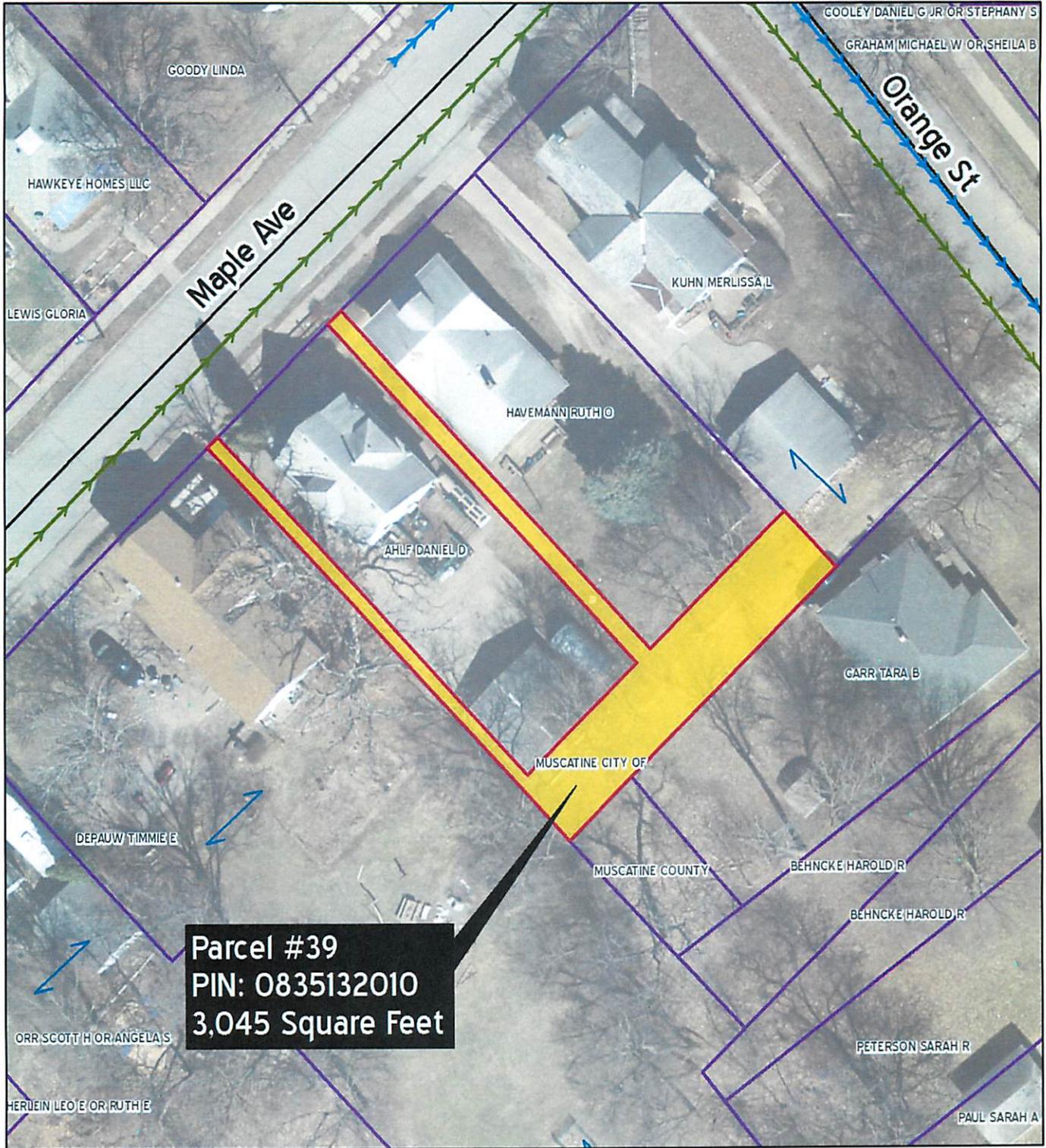
Parcel #38
PIN: 0836107004
15,268 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



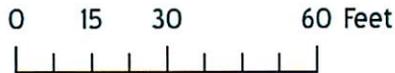
Parcel #38

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



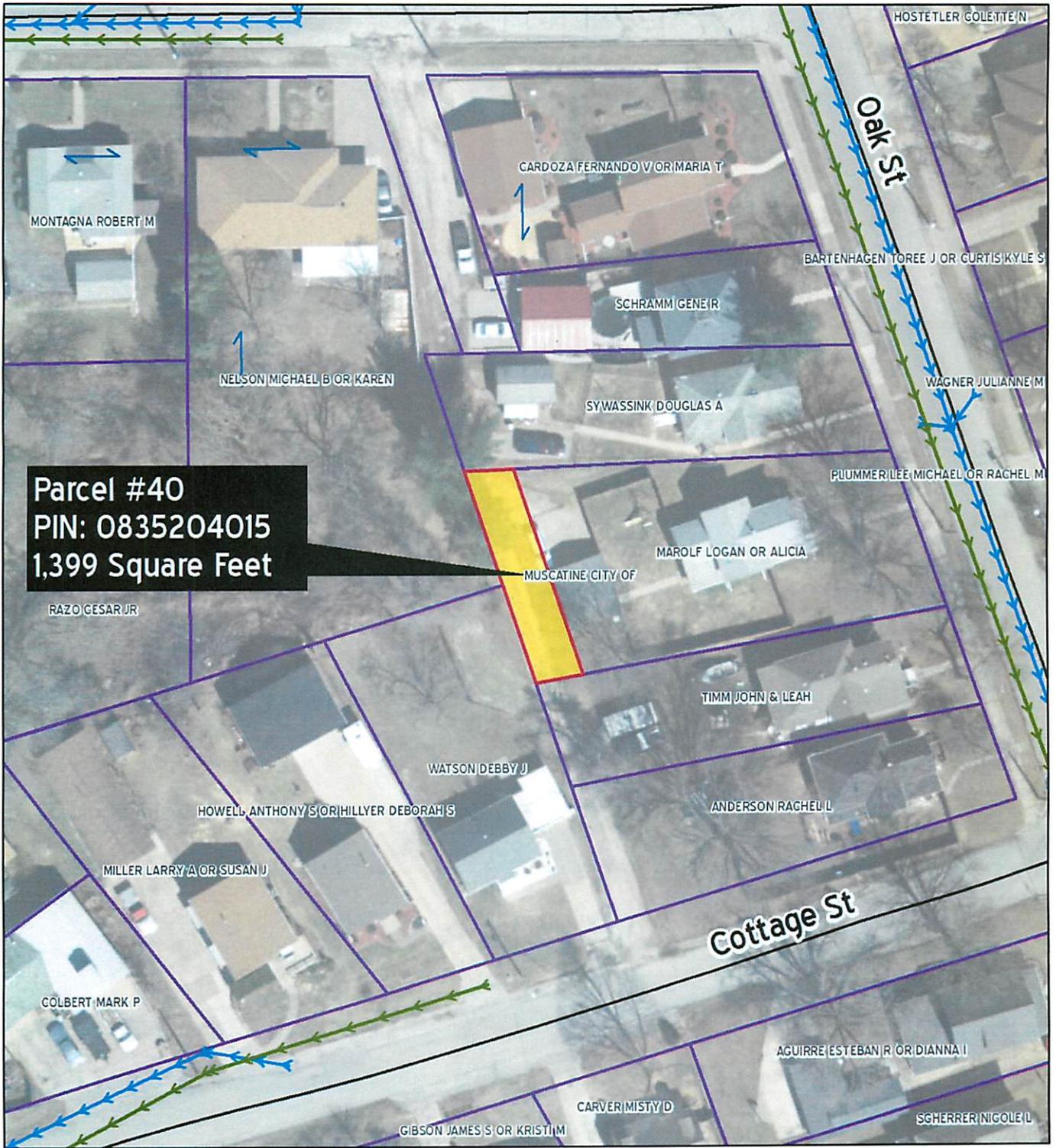
Parcel #39
PIN: 0835132010
3,045 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line

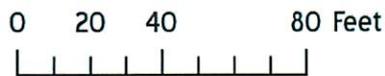


Parcel #39

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016

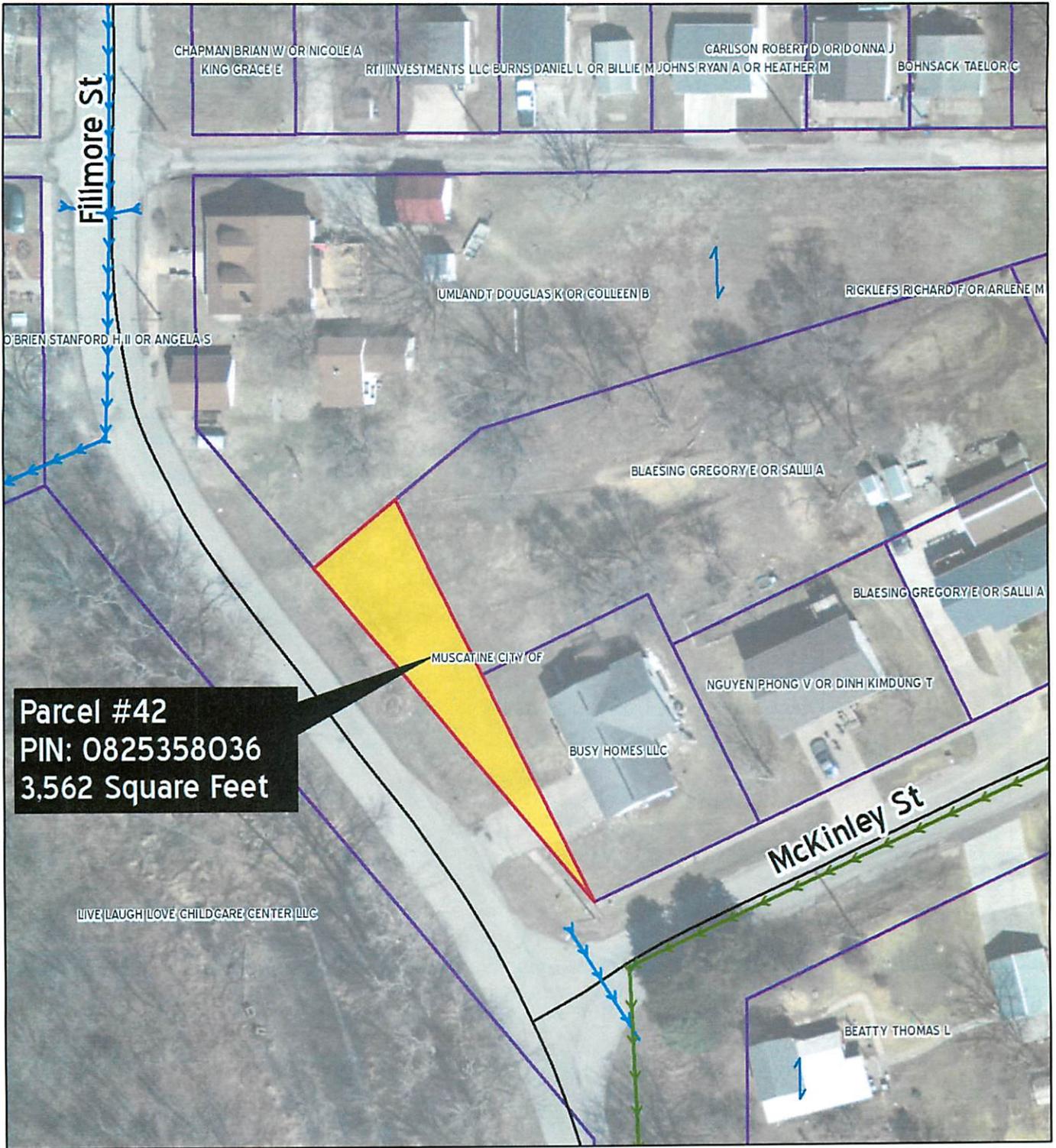


- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016

Parcel #40



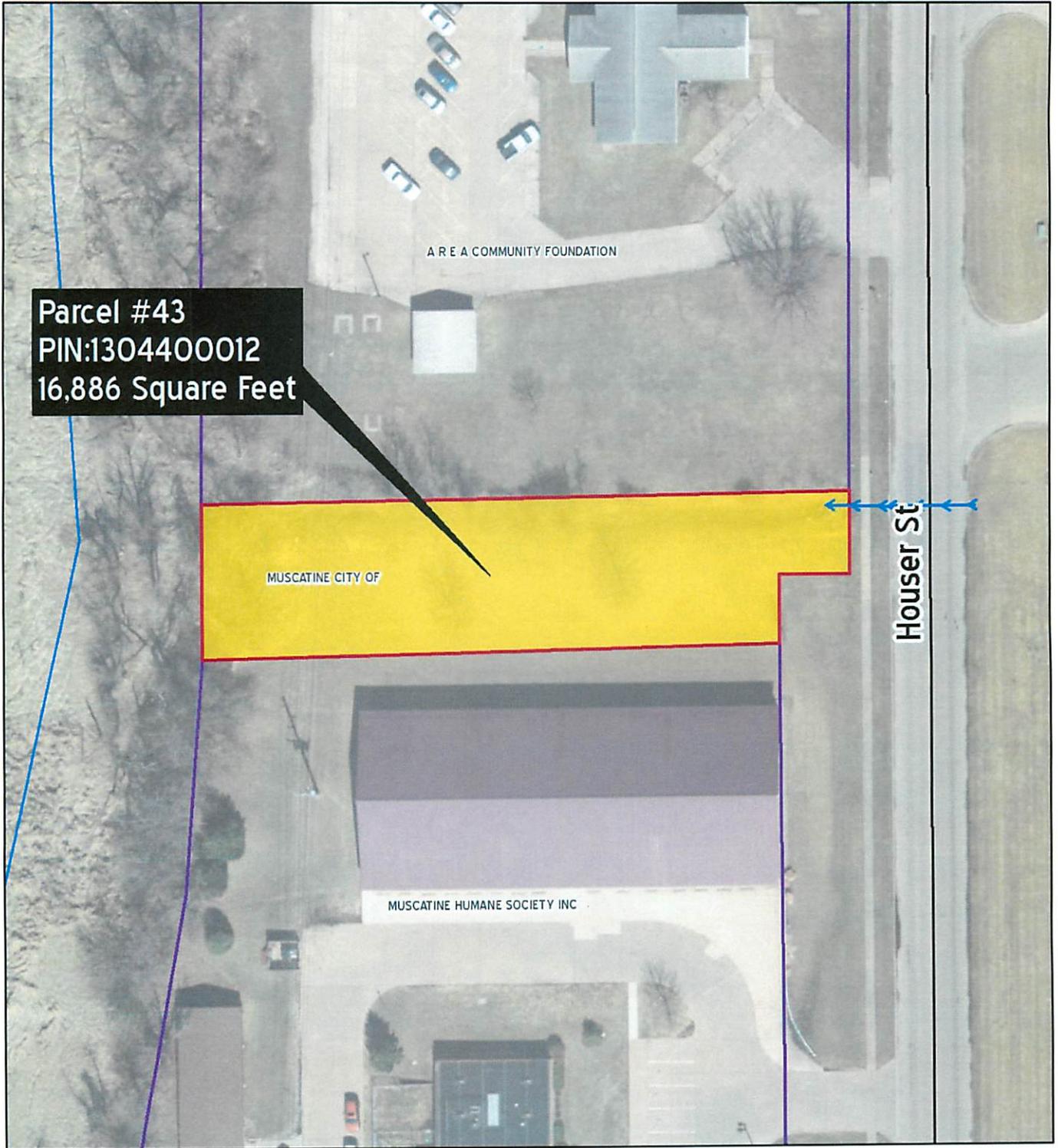
Parcel #42
PIN: 0825358036
3,562 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



Parcel #42

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016



Parcel #43
PIN:1304400012
16,886 Square Feet

MUSCATINE CITY OF

A R E A COMMUNITY FOUNDATION

MUSCATINE HUMANE SOCIETY INC

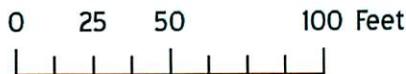
Houser St

 City Owned Parcel

 Parcel Line

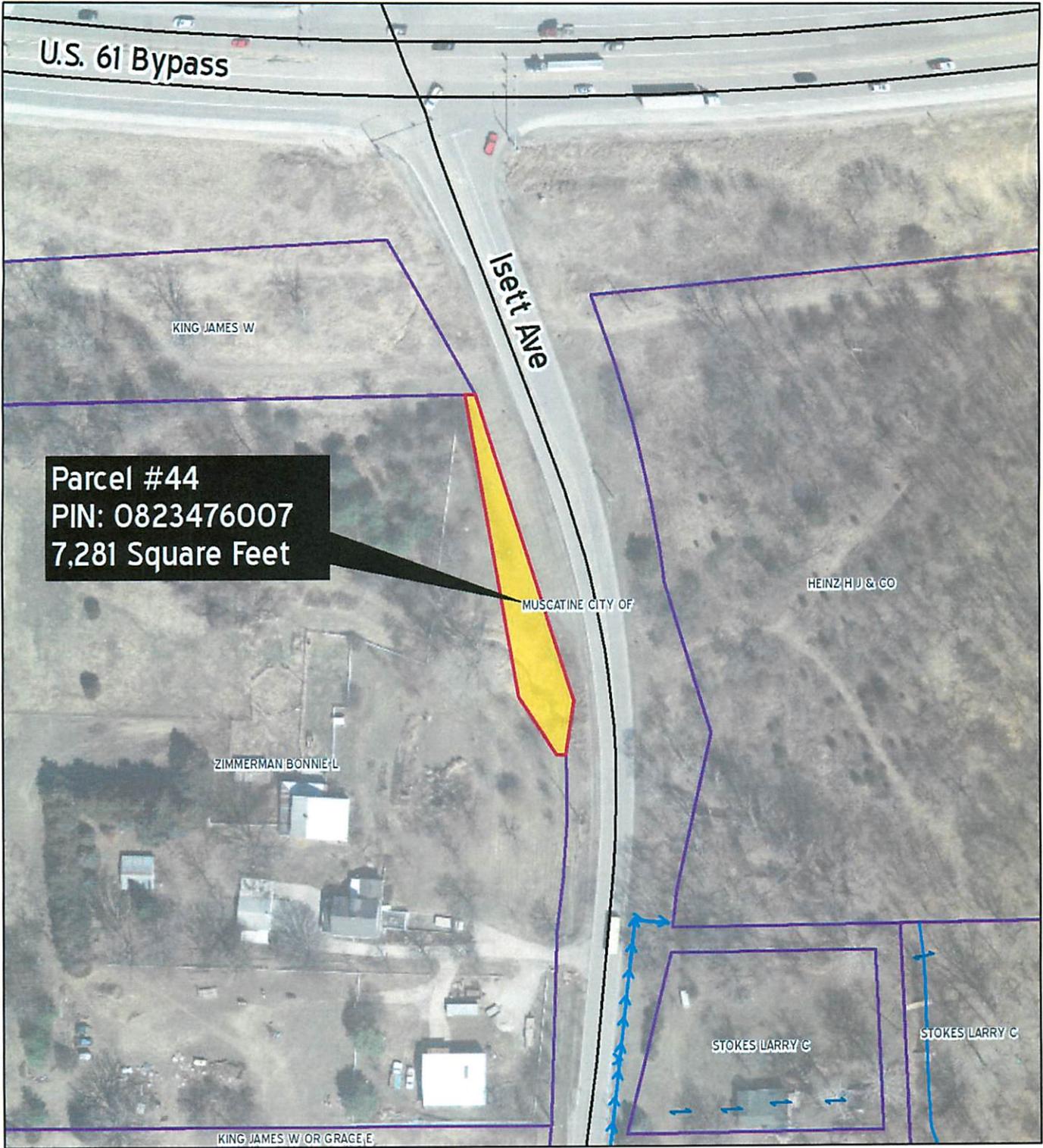
 Sanitary Sewer Line

 Storm Sewer Line



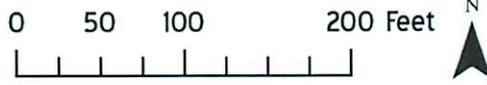
Parcel #43

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016



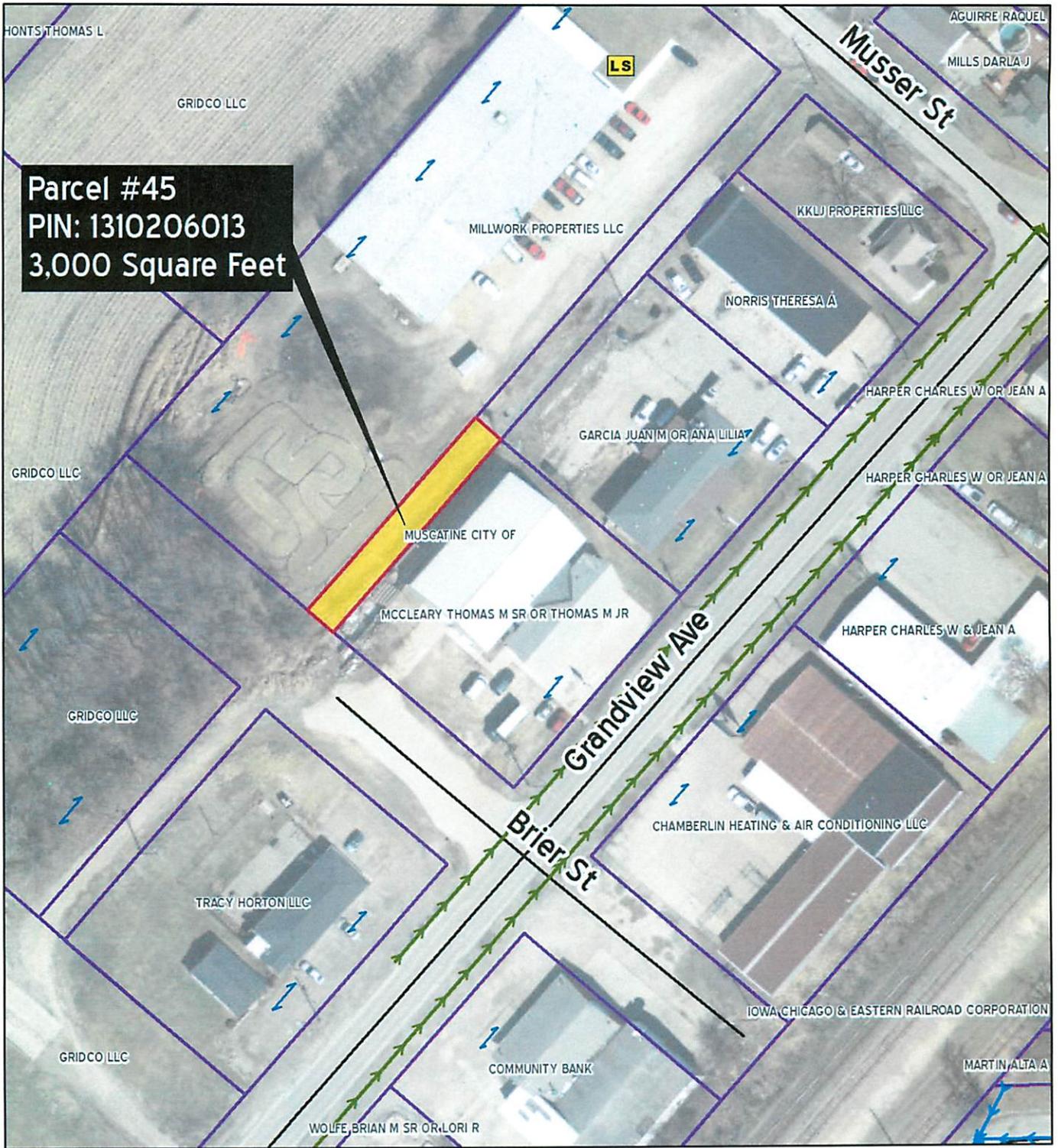
Parcel #44
PIN: 0823476007
7,281 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



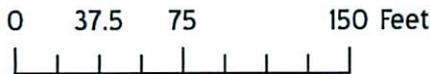
Parcel #44

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016



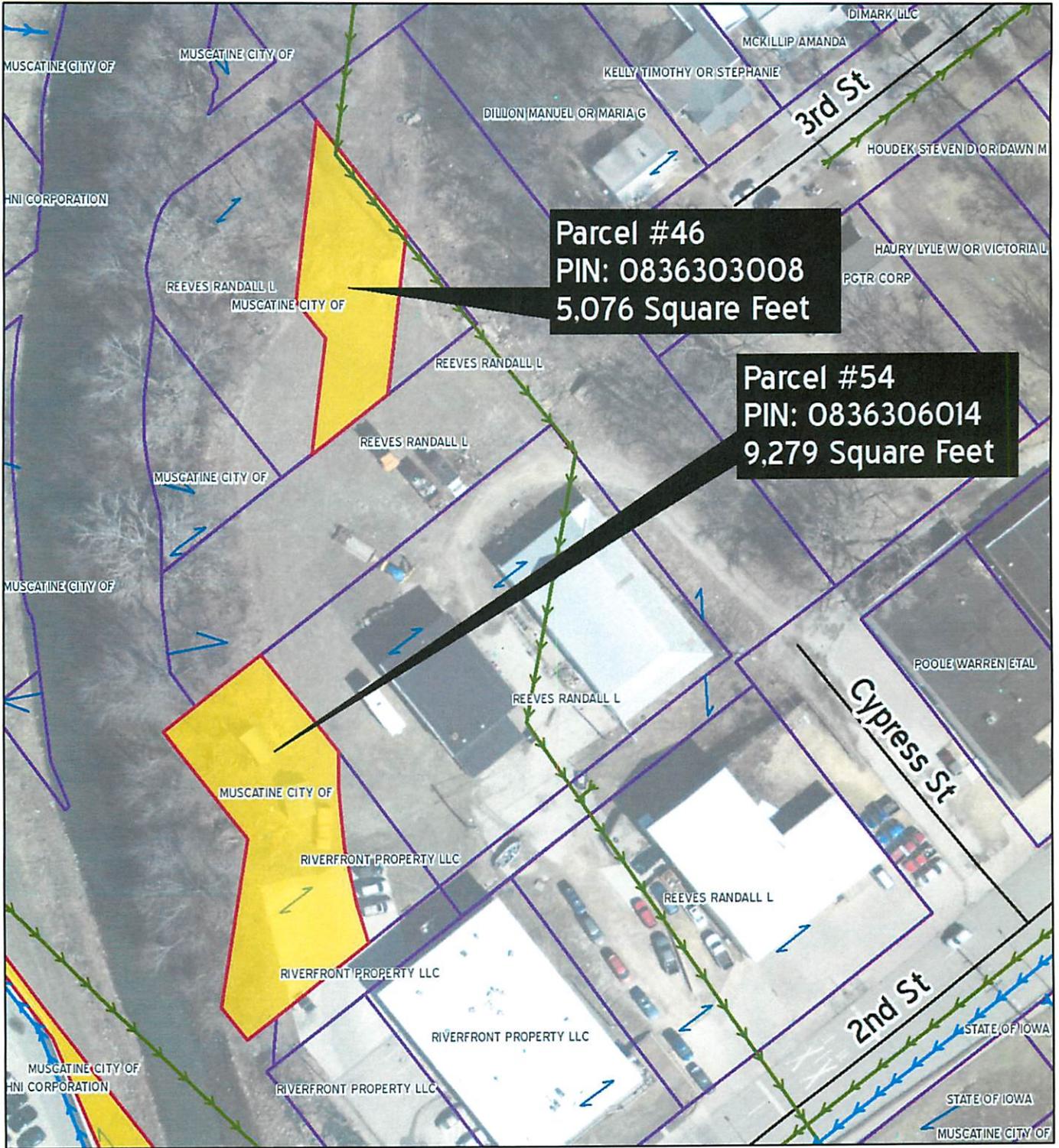
Parcel #45
PIN: 1310206013
3,000 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel #45

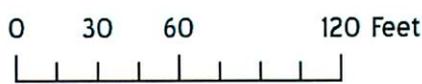
Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016



Parcel #46
PIN: 0836303008
5,076 Square Feet

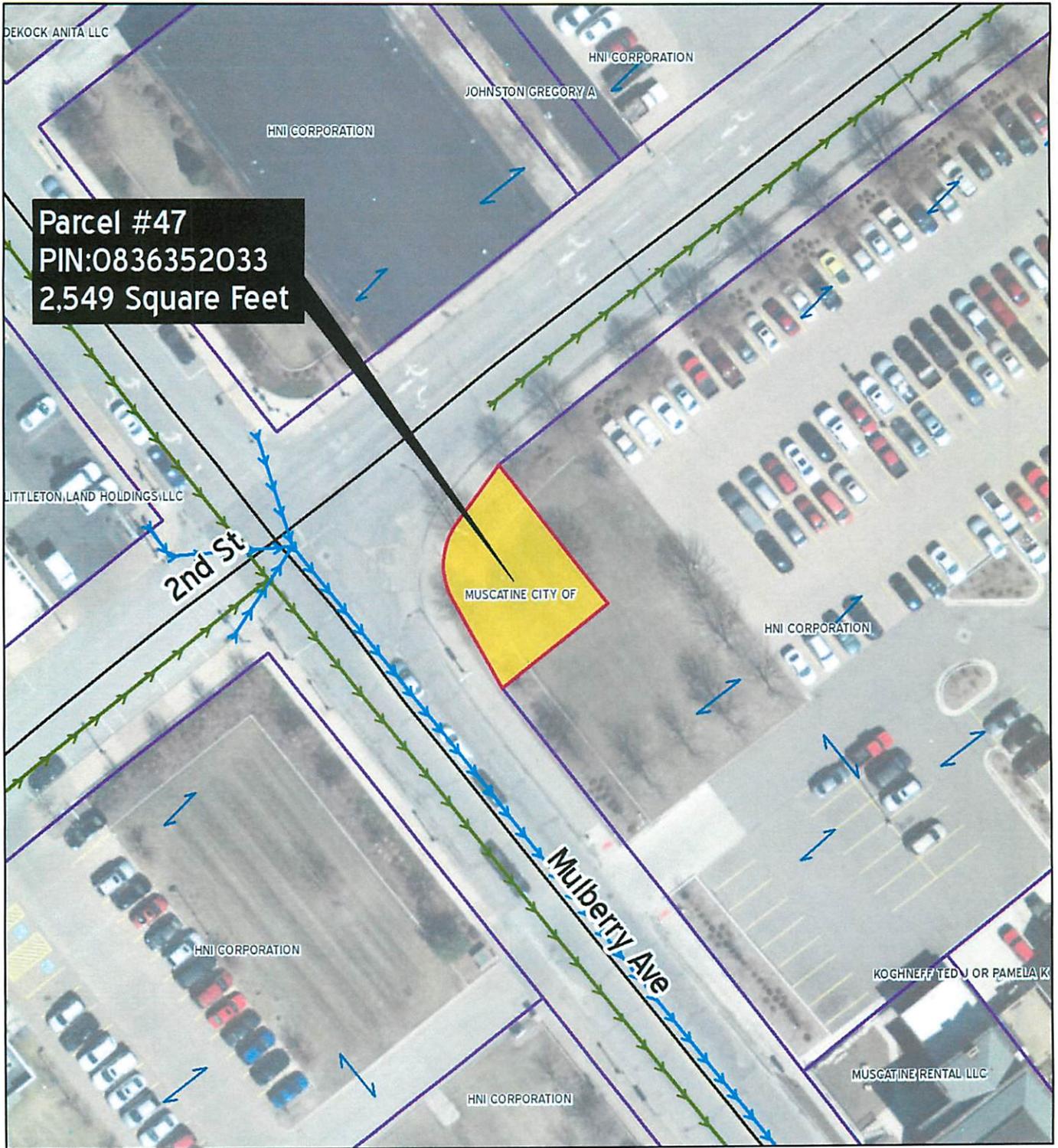
Parcel #54
PIN: 0836306014
9,279 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



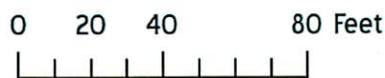
Parceal #46 & 54

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



Parcel #47
PIN:0836352033
2,549 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



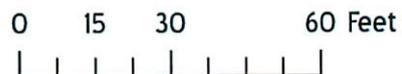
Parcel #47

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



Parcel #48
PIN: 0836352021
1,075 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



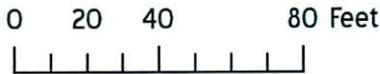
Parcel #48

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



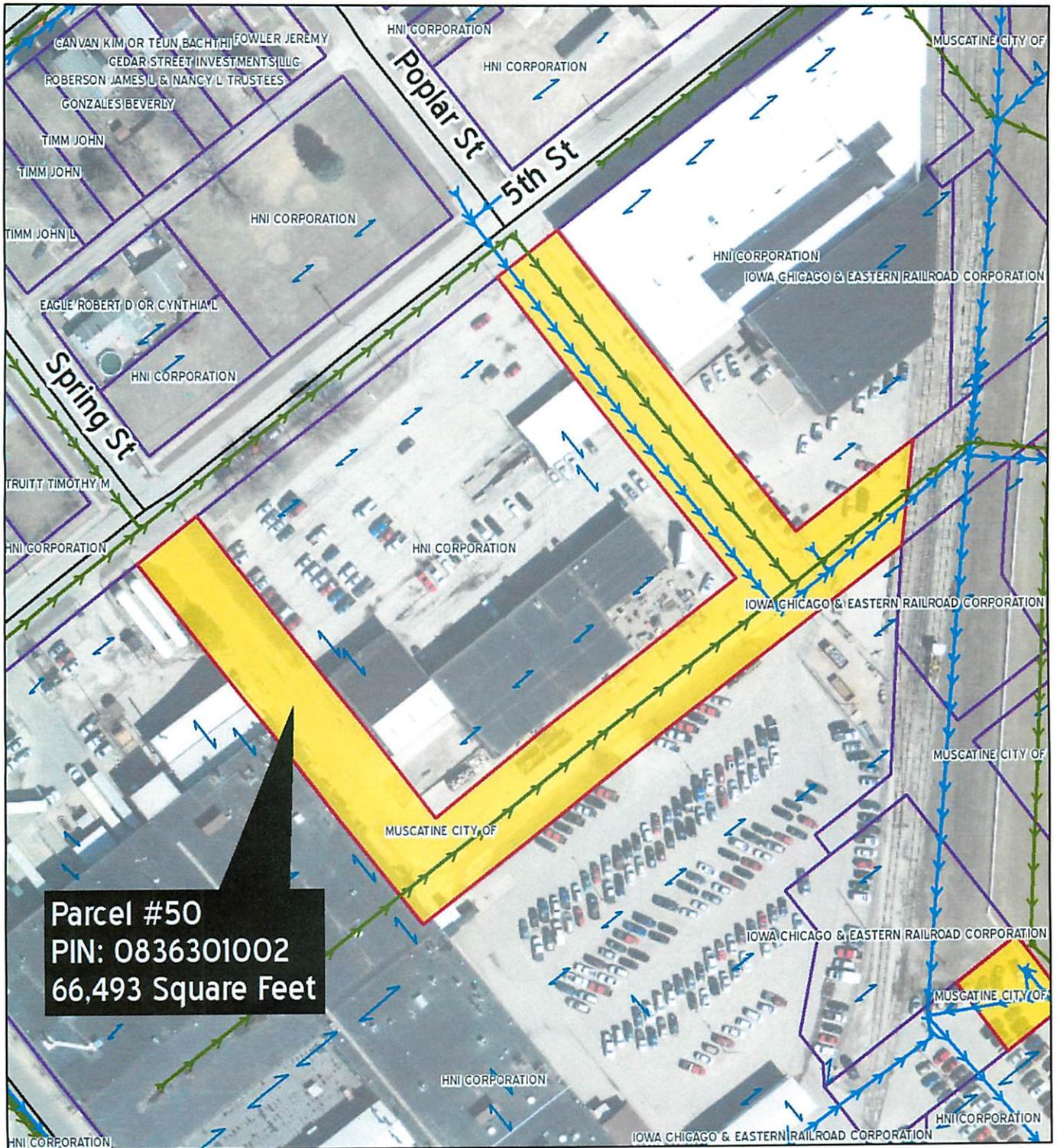
Parcel #49
PIN:0835104012
11,090 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line

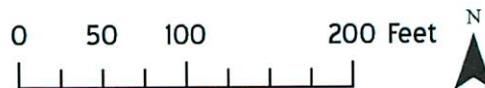


Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016

Parcel #49

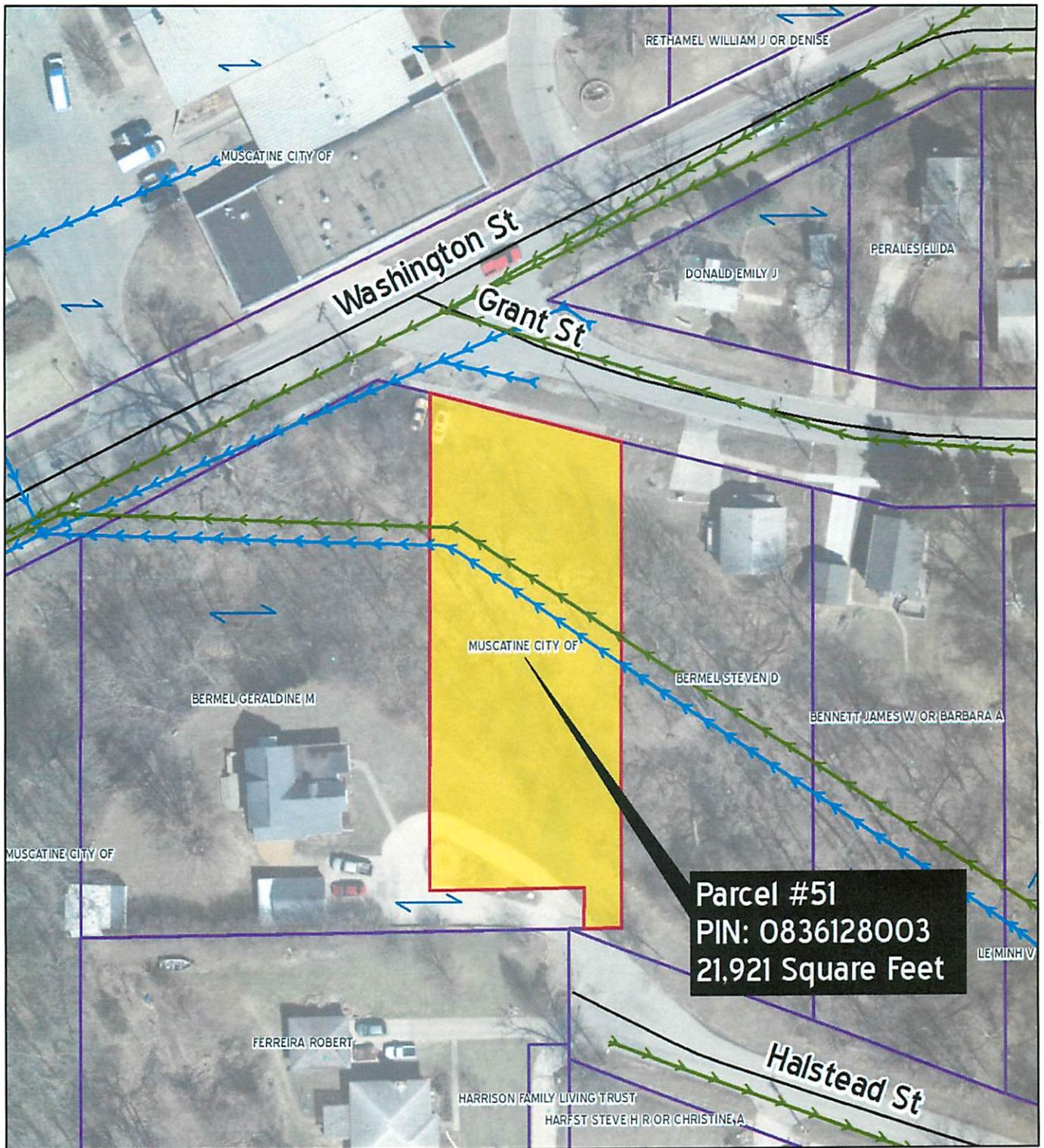


- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



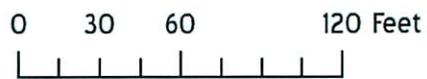
Parcel #50

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine State of Iowa Prepared by: Andrew Fangman, City Planner Date: November 21, 2016



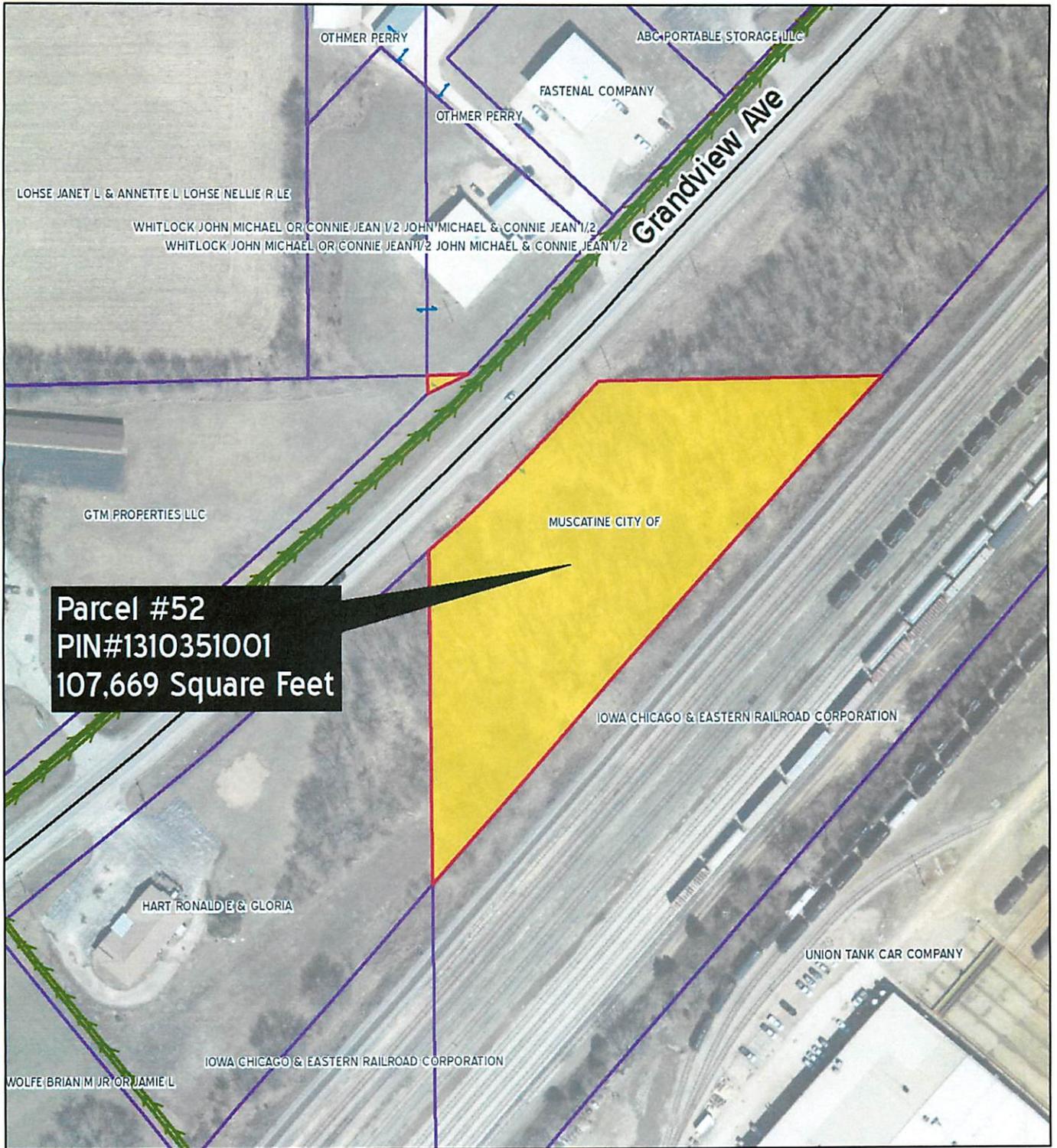
Parcel #51
PIN: 0836128003
21,921 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



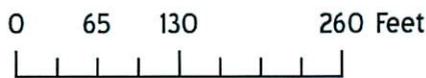
Parcel #51

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



Parcel #52
PIN#1310351001
107,669 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Strom Sewer Line



Parcel #52

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016



Parcel #53
PIN: 1309200026
339 Square Feet

LOHSE JANET L & ANNETTE L LOHSE NELLIE R LE

MUSCATINE CITY OF

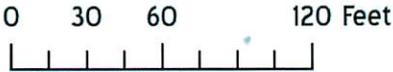
Mittman Rd

U.S. 61 Bypass

U.S. 61 Bypass

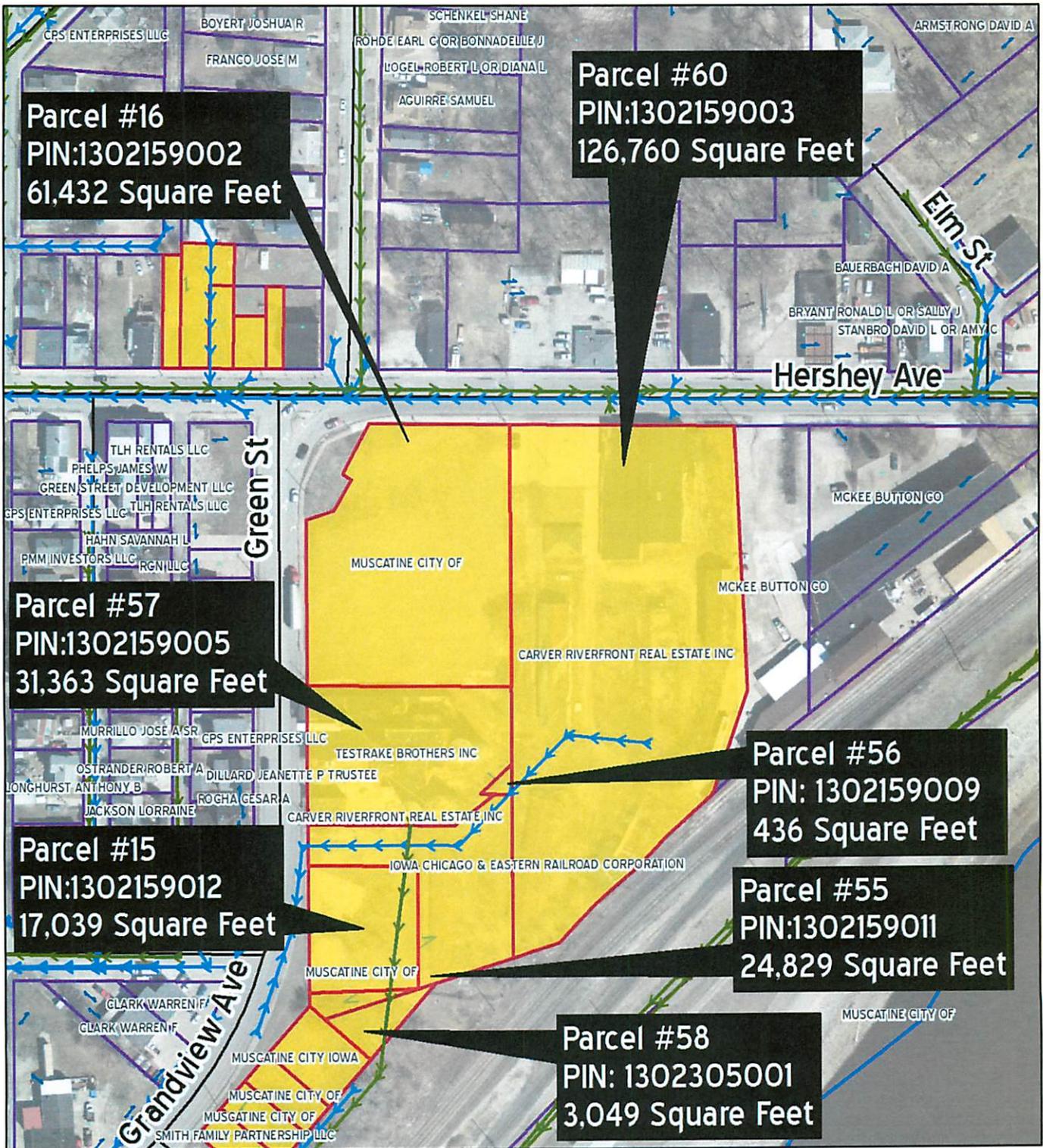
HAGERMANN FARM SALE LLC

-  City Owned Parcel
-  Parcel Line
-  Sanitary Sewer Line
-  Storm Sewer Line



Parcel #53

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016

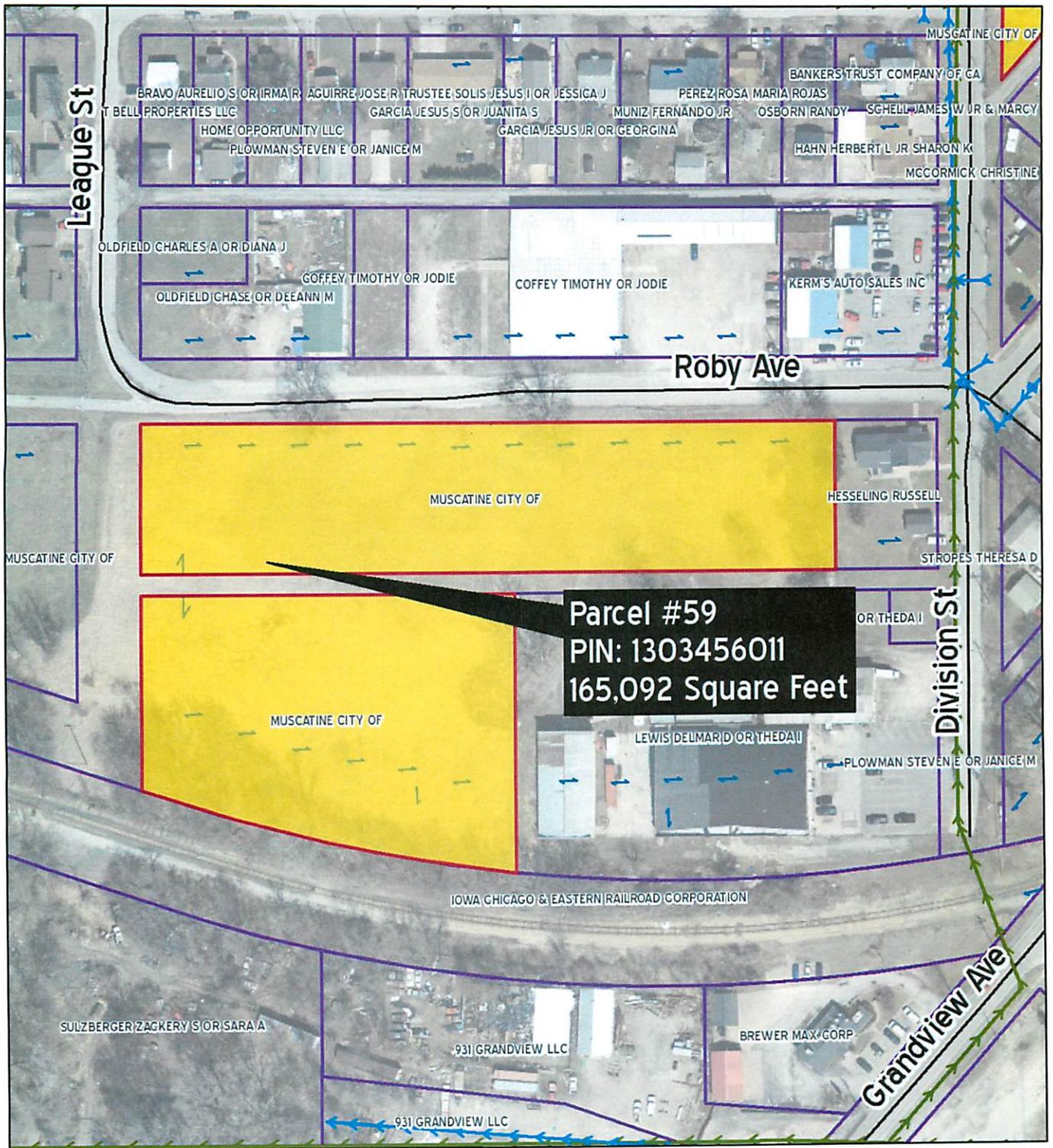


Parcels # 15, 16 & 54 through 60

-  Sanitary Sewer Line
-  Storm Sewer Line
-  City Owned Parcel
-  Parcel Line

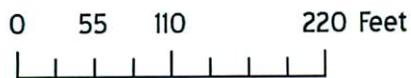


Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: November 22, 2016



Parcel #59
PIN: 1303456011
165,092 Square Feet

- City Owned Parcel
- Parcel Line
- Sanitary Sewer Line
- Storm Sewer Line



Parcel #59

Date Source: Muscatine Area Geographic Information Consortium, & City of Muscatine
 State of Iowa Prepared by: Andrew Fangman, City Planner
 Date: November 21, 2016

Map Number	Parcel ID	Sq Feet	Location Description
1	1310214001	6525	SEC Indian St & Benham Ave
2	1310232016	4200	1111 Nebraska St
3	1310202011	3599	Alley sliver, Musser & Grandview
4	1303479001	4116	Warren & Division Street
6	1302305012	5398	Grandview south of Canal
8	1302305011	5400	Grandview south of Canal
9	1302305010	2699	Grandview south of Canal
10	1302305007	13500	Grandview south of Canal
11	1302305006	3599	Grandview North of Canal
12	1302305005	3599	Grandview North of Canal
13	1302305003	3601	Grandview North of Canal
14	1302305002	6284	Grandview North of Canal
15	1302159012	17039	Grandview North of Canal
16	1302159002	61432	Carver Corner
17	1302154029	2111	West of the Whiteway Hotel
18	1302154027	1781	West of the Whiteway Hotel
19	1302154025	2491	West of the Whiteway Hotel
20	1302154023	2491	West of the Whiteway Hotel
21	1302154017	5681	West of the Whiteway Hotel
22	1303252006	35999	Adjacent to Cemetery Steps
23	1302104004	8401	Valley & Whicher Street
24	0834482013	2181	Landlocked alley remenant s of Climer
25	0835484011	3902	Parcel surrounding chamber of commerce
26	0835352024	5310	Alley Remanet near Washington School
27	0835352022	743	Alley remnant near Washington School
28	0836308004	14588	HNI Parking Lot and Levee N of 2nd St
30	0835429008	962	7th & Mulberry Safe Streets Office
31	0836326003	830	Narrow Sliver south Brook Street Park
32	0836302016	14216	East bank of Mad Creek @ 4th St
33	0836184031	7190	East of Brook Street Park
34	0836184030	7805	East of Brook Street Park
35	0836157001	25201	East bank of Mad Creek @ 5th Street
36	0836179005	4809	5th & Munn
37	0835206013	561	Oak & Cottage
38	0836107004	15268	Washington ST & Mad Creek
39	0835132010	3045	Maple & Orange
40	0835204015	1399	North of Cottage & Oak
42	0825358036	3562	McKinley & Fillmore
43	1304400012	16886	Houser St, N of Humane Society
44	0823476007	7281	Isett & the Bypass
45	1310206013	3000	Breir & Grandview
46	0836303008	5076	3rd & Cypress
47	0836352033	2549	2nd & Mulberry
48	0836352021	1075	Mississippi and Mulberry
49	0835104012	11090	Cedar and Parham
50	0836301002	66493	RoW Vacated for HNI

51	0836128003	21921 Washington & Grant
52	1310351001	107669 Next to the Elms
53	1309200026	339 Mittman & 61
54	0836306014	9279 2nd ave apartment parking lot
55	1302159011	24829 Carver Corner
56	1302159009	436 Carver Corner
57	1302159005	31363 Carver Corner
58	1302305001	3049 Carver Corner
59	1303456011	165092 Roby Ave
60	1302159003	126760 Carver Corner

Greenwood Cemetery Steps Project Agreement

THIS GREENWOOD CEMETERY STEPS PROJECT AGREEMENT (this "Agreement") is made on June 18, 2015, by and between the City of Muscatine, Iowa, a municipal corporation (the "City"), and Muscatine Area Heritage Association, Inc., d/b/a Friends of Greenwood Cemetery, an Iowa non-profit corporation ("F.G.C.").

The City and F.G.C. hereby agree as follows:

1. Project. This Agreement provides guidelines for the Greenwood Cemetery Step Project.
2. Project Plan. F.G.C. shall provide to the City a Project concept plan endorsed by a professional engineer with a cost estimate that is supported by current engineering, design and code standards (the "Project Plan"). The Project Plan shall include an approved system for closing the steps when the steps are in disrepair and/or become dangerous (i.e., snow, ice, fallen trees, after dark and during the winter). The Project will require a Site Plan signed by a professional engineer and will be analyzed as part of the City Site Plan Review process.
3. Project Phases. A phased project approach (each, a "Project Phase") will be allowed as long as the initial phase addresses all safety concerns of the Project, including but not limited to, handrails, step deterioration and water drainage crossing the steps. The City shall give prior written approval for the specifications for each Project Phase. Funding and in kind services must be in place and in writing to the City prior to the start of any Project Phase. The City will inspect each Project Phase or component during and prior to acceptance of the Project.
4. Licenses. F.G.C. agrees to obtain, at its sole expense, all necessary licenses, permits, and certificates, as required by federal law, state law, or local ordinance, in connection with this Agreement.
5. Indemnification. To the fullest extent permitted by law, F.G.C. agrees to indemnify and hold harmless the City, its elected and appointed officials, board, employees and volunteers and others working on behalf of the City against any and all claims, demands, suits, or loss, including any and all outlay and expense connected therewith, and for any damages which may be asserted, claimed or recovered against or from the City, its elected and appointed officials, board, employees and volunteers and others working on behalf of the City, including by reason of personal injury, including bodily injury or death, and property damages, including loss of use thereof, which arise out of the negligence of F.G.C., its elected and appointed officials, employees and volunteers and others working on behalf of F.G.C. arising from or with respect to its fulfilling its obligations under this Agreement. This indemnification requirement shall survive the termination or expiration of this Agreement.

6. Maintenance Endowment. A maintenance endowment, funded by F.G.C, shall be established prior to the start of the Project. The maintenance endowment shall fund the maintenance of including, but not limited to, future capital repairs and daily operational maintenance expenses.
7. Insurance and Maintenance Bond. Prior to the start of the Project, F.G.C. shall file a certificate of insurance with the City, which certificate shall name the City as additional insured. F.G.C. shall purchase liability insurance in the amount of at least one million (\$1,000,000.00) per occurrence and two million (\$2,000,000.00) aggregate for bodily injury and property damage claims. F.G.C. shall provide the City a fifteen (15) day written notice of cancellation of the insurance. F.G.C. shall cause the contractor to furnish a maintenance bond, which maintenance bond shall be subject to the City's written approval.
8. Completion Date. The Project shall be completed by 12-31-2016 or the City will remove the remaining steps.
9. Applicable Laws. F.G.C. agrees to observe all laws of the State of Iowa, all ordinances of the City of Muscatine, Iowa and all federal laws applicable to the Project, including, but not limited to, compliance with the Americans with Disabilities Act.
10. Assignment. F.G.C. shall not assign this Agreement without prior written consent of the City.
11. Improvements. F.G.C. may not make permanent improvements to the Project area (as determined in the site plan review process) without written consent from the City. Such improvements shall become the property of the City without compensation to F.G.C.
12. F.G.C. Entity Documentation. F.G.C. shall provide to the City (and update as needed) the F.G.C. bylaws and organizational structure. F.G.C. shall appoint a contact person for communications with the City.
13. Volunteers and Contractors. F.G.C. shall provide the City a list of volunteers and contractors working on and/or donating to the Project.
14. Termination. The City may terminate this Agreement by providing written notice if F.G.C. does not perform the terms and conditions of this Agreement.
15. Additional Requirements. In the event of site deterioration, local or state changes in regulations or if the Project parameters change, the parties agree to use reasonable efforts to enter into an amendment to this Agreement setting forth any modifications to this Agreement.
16. No Discrimination. F.G.C. shall not do any of the following:

- a. Discharge from employment or refuse to hire any individual because of their race, creed, color, national origin, religion, age, sex, marital status, political affiliation, or disability.
- b. Discriminate against any individual in the terms, conditions, or privileges of employment because of their race, creed, color, national origin, religion, sex, marital status, political affiliation, or disability.
- c. Discriminate against any individual in the performance of any obligation or the extension of services under this agreement because of their race, creed, color, national origin, religion, age, sex, marital status, political affiliation, or disability.

DATED AND EXECUTED AT MUSCATINE, IOWA THIS 18th DAY OF June 2015.

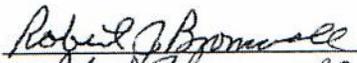
CITY:

CITY OF MUSCATINE, IOWA

By: 
Name: DELWAYNE M. HOPKINS
Its: _____

F.G.C.:

MUSCATINE AREA HERITAGE ASSOCIATION, INC.
D/B/A FRIENDS OF GREENWOOD CEMETERY

By: 
Name: Robert J. Bronwell
Its: _____



ANNIVERSARY CELEBRATION

We celebrated our 25th Anniversary with the community, including our founder, Dick Maeglin, past Executive Directors, Board members past and present, donors, old friends and new friends (many of which have received service from MCSA).

It was a joyous night of laughter, good hearts, and story-telling.

Many from our community were able to tour our facility and learn more about the affirming things happening. The Muscatine High School Choir provided a moving end to the evening. We thank everyone that stopped by, assisted, contributed, or sent good wishes.



(Left to Right) Jerry Riibe, Charla Schafer, Mark Patton, Jim Trosen, Dick Maeglin, Mike Johannsen, Mary Odell, Maggie Curry, Sister Irma Ries

Twenty-five years after our humble beginning, we house the homeless, offer a homeless prevention program, a domestic violence shelter off-site, 35 units of permanent housing on-site and partner to provide 17 units off-site.

In addition, through vital partnerships, we have pediatric dental and adult vision clinics, as well as Robert Young Behavioral Health Services and Family Empowerment Offices on-site.

It has been an amazing journey. Without your support it would not have been possible. To bettered tomorrows.



1992



Today

muscatine center for social action

[Click to view.](#)

Click the link to learn more about MCSA by viewing our 25th Anniversary video highlighting past leaders & friends.

MCSA Family Shelter Transformation

By Charla Schafer—reprinted from the Muscatine Journal



SHERWIN-WILLIAMS®

Twenty years ago, when the need for a family shelter at MCSA became clear, a plan was [hatched](#) to put a floor over the old pool to create the necessary space. A chunk of the money for this project came from an unlikely place – Phil Collins. Yep, the singer. He had previously funded worthy projects and chose to lend support to MCSA – a homeless shelter operating out of an old YMCA in a small Midwestern downtown. Irony, blessing, a hint of good luck... I don't know how it happened but MCSA doesn't exist without it.

Which leads me to 2016...what are the odds the same family shelter would be selected by a decorative paint company out of the U.K. to be one of 25 spaces in the world to transform? Crazy yet, we were one of three spaces chosen in the United States.

A little backstory, Annie Sloan began selling decorative Chalk Paint® in the U.K. in 1990. They now sell products in 40 countries around the world. The Telegraph (UK) reports Annie is one of "Britain's most influential female designers." Her company is celebrating their 25th anniversary this year and took nominations globally to transform 25 vital community spaces. (Irony would present itself in the fact it was MCSA's 25th Anniversary as well.)

A summer post on Annie Sloan's personal blog stated "Over the past few weeks I've had the hard task of whittling down all of the nominations from across the globe for the #25Project! Going through each nomination (all 300+!) has been such an eye opener, there are so many deserving and incredible community spaces all across the world, so choosing just 25 was one of the hardest things I've had to do. From Scotland to Mongolia the scope of nominations blew me away, so I want to thank each and every one of you who entered your local space."

MCSA was THRILLED to have been selected by Annie Sloan as one of the spaces for a makeover! The focus was on our family shelter, a space that has served over 50 children and their families already in 2016. A space that certainly needed attention.

We want to thank everyone that took time to send in a nomination to help tell our story, especially MCSA friend and volunteer, Cindy Homoelle.

The blessings continued when we learned that we would be working with the local Fresh Vintage team, Cindy Tubandt and Jennifer Conard and crew, for the transformation. Cindy and Jenny were tasked with creating design boards and working with the Annie Sloan team in the U.K. I was fortunate to sit in on one of the conference collaborations and thoroughly enjoyed the number of times "Keen" and "Lovely" were uttered by Annie's staff in their charming British accent.

Between workshops and painting – we had more than 70 committed volunteers work on this project. We had generous supporters pay for volunteers' lunch and provide delicious snacks. Kent Corp., Sherwin Williams, and Riverbend Anesthesia gave additional financial support and volunteer hours – allowing us to transform a larger space, provide new linens, comforters, blinds, lighting, and a dedicated play/reading space for the children.

The updated space is joyful, fresh, warm, and inviting. The burden of housing instability has been softened by the aesthetics of their living environment.

We are humbled and thrilled by the generosity of Annie Sloan, Fresh Vintage, corporate sponsors, and the many, many dedicated community members. We are overwhelmed by the demonstration of goodwill, faith, and support for those temporarily living at MCSA.

Transformation Pictures



Photo credit: Dan Welk

Shared Living Space



One of the Family Suites

Photo credit: Dan Welk



Learn more about the transformation. Click the link to see a video prepared by East Campus.

Annie Sloan recently shared our story on her blog, [check it out!](#)

HOMELESS and HUNGER AWARENESS

We want to thank the staff and students at Muscatine Community College for bringing awareness to Hunger & Homelessness during the week of Nov 14-18. Various groups held food drives, used their social media outlets and sidewalk chalk to help educate.

The week ended with a "Soup and Socks" lunch. Attendees were encouraged to bring in a pair of socks or spare change for a bowl of soup. Those in attendance learned more about hunger and homelessness in our community.

Special thanks to Naomi DeWinter, President of MCC, and all of the MCC sponsors that made this happen. AKOP, BPA, PTK, Young Democrats, & Student Senate, as well as Muscatine Community Schools' East Campus.



FINANCIAL SUPPORT



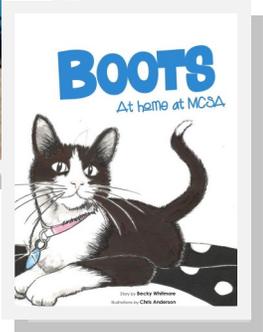
Many of you have asked about our Adopt-A-Day sponsorship. These donors are typically area businesses, churches, civic groups and others. By partnering as an Adopt-A-Day sponsor, friends of MCSA donate \$1,500, the amount needed to support the vast array of services provided to our residents and community.

We are grateful for the critical financial support we receive from our community. Thank you!

BOOTS TAKES ON ANOTHER LIFE

Boots the cat seems to be somewhat of a celebrity here at MCSA. She brightens the day of so many. Boots likes to curl up with our guests that sleep in the gym at night and throughout the day is seen lightening the mood for so many.

This little guy loves his "Boots" book and "cozy"! (Check out those sweet jammies.) A book and blanket is given to every family staying in our Family Shelter to help with their transition. You can purchase a book at MCSA for \$20.



VOLUNTEERS AT WORK



We are so thankful for these fun ladies, who came in and spent hours cutting fabric for the "cozy" blankets that are given out to the children with each Boots book.

BOOTS THE CAT Fundraiser



Langston and his sister, Emerson, dropped off \$100 that they raised for the shelter.

This is in addition to their family creating and selling 'Boots' shirts as a fundraiser for MCSA! Incredible kindness for those in need!!

RIVER CITY THROWDOWN



Muscataine resident, Sam Koester, arranged the River City Throwdown in October, as a fundraiser for the Domestic Abuse Shelter.

Special thanks to Sam, the 20 bands from all over the Midwest that donated their time, everyone involved in making this incredible day happen, and those that came out in support!



HALLOWEEN AT THE Y—MCSA

How about that cute Scooby Doo! Over 300 area children and their parents came out and packed the gym at MCSA on October 28 as we hosted Halloween at the Y. So happy we were able to offer our space to the Y and our community.



UNITED WAY DAY OF CARING

Day of Caring brought in a good group of hard working volunteers from First National Bank, Bridgestone Bandag, United Way of Muscatine, Central Middle School, Muscatine Community College and MCSA.

They spent the day, painting, sorting and organizing both at MCSA and the Domestic Violence Shelter. Their time and talents were much appreciated.



BIKES



Check out these smiles! We do our best, when able to provide age appropriate donated bikes and helmets with each child as they transition from life at MCSA to their new home. Your generosity is a welcomed gift!

JOB FAIR

Mayor Diana Broderson and Maricela Rada, Career Center Coordinator at Goodwill Industries, hosted a job fair in the gym at MCSA. They were pleased with the strong turnout. We thank them for putting this together and easing the connection process for both job seeker and employers.



A lifetime spent helping others: Mary Louise Caponette celebrates 94th birthday

Emily Wenger emily.wenger@muscatinejournal.com Updated Nov 20, 2016

MUSCATINE, Iowa — To celebrate her birthday, 94-year-old Mary Louise Caponette helped serve lunch at the Muscatine Center for Social Action (MCSA).

Caponette is a member of the Catholic Daughters of the Americas, a group of women who work to help those in need. She said the Muscatine group belongs to Ss. Mary and Mathias Catholic Church.

"We do lots of charitable work, for instance what we're doing here today," she said.

She has been serving lunch at MCSA every Saturday for 24 years, and said she also organizes a Thanksgiving dinner, and a Christmas dinner which are sponsored by the Knights of Columbus.



EMILY WENGER/MUSCATINE JOURNAL

Front row, from left to right: Kjiirstin Osland, Mary Louise Caponette, Elaine Bater, Betsy Fletcher, and Debbie Ferreira. Back row: Karol Beatty, Donna Tibbetts, Julia Elliott, and Ann Bahn. Members of the Catholic Daughters of the Americas work to prepare a free lunch at MCSA.

"We work together on lots of things," Caponette said.

Caponette said she enjoys working with those in need. "Sometimes people just need someone to say hello, and a little kindness, and I've done that all my life," she said.

She has made friends with two tables that she calls her "senior tables," who come for a meal but also for friendship.

"These are seniors that their want is communication," she said.

Caponette said she always pours milk when serving lunch as a way to communicate with everyone who comes to MCSA for food.

"Some of these people don't have anyone to say hello to them the whole week," she said.

But Caponette says she gets just as much out of volunteering as she gives.

"I think it brings me a lot of happiness," she said.

Kjiirstin Osland, 15, said she admires Caponette's commitment to helping others.

"She's the biggest inspiration and role model I've ever had in my life," Osland said.

Julia Elliott said she hopes when she is 94 she has as much energy as Caponette.

"I want to be able to do what she's doing when I'm her age," Elliott said.

Caponette sat in the lunch room at MCSA and talked with those who stopped, wishing her a happy birthday.

"I like people, and I like to help and reach out to people," she said.



MCSA



GOOD BYE, FRIEND

Beth Lester, MCSA Receptionist, is gearing up for a new chapter in life, "Retirement". Her last day at MCSA will be December 23rd.

She will be missed here at MCSA, as she kept our office running in top order. She positively impacted our agency and clients in many different ways.

Beth is looking forward to spending time with her children, grandchildren and reconnecting with her extended family in Texas. Best of luck to you, Beth, enjoy your retirement!



MCSA: 563-264-3278

- 312 Iowa Avenue - Muscatine, IA - 52761
- mcsa@mcsaiowa.org

Domestic Violence Shelter Crisis Line: 563-263-8080

- Location Undisclosed, Muscatine, IA 52761

Pediatric Dental Clinic: 563-263-0895

- Lower level of MCSA

Facebook: [Muscatine Center for Social Action](#)

You Tube: [Muscatine Center for Social Action](#)

Website: www.mcsaiowa.org

The Muscatine Center for Social Action is a non-profit 501 c(3) organization dedicated to serving those in need.



City of Muscatine
Building Department Assessments of Unpaid Nuisance Abatement/Other Charges
Fiscal Years 2014/2015, 2015/2016, and 2016/2017 through November, 2016

Assessment Resolutions	Collections from County Treasurer
FY 2014/2015:	
92783-0614 (June 2014) \$ 46,799.49	July, 2014 \$ 13,540.00
92855-0914 (Sept 2014) 40,879.18	August 1,802.00
92956-0215 (Feb 2015) 17,687.65	September 1,442.00
92975-0215 (Feb) 18,404.27	October 13,136.00
93004-0315 (March) 7,793.69	November 5,222.00
93026-0415 (April) 8,430.48	December 8,996.00
93096-0615 (June) 6,389.75	January, 2015 6,794.00
	February 2,896.00
	March 1,348.00
	April 5,244.00
	May 4,124.00
	June 4,870.00
Fiscal Year Total <u>\$ 146,384.51</u>	Fiscal Year Total <u>\$ 69,414.00</u>
 FY 2015/2016:	
93127-0715 (July 2015) \$ 10,417.78	July, 2015 \$ 20,920.00
93162-0815 (Aug) 8,562.72	August -
93194-0915 (Sept) 6,484.70	September 7,224.00
93257-1115 (Nov) 15,122.86	October 24,528.00
93279-1215 (Dec) 13,983.70	November 2,836.00
93319-0116 (Jan 2016) 13,408.98	December 11,566.00
93351-0216 (Feb) 18,727.44	January, 2016 2,896.00
93375-0316 (March) 4,286.97	February 4,732.00
93447-0516 (May) 3,075.31	March 3,664.00
93470-0516 (May) 9,582.30	April 6,216.00
	May 1,196.00
	June 1,598.00
Fiscal Year Total <u>\$ 103,652.76</u>	Fiscal Year Total <u>\$ 87,376.00</u>
 FY 2016/2017 (thru November):	
93517-0716 (July 2016) \$ 12,715.13	July, 2016 \$ 15,230.00
93560-0816 (Aug) 10,938.48	August -
93610-1016 (Oct) 14,820.46	September 12,134.00
93628-1016 (Oct) 14,596.56	October 34,294.00
93661-1116 (Nov) 7,139.78	November 3,962.00
Fiscal Year Total <u>\$ 60,210.41</u>	Fiscal Year Total <u>\$ 65,620.00</u>
Total for Period Shown <u>\$ 310,247.68</u>	Total for Period Shown <u>\$ 222,410.00</u>
	(Cash Collected Basis)

Note - Assessment and Collection Periods do not correspond; collections may lag for a year or longer. Collections in 2014/2015 include those assessed in prior years and the most recent assessments may be collected in future periods.

West Hill Storm & Sanitary Separation Project – Phase IIIB

I. Project Contract Award

- A. Contractor: Hagerty Earthworks, LLC (HELLC)
- B. Contract Amount: \$1,645,093.60
- C. City Council Award: April 9, 2015 (Phase III)
- D. Notice to Proceed: March 14, 2016
- E. Funding Sources: One Cent Local Option Tax

II. Schedule

- A. Completion Date: December 13, 2016
- B. **Note: The contract provides for substantial completion by November 18, 2016 and ready for final payment by December 23, 2016. However, Substantial Completion was not reached by 11/18/16, and the contractor has provided a list of extra-work assignments and proposed added work days for each. The City Project Team has rejected HELLC's request for an extension. Depending on the final resolution Liquidated Damages apply.**
- C. HELLC has completed approximately 80% (per Pay App #17 through November 20, 2016)

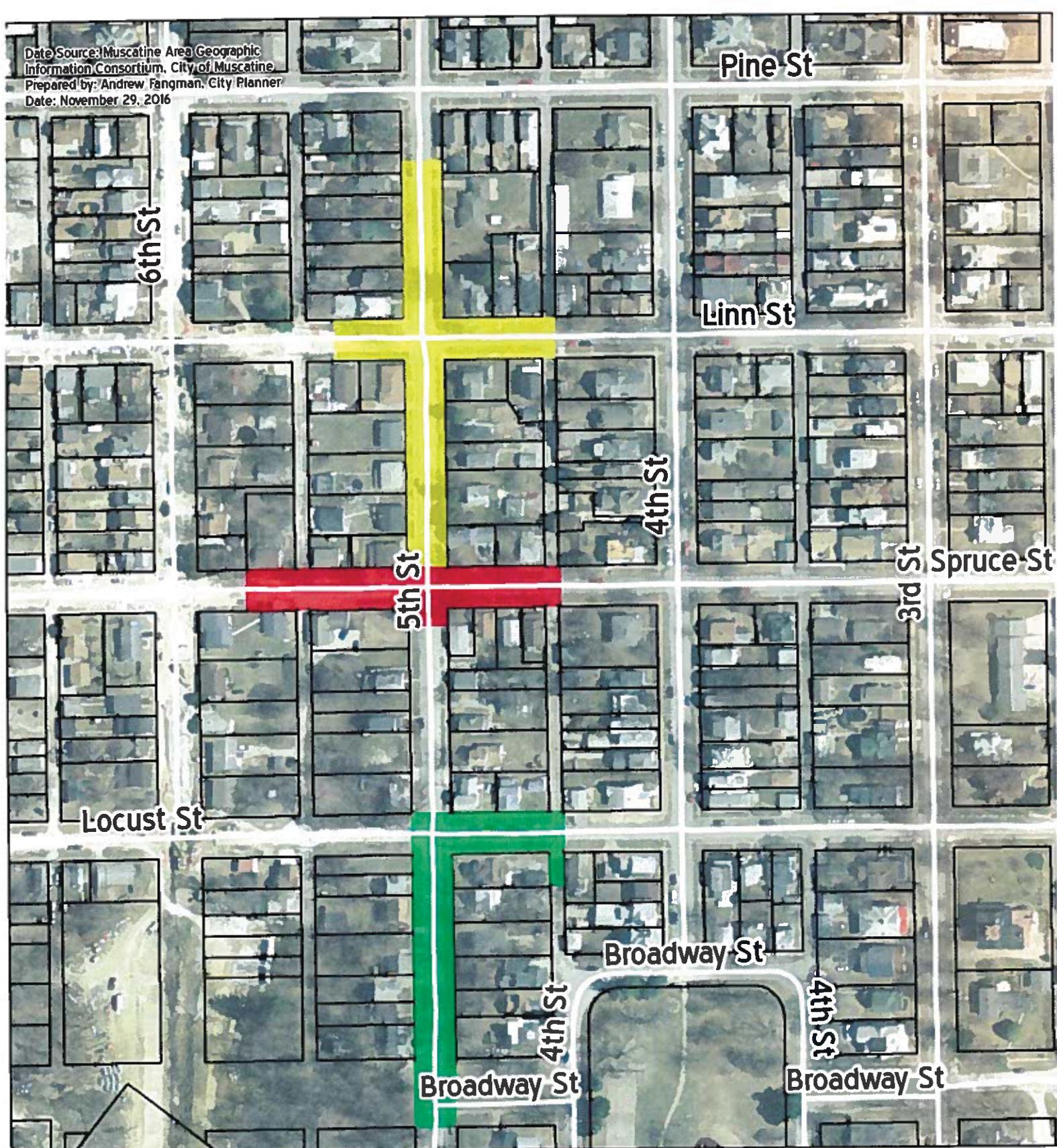
III. Job Performance

- A. There have only been minor utility conflicts (MPW) compared to IIIA
- B. Small issues/feedback from the citizens in the construction zone has occurred and all have been addressed.
- C. Weekly project meetings with contractor, subcontractors, utilities and city staff are held on Thursday afternoons to coordinate plans and address outstanding issues or disputes.
- D. The Project Manager routinely provides updates to the affected residents by the use of door hangers. Since the project is spread over multiple blocks not all homeowners are impacted at the same time.

IV. Budget

- A. This project is considered to be within the budgeted amount allowing for some cost overruns offset by certain cost savings. The exact numbers are available via Pay Applications, Change Order Listings, Weekly Accounting Log and Item Quantity Spreadsheets.
- B. Change Orders:
 - (1) To date there has been **\$16,840.93** in change orders primarily the result of quantity adjustments (i.e. concrete, engineering fabric etc.). Note: It is anticipated that there will be more quantity adjustments when paving continues.
 - (2) Not reflected in Change Orders, but significantly impacting the budget, are line items in the contract amount that will NOT be needed. Such items include \$4K for a field office, \$20K for water service piping as well as 24 other lines totaling a savings of \$61,112.00
- C. Value Engineering Opportunities:
 - (1) HELLC requested approval for a change in the depth of a particular link of storm sewer pipe

(2) This request was reviewed by the Project Team and approved resulting in a \$10K savings

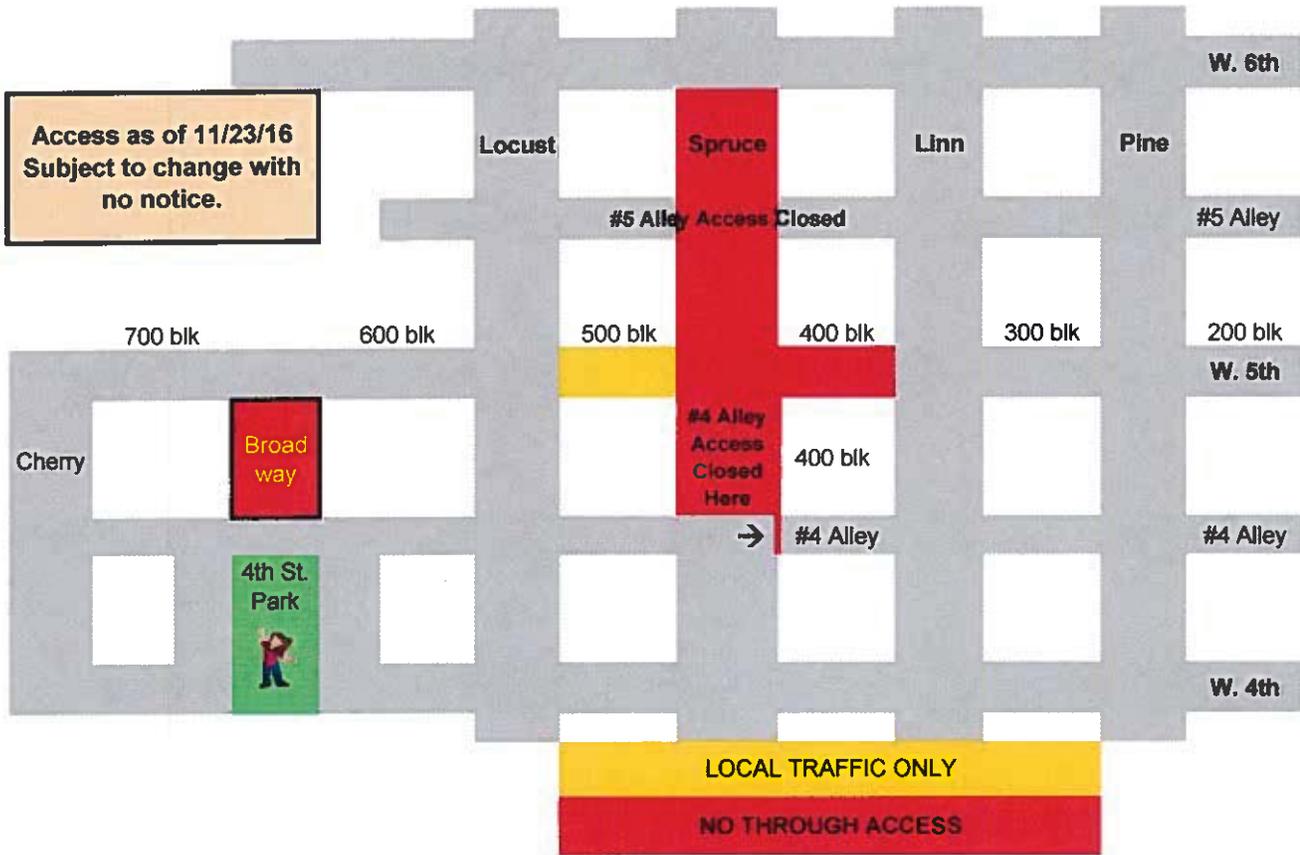


West Hill Sewer Separation Phase 3B Update as November 29, 2016

-  Sewer Work Complete. Paving Complete. Sidewalks Complete.
-  Sewer Work Complete. Paving Complete. Sidewalks Complete.
-  Sewer Work Complete. Paving Complete. Sidewalks Complete.



WEST HILL SEWER SEPARATION PROJECT 3B 2016 ROAD CLOSURE DIAGRAM



Linn Street is open to traffic between W. 4th and W. 6th. The 300 block of West 5th Street is now open to Linn from the east. The 400 block of West 5th Street is being kept closed to facilitate the final dirt work and completion of the sidewalk paving. The contractor has completed the sewer work between W. 5th and W. 6th. The 400 block of Spruce, including the intersection of Spruce and W. 5th have been paved but some street, driveway, and sidewalk paving items remain, including the 600 block of W. 5th. Paving of the east lane of the 500 block of Spruce has been completed. The west lane and the manhole boxouts, radius returns, and sidewalks are scheduled to be completed shortly after Thanksgiving. **Access by emergency vehicles to the 400 block of Spruce and the 400 block of W. 5th can be made by moving barricades.**