

City Administrator Report to Mayor & City Council

2017-06-09, Edition No. 269

WEEKLY UPDATE:

- Port: Here is the link (<http://www.muscatineiowa.gov/1147/Port-of-Muscatine>) to the City webpage on the Port and attached is a copy of the powerpoint from last night.
- Transfer Station: DPW Director Stineman has been working with IDNR and we are planning to burn the storm debris on Sunday evening, June 11th at the Transfer Station.
- Trails: Attached is the notice and overall trail system map (also available online) from the Kent-Stein Park to Deep Lakes Park Trail construction meeting held this past Wednesday night at the Transfer Station. The approximately four mile trail will extend the trail system from the Houser Street Trailhead near Kent-Stein Park into Deep Lakes Park.
- Insurance Committee: The Insurance Committee met this week and will be bringing forward the property/liability and workers comp insurances for renewal at next week's council meeting. Looks like an overall reduction of over 11%.
- Iowa League: Registration for the Iowa League of Cities Annual Conference & Exhibit opened last week. A brochure with event information is available in this month's issue of Cityscape magazine, and even more information is available online. The event is September 27-29 at the League's Annual Conference & Exhibit in Davenport. The Iowa League of Cities invites all cities to attend the Annual Conference & Exhibit, to be held September 27-29 in Davenport. The League's Annual Conference & Exhibit presents a one-of-a-kind opportunity for city officials in our state. Nowhere else will a city official from Iowa can experience such a wide range of programming as well as the chance to problem-solve with cities facing similar issues. Cities send their staff and elected officials to the League's annual conference because they can learn from the workshops and general sessions and bring that knowledge back to their city. The conference also provides an opportunity to meet fellow city officials and build beneficial relationships. A public purpose is certainly met when information garnered leads to a better served community. In addition to the many training events, the League is required by its Constitution to hold the Annual Business Meeting in conjunction with the conference. During the business meeting member cities vote on the coming year's legislative priorities, approve the nomination of officers and directors who comprise the Executive Board, and take up other business of the League membership. By Constitution the mayor is the voting member for each city, though a city may designate an alternative voting delegate should the mayor be unable to attend the meeting. For the workshops, training and problem-solving opportunities and the chance to help govern your Iowa League of Cities, we encourage officials from your city to attend the Iowa League of Cities Annual Conference. It gives officials an exceptional chance to broaden their knowledge and collaborate with people that truly understand the challenges faced by city

governments in Iowa. Attending educational events, whether the Annual Conference & Exhibit or other seminars for city officials, is an investment in the city and its future. More information and registration is available at www.iowaleague.org, or contact the League with questions at mailbox@iowaleague.org or (515) 244-7282.

- Please find attached the notes from the Team meeting on Wednesday, June 7th. Also attached is an update on the council schedule for construction related projects. If you have any questions, please let me know. rhill



Port of Muscatine Planning and Feasibility study





01

Background/Concept

Purpose and Need

- Challenges with local freight transportation options
 - Shortage of truck drivers
 - No intermodal container facilities north of St. Louis
 - Making greater use of the US inland waterways
- Need for a regional port that can combine the sending, receiving, and transshipping of intermodal container freight and smaller bulk items from river, to road, or rail
- Need to create a single facility from which local shippers would be able to access global markets via multiple modes of transportation
- Enhance the economic health of the Eastern Iowa region by ensuring efficient, diverse, and cost-effective freight transportation options for area businesses



Linking Iowa's Freight Transportation System (LIFTS) Grant

- Basis is conducting a planning and feasibility study of establishing a multimodal container terminal port facility on the Mississippi River in Muscatine, Iowa, that will allow for the sending, receiving, and trans-loading of intermodal container freight and smaller bulk items utilizing the river, highway, warehousing or rail.
- Private Public Partnership between City and Kent Corporation
- LIFTS Grant request of \$80K – matched by \$20K (total project cost of \$100K)
- Grant Application Requested Information
 - Describe any existing freight transportation challenges this project will address - locally, regionally and/or nationally.
 - Describe how this project will improve freight connectivity between modes.
 - Describe how this project will improve the capacity of the freight transportation network.
 - Describe how this project will improve the reliability of freight transportation.
 - Describe how this project impacts the local, state, regional or national economy.

Project Benefits

- Improves local, state, regional and national economy
- Improves freight connectivity
- Improves capacity of freight transportation network
- Improves reliability of freight transportation
- Preserves and creates jobs
- Provides cost savings for Muscatine, shippers, customers
- Reduces highway congestion and pavement wear
- Offers environmental benefits





02

Project Scope



Project Scope

- What are the primary characteristics required?
- Is the identified site a viable location?
- What is the potential cost of the development?

Project Elements

PROJECT INITIATION	MARKET ANALYSIS	TERMINAL CHARACTERISTICS, SITE DEVELOPMENT	PREPARE CONCEPTUAL COST ESTIMATE	FUNDING ALTERNATIVES
<ul style="list-style-type: none">• Re-confirm the study purpose and our approach• Review all of the research and data currently available• Identify contacts for interviews• Develop the structure of the final report	<ul style="list-style-type: none">• Prepare a forecast of containerized cargo flows• Examine containerized transload opportunities• Identify cargo flows and potential shippers• Identify the most eligible shippers	<ul style="list-style-type: none">• Provide an informed opinion of the activities that are required to proceed to construction• List characteristics related to successful inland waterway intermodal terminals	<ul style="list-style-type: none">• Provide conceptual capital and operating cost estimates associated with the potential conceptual facility layout developed	<ul style="list-style-type: none">• Provide an assessment of viable potential funding alternatives



03

Project Benefits

Project Benefits

- Lower or stabilize regional transportation costs of getting goods to market
- Provide access to world markets, especially with the recent Panama Canal expansion
- Enable regional industries to invest in their current production capacities if the infrastructure is in place
- Will leverage past and future investments in the Mississippi River
 - Divert a meaningful portion of existing and future freight volumes off of area highways and on to the Mississippi River
- Enhances the ability to move more cargo per shipment makes barge transport both fuel efficient and more environmentally advantageous than by rail and highway alone
- The ultimate construction of the proposed multi-modal port facility will leverage past and future investments in the Mississippi River

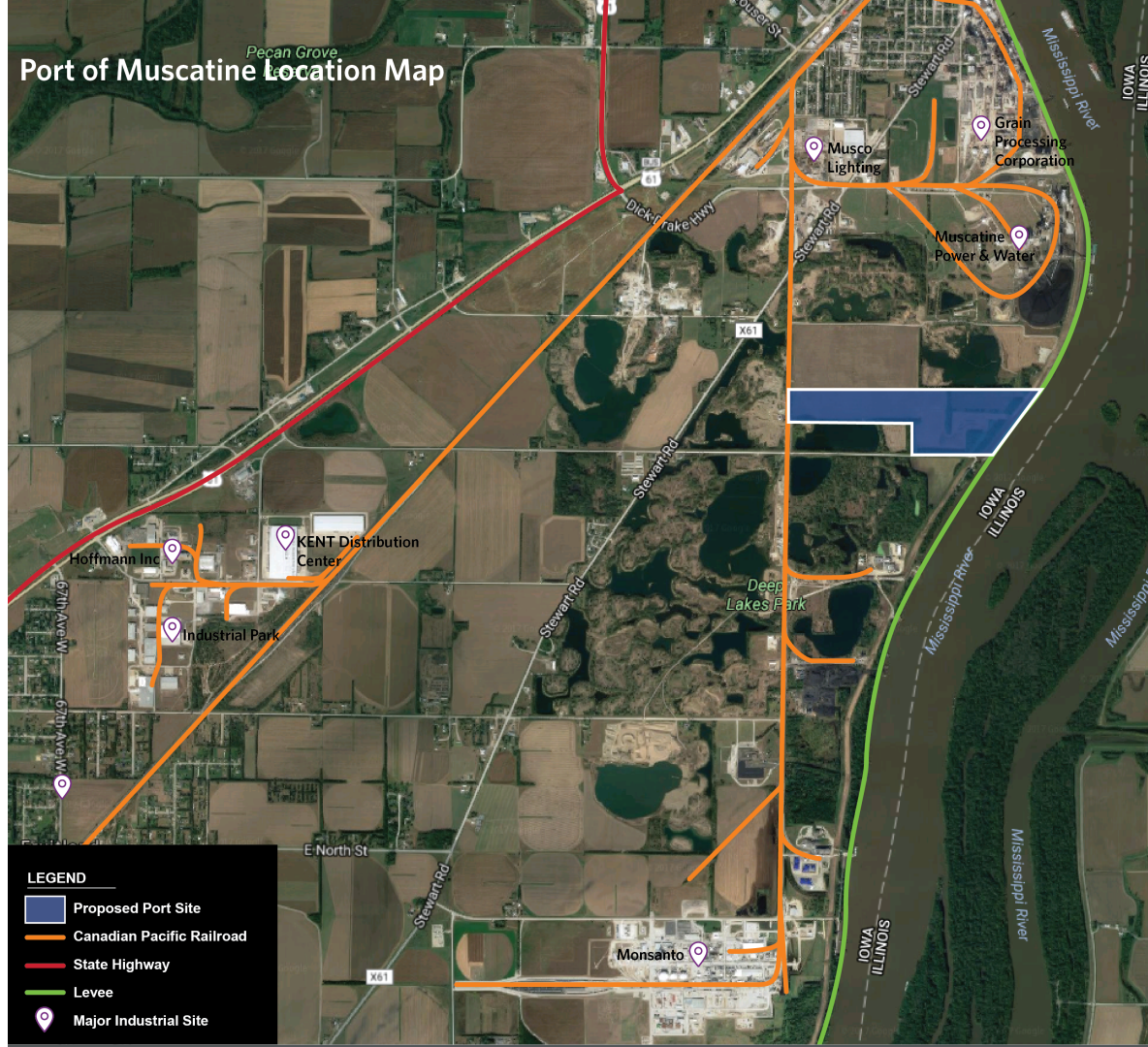


04

Study Results

Site Location

- 100 Acres
- Privately Owned
- Muscatine County
- Road and Rail Access
- Seasonal River Access
- Supporting Local Businesses



Site Features

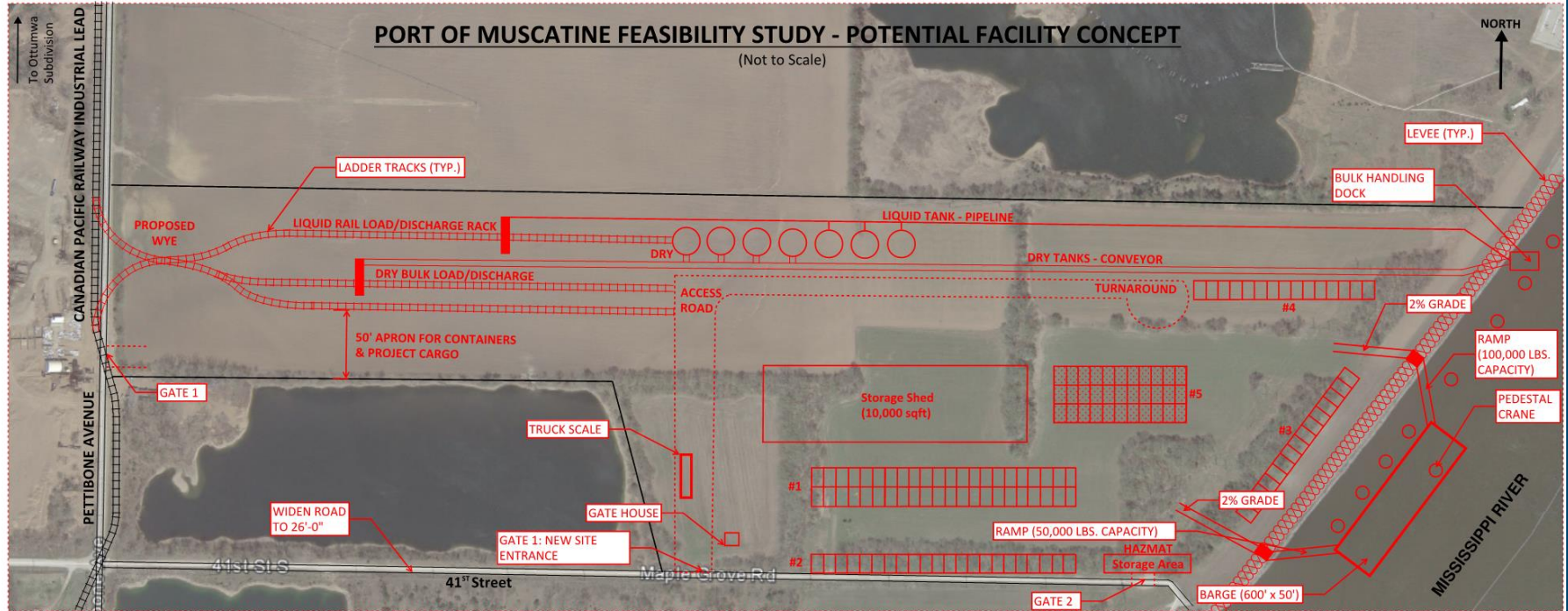
- Flat Upland
- Levee on Riverfront
- Deepwater
- Road and Rail access/proximity



Roadway to Industrial Area, Rail/River Access



Suggested Site Plan



Key

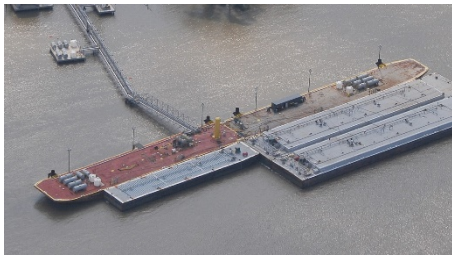
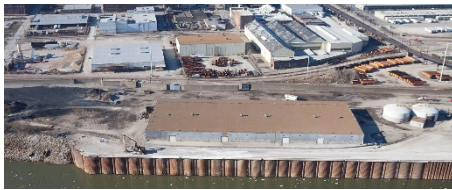
Sections #1, #2, #3, and #4: Wheeled Container Storage
Section #5: Stacked Containers

Notes

#1 - Back-to-back lanes
#2, #3, and #4 - Single row lanes
#5 - Stacked container rows (3 across and 4 high)

Last Revised: 12/29/16

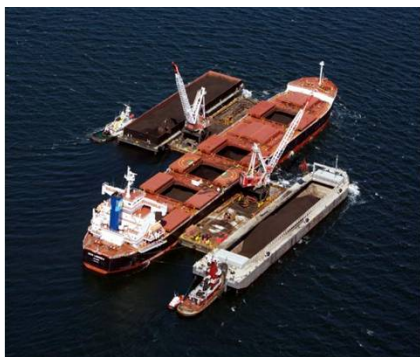
Site Improvements



Operations



Equipment



Municipal Zoning Change



Port of Muscatine
Location Map

- Proposed Port Site
- State Highway
- Street
- Canadian Pacific Railroad
- Major Industrial Site
- Existing Barge Terminal

Revenue Generation: What Terminals Charge

- Dockage
- Wharfage
- Demurrage
- Terminal handling
- Leaseholds
- Security
- Miscellaneous fees such as equipment
- Stevedoring services

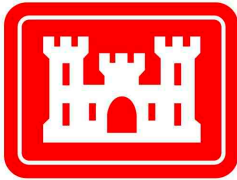


05

Market and Commodity Analysis

Data Sources

- US Army Corp of Engineers, Navigation Data Center
- US Department of Transportation, Freight Analysis Framework, Version 4
- Select Interviews



**US Army Corps
of Engineers®**

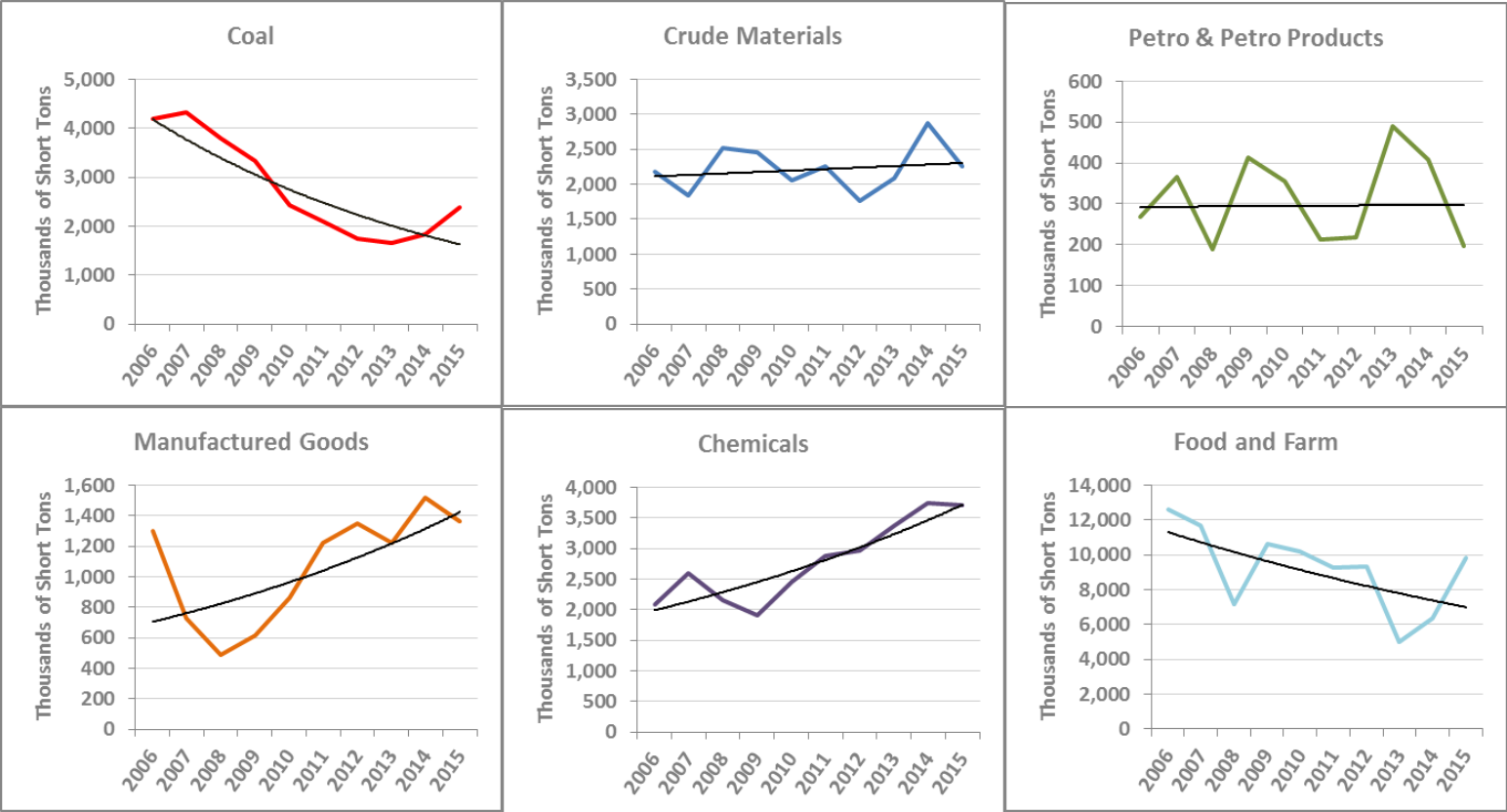


2015 Commodity Flows, Millions of Short Tons

COMMODITY	DOWN BOUND	% OF TOTAL, DOWN BOUND	UP BOUND	% OF TOTAL, UP BOUND	BI- DIRECTIONAL TOTAL	% OF TOTAL
Food & Farm	80.8	39.8%	0.0	0.0%	80.8	25.6%
Petro & Petro Products	64.0	31.5%	39.7	35.2%	103.7	32.8%
Crude Materials	20.5	10.1%	22.6	20.0%	43.1	13.6%
Coal	19.6	9.6%	5.3	4.7%	24.9	7.9%
Chemicals	12.0	5.9%	29.3	26.0%	41.2	13.1%
Other	6.2	3.1%	2.4	2.1%	8.6	2.7%
Manufactured Goods	-	0.0%	13.5	12.0%	13.5	4.3%
Grand Total	203	100.0%	113	100.0%	316	100.0%

Commodity movement through Lock & Dam 16 comprise 6.3% of total Mississippi movements (19M tons).

Commodity Trends – Lock and Dam 16



Divertible Traffic – Iowa Originated and Terminated

TYPE OF FLOWS	NORTH		SOUTH		TOTAL	
	TONS	%	TONS	%	TONS	%
DOMESTIC	1.96	98.6%	5.56	66.4%	7.52	72.6%
Multiple Modes	0.06	2.97%	3.57	42.6%	3.63	35.0%
Rail	1.52	76.3%	1.69	20.1%	3.20	30.9%
Truck	0.39	19.4%	0.31	3.65%	0.69	6.67%
INTERNATIONAL	0.03	1.35%	2.81	33.6%	2.84	27.4
Multiple Modes	0.012	0.61%	1.38	16.4%	1.39	13.4%
Rail	0.015	0.73%	1.35	16.1%	1.36	13.2%
Truck	0.0001	0.01%	0.09	1.04%	0.09	0.84%
Total	1.99	100%	8.37	100%	10.4	100%

10.4 M tons of rail/truck traffic in 2015 for “divertible” commodities.



06

Conclusions and Recommendations

This Project is Feasible

- Local/Community support/usage;
 - Economic benefits,
 - Phased approach (depending on funding),
 - Any outside funding only make it more feasible as does regional use/support
- Define initial phase as “enable container on barge service”
 - Bare bones start-up cost, truck only service
 - State assumes roadway improvement cost
 - Project assumes private ownership
 - Assumes some State & Federal funding

Municipal Port Commission

- Enabled by the City of Muscatine
- Part of the City Government
- Supports and works to Protect Business Development with the Port Zone or District
- Applicant for Public Funding, Grant Facilitation
- Supports Economic Development
- Port and District Advocacy
 - Advocates
 - Grant facilitation
 - District support (protect geography)
 - Limited city role that sunsets and transforms to private operation
 - Possible county fit as a supporting agency

Business Development

- Most effective and potential utilization of current assets
- Good shipper research and essential real-time data
- Development of diversified and realistic business opportunities
- Short and long term comprehensive planning
- Reasonable investment driven by business opportunities
- Comparative and competitive market pricing
- Targeted sales efforts and related effective tracking
- Stakeholder and customer relationships and service satisfaction
- Positive and balanced customer information including marketing

Opinion of Probable Development Costs and Financial Feasibility

- Cost Range \$22M to \$40M
- Build out would likely be phased depending on funding availability
- Operations would create high-quality jobs

Break-Even Volume :

- 25,000 container picks per year
- 700 barge docking per year
- 90 container picks per day
- Break-Even Revenue: \$1.25M per year

Responsibilities and Benefits

▪ Community

- Support infrastructure needs and development (roads, rail, sewer, water, power)
- Development potential/supply chain business opportunities (warehousing, other manufacturing, etc.)
- Port/jobs or employment/business retention/expansion
- Economic benefits, taxes, etc.

▪ Private

- Construction
- Investment
- Operations and Maintenance
- Sales and Marketing
- Business retention/growth
- Grow investment/attract regional use
- Revenue from operations
- Supply chain business opportunities

Recommendations

1. Private entity development of pro forma analysis
2. Develop a structure for a public association that incorporates appropriate public-private partnerships;
3. Develop strategic goals and master planning objectives for the proposed Muscatine port development;
4. Quantify potential funding opportunities;
5. Adjust municipal zoning to create a specific and inclusive “port zone”;
6. Agree on an acceptable site plan for the proposed Muscatine port site;
7. Develop site engineering with phased timeline and specified costing;
8. Undertake the required federal and state permitting processes including USACE processes;
9. Develop a business development process including shipper, consignee, broker, and carrier database;
10. Develop an initial construction plan to meet basic requirements of a new marine facility, taking into account plausible short term opportunities;
11. Once permits are approved, initiate construction; and
12. Develop a terminal tariff, regulations, and pricing schedule for terminal users.

Next Steps

- Pro Forma Development
- Preliminary Site Design
- Site Permitting
- Service Plan Development
- Marketing and Business Development Plan
- Meeting with Iowa DOT
- Follow-up Meeting with CP
- Meeting with MARAD/FRA/Build America Bureau
- Grant Application Development





07

Questions/Discussion



Kevin Jenison, Communications Manager Pro Tem | Email: kjenison@muscatineia.gov
City of Muscatine | 215 Sycamore St. | Muscatine, IA 52761 | Phone: 563-264-1550

FOR IMMEDIATE RELEASE

June 3, 2017

Public meeting scheduled on soon to be constructed trail

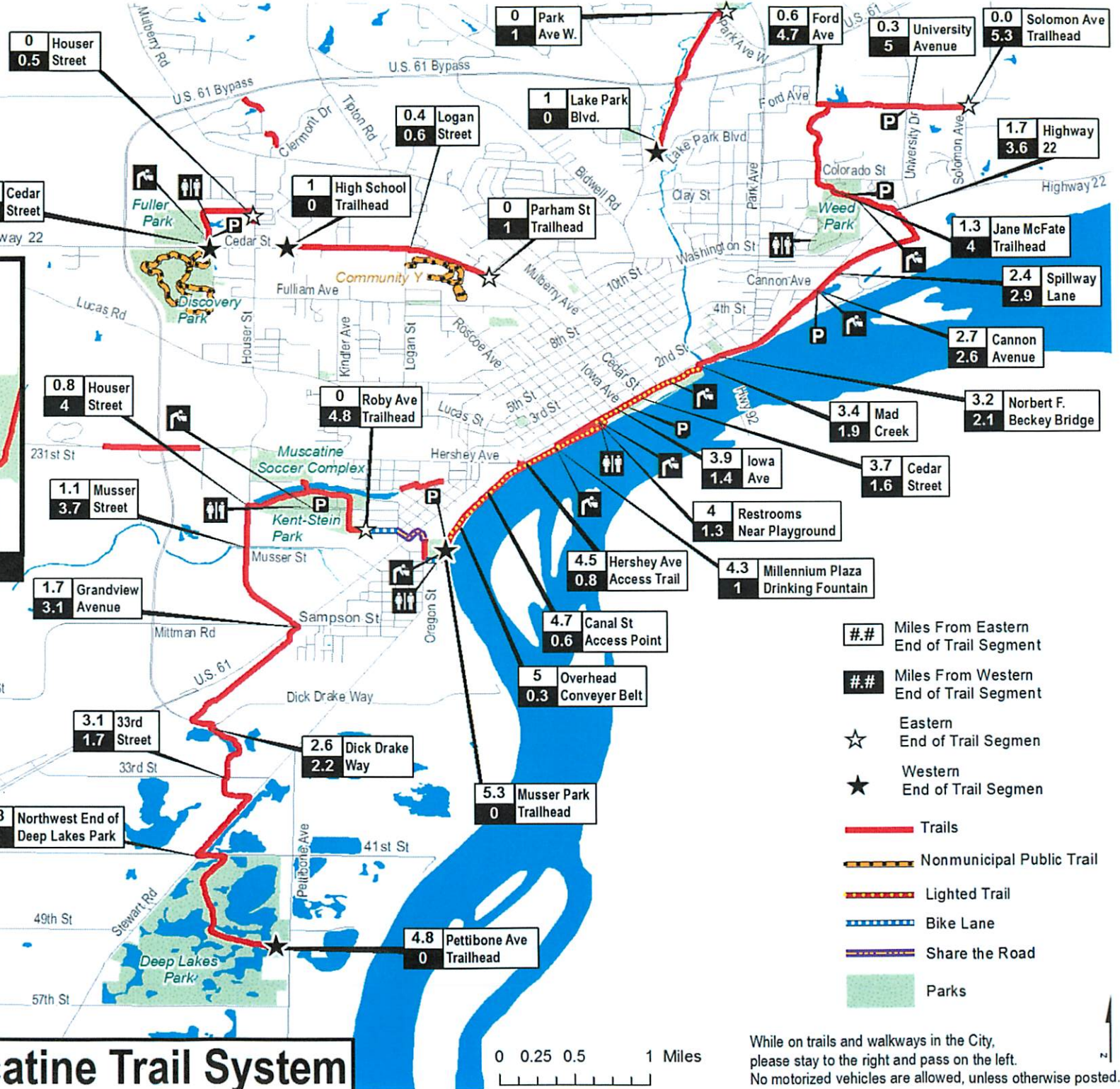
Kent-Stein Park to Deep Lakes Park Trail construction was approved by Council

MUSCATINE, Iowa – The City of Muscatine will host a public meeting from 5:30-7:00 p.m., Wednesday, June 7, at the Transfer Station, 1000 S. Houser St., concerning the upcoming construction of a bike and pedestrian trail extension from Kent-Stein Park to Deep Lakes Park. Anyone who would like to know more about the project is urged to attend the meeting.

The approximately four mile trail will extend the trail system from the Houser Street Trailhead near Kent-Stein Park into Deep Lakes Park before culminating at the Pettibone Avenue Trailhead.

Iowa Investments, Inc., of Blue Grass was awarded the nearly \$1.2 million project. Most of the funds will come from federal and state grants.

(All distance on this map are rounded to the nearest tenth of a mile)



City of Muscatine Trail System

While on trails and walkways in the City, please stay to the right and pass on the left. No motorized vehicles are allowed, unless otherwise posted.



Hill, Randy <rhill@muscatineiowa.gov>

NEXT PROJECT MEETING: Wednesday, June 14, 2017 - 7:30 a.m. Miniter FO

Hill, Randy <rhill@muscatineiowa.gov>
Draft

Fri, Jun 9, 2017 at 10:06 AM

Gentlemen --- the following are my notes from our Team Meeting on Wednesday, June 7, 2017:

- 1. West Hill Sewer Separation**
 - a. Paving along E.4th to include sidewalks and driveways
 - b. Heuer & HELLC will work Saturdays
 - c. *Will be clear of the area for the 4th of July activities*
 - d. MPW - Service connections remain
 - f. Goal: Have project completed by September 30, 2017
- 2. Art Center HVAC Project**
 - a. Final balance of chiller unit completed
 - b. Carriage House Window repairs/paint underway
 - c. Closeout: June 15, 2017 Council Meeting
- 3. Mulberry Ave. Reconstruction Project**
 - a. Removed bad top soil material along North Side
 - b. Need to finish seeding and mowing of retention basing
 - c. Closeout: July 6, 2017 Council Meeting
- 4. Mississippi Drive Corridor Project**
 - a. High river levels resulted in an adjustment to the construction schedule
 - (1) River remains high but is dropping
 - b. Mississippi Dr.closed at Broadway
 - c. Contractor has begun the water installation from Chestnut to Broadway
 - d. Met with business owners fronting or adjacent to project area
 - (1) 20 - 30 minute meeting serving as an informational opportunity
 - (2) Will meet bi-weekly at 8:30 a.m. due to the small turnout at 2nd meeting
 - e. Met with business owners at Carver Comer vicinity June 9, 2017
- 5. Musser-Wiggens Trail**
 - a. Pre-Con Meeting: June 7th at 10:00 a.m. City Hall
 - b. Public Meeting: June 7th at 5:30 p.m. Transfer Station
 - c. Contractor to begin June 12th
 - d. Late Start Date: June 12th
 - e. Will need to coordinate work with MPW's construction in the well field
 - f. 80 day completion period
- 6. Library Relocation Project**
 - a. Final cost estimates needed
 - b. Review Carver Trust requirements
 - c. Stelzner/Hill to met with Carlson/Mandsager to address funding & schedule
 - d. Funding/CAT Grant opportunities need reviewed
 - e. Stelzner/Hill to meet with Library Staff on June 14th
- 7. Riverview Master Plan**
 - a. Awaiting final report from SEH
 - (1) SEH contacted City regarding a final call prior to submittal of the Master Plan
 - b. Met with Administrator and discussed future riverfront projects
 - c. Met with Jon Koch re: Papoose Creek Pump Station Facade
 - (1) Project should include facade and electrical upgrades and bathrooms
 - (2) Will assist Jon with writing an RFP for design concept
- 8. Property Acquisition/Demolition**
 - a. Need to remove asbestos

- b. Building unstable
- c. Minor EA documents still need approval before demo of site
- d. June 30, 2017 Deadline
- e. Project with Community Development Department

9. Landfill Cell Construction

- a. On schedule for a June 23rd bid opening
- b. Pre-bid meeting June 14th at Landfill
- c. Brian to receive RFP's for building demo to coincide with cell construction

10. Cleveland Ave. Reconstruction

- a. Project on schedule --- see Council Schedule Worksheet

11. 2017 Sidewalk Program

- a. Presentation to Council at the June 8th Council Meeting
- b. Will become a Fall Project

12. West Hill Sewer Separation Street Tree Restoration Project

- a. A project to replace Street Trees as a result of the West Hill Project has been established
 - (1) Other Areas include Mulberry and Cedar Street: 2nd - Mississippi Dr.
- b. Collaborative effort: Public Works, Parks & Rec., Project Team
- c. Met on June 7th to discuss responsibilities and methodology.
 - (1) Develop a door-knocker for affected residents
 - (2) Parks Dept will develop a street tree plan
 - (3) Will apply for a grant from Alliant in the Fall for a Spring 2018 planting

13. Grandview Ave Reconstruction Project

- a. Will meet with MPW/BM/City Staff on June 15th to further define Scope of Work
- b. Can revised Bolton-Menk's proposal for design costs after that meeting

14. Future Projects

- a. 2nd/Mulberry intersection design and bluff area
- b. West Side Trail - Hill/Edgmond preparing RFP's
- c. Riverfront: Papoose Creek Pump Station Facade/Bathrooms/Electrical
- d. Riverfront: Moving Dredge Spoils from Riverfront to Public Works

15. Continuity Planning

- a. Traffic Control Plan Underway - How is it working
 - (1) Presentation to Council at the June 8th In-Depth Meeting
- b. Communication Plan
 - (1) Meeting bi-weekly with Business Owners on Mississippi Drive Project

16. Signage

- a. Signs have been ordered from Sign-Pro

17. DocExpress Discussion

Reminder: next meeting is Wednesday, June 14th. If you have any questions, please contact me.



Hill, Randy <rhill@muscatineiowa.gov>

Revised: Council Schedule for Construction Projects

Hill, Randy <rhill@muscatineiowa.gov>
Draft

Fri, Jun 9, 2017 at 10:10 AM

Team ---

The following is a revision of the council schedule as of June 9, 2017. This schedule is flexible, but it helps us stay focused and provides a "process" road map for construction projects.

June 15, 2017

1. Public Hearing for the 2017 Asphalt Overlay Program
2. Resolution Approving Plans, Specs . . . for the 2017 Asphalt Overlay Program
3. Resolution Accepting Completed Work: Art Center HVAC Project
4. Request Authorization to move forward with the 2nd/Mulberry intersection design.

July 6, 2017

1. Resolution Awarding contract for the Cleveland Ave. Reconstruction Project
2. Resolution Awarding Contract for the Landfill Cell Construction Project
3. Resolution Awarding Contract for the 2017 Asphalt Overlay Program
4. Request Authorization to Submit CAT Grant
5. Resolution Accepting completed Work: Mulberry Ave. Reconstruction Project

July 13, 2017

1. Request Authorization to Enter into an Agreement: REC for By-Pass/Mulberry Lights

July 20, 2017

1. Resolution Approving Contract & Bond: Cleveland Ave. Reconstruction Project
2. Resolution Approving Contract and Bond: Landfill Cell Construction Project
3. Resolution Approving Contract and Bond: 2017 Asphalt Overlay Program

August 3, 2017

Hope this helps. If I have left anything out please let me know. rhill