



City Administrator Report to Mayor & City Council

July 13, 2012, Edition No. 54

REPORT:

1. CNBC: Top States for doing business 2012: Here is the link for CNBC's 2012 ranking:
http://www.cnbc.com/id/46414199?_source=yahoo%7Ctsfbtexas%7C&par=yahoo
2. Iowa was ranked #12 overall with rankings of #5 for cost of doing business and #3 for economy.
3. Art Center Director: This past week I participated in Art Center Director phone interviews. The Selection Committee has chosen two candidates to come to town for tours and interviews. The public portion will be held on July 26th at the Art Center.
4. Comprehensive Plan: The next comprehensive plan town hall meeting will be tonight the 18th at 6:00 pm at the Muscatine Airport. Please encourage folks to participate online at www.muscatineiowa.gov/newcompplan. Minutes and all comp plan documents can be found on the city's website as well. I have also attached the minutes from the last town hall meeting, which, was held on the 26th of June at West Middle School.
5. In-Depth Session Tentative Schedule:
2012
July
 - Miss Drive Corridor Project - Update and discussion on alternatives (CD)
 - Revisions to Snow Emergency Regulations (PW)August
 - No MeetingSeptember
 - Historical Housing Tax Abatement (CD)
 - Housing Tax Abatement (CD)
 - WPCP Staffing (WPCP)
 - Travel Policy (Finance)October
 - Insurance (Staff and Committee) - Review of programs/efforts to keep costs down (HR, PW, Finance)November
 - Mandates - Review of state and Federal mandates (All Departments with mandates)
 - DRAFT Comprehensive Plan (CD)December
 - Nothing to dateUnassigned
 - LEAN Activities (w/HNI)

6. CVB Update: The CVB continues to meet. The Mayor has appointed 20 or 21 board members. The Chamber has indicated that we should have final numbers and an accounting by 7/15. The tentative amount is \$46,000. We have assisted in the transition with housing, temporary employment and finance as the CVB transitions to be an independent board.
7. Bridge Lighting Update: Nothing really to note at this point. MPW reports that things were up and running, but then shut down again. One of the relays appears to be malfunctioning. Musco and MPW are working to ID the issue.
8. PD Range Update: (R. Howell)
 - Nick Gow will seed the berm in August (per email message dated July 5th).
 - Public Works will begin pouring concrete July 9th.
 - Jeff Hackett will install more electrical outlets.
 - Target pads will be poured for 10 lanes, but only 6 will be functional with the other 4 to come on line in the future.
 - Crushed concrete will be used between the 25 and 50-yard lines.
 - Concrete will be used at the 25-yard line to the targets.
 - GRAND OPENING - RIBBON CUTTING CEREMONY = First week in September.
9. Rotary: The Mayor and I were inducted into Rotary this past Monday. We are looking forward to participating as full members!
10. Fire Station II Update: Please see the following submitted by Chief Ewers: I just wanted to relay my conversation I had with Steve at First Construction a few minutes ago in regards to the remodel from the water damage and finishing up the punch list. The drywall mudding, painting, and flooring won't be completed until next Tuesday night or Wednesday morning. The plan is to start the flush out again on Wednesday July 18th. Punch list items are a high priority to complete ASAP. If you remember, the initial punch list was created on June 1st with a two-week deadline of June 15th. We are way past that deadline as of today. Tomorrow will be six weeks, which is unacceptable. First Construction knows he needs to hound the subs to get the punch list completed so we can set the date to do the final walk through. Once repairs are made from water damage, punch list is completed, flush out is done, and final walk through is accepted, then we will move in. It's been assumed that the only expected outstanding item that will be left on the punch list will be the precast panel patching, repairing, and staining and sealing. We will need to schedule a meeting with all parties on how to proceed with anticipated outstanding precast panel issue. Invision has sent the Change Order to First Construction on the precast issue of credit and warranty information. They will need to get this signed and returned. Invision also has the last submitted pay application that is still tied to the punch list and pre-cast issue and final change order that needs resolved before it will be processed. We are starting to see liens and questions from subs on payments on the projects and I've been answering questions,

providing contracts and bonds, and copies of processed pay apps.

11.MCSD: Carver Swim Center – Per our budget discussions, we were moving away from Carver Swim Center programing (immediately) and financing over a period of years. Back in December are information was as follows - In regards to the Swim Center/High School pool - The current year City maintenance cost estimate is \$28,073. If this were phased out over 3 years, the City's payments to the School would decrease to the following amounts each year:

FY 12	\$28,100 (Current, rounded)
FY 13	\$21,100
FY 14	\$14,100
FY 15	\$ 7,100
FY 16	\$ 0

Based on the final FY 12 numbers, the final operating cost was \$22,027.74 as noted on the invoice from the MCSD. Based on phasing out the subsidy over the next three years per my computations it would be as follows (in rounded numbers):

FY 13	\$16,500
FY 14	\$11,000
FY 15	\$ 5,500
FY 16	\$ 0

I will be notifying the MCSD of these revised amounts today and I have volunteered to attend a school board meeting to discuss the issue as well.