MEMO

To: Mayor and City Council

From: Mark Gaugh, City Manager

Date: December 5, 2016

Re: Manager's Report

Sewer Projects – Work at the wastewater treatment plant is 70% complete, and has a substantial completion date of March 18, 2016. Work is continuing on the F-0001 sub-basin.

Dilapidated Structures Demolitions – We are ready to begin the process for the second phase of demolitions of dilapidated houses. This will be re-initiated when we fill our short staff positions.

Sidewalk Project – The sidewalk project along Walnut is basically complete. Final inspection and acceptance remains to be done.

Security Lights Conversion – Along with our street light conversions to LED technology, we have started the process of changing out the 100 watt security lights with 50 watt LEDs. They put out a better light at half (or less) of the power consumption. Over time, this will lower our cost of purchased power. Long term maintenance cost will be reduced considerably, as well.

GNWWC – The Wholesale Commission work is progressing, with focus on easement acquisition at this time. This will be a lengthy process, but is going well.

Land Purchase and House Status – One of our next steps, regarding the newly acquired property is to develop a plan for utility extensions. We have started that process and should be a fairly smooth process. The house has been evacuated, but needs an interior remodel. The expense would be a good investment, since the house can currently bring around $100,000 (according to the realtor), and I think this very realistic. It could be used as part of the incentive package for the Community Development Director, as well, but we would have to get moving on the rehab work if Council would like to consider this option.

We may also begin moving some of our electrical materials to the newly acquired shop building to get those materials out of the weather. The building is in pretty good condition, but may need some minor work done to it.