CITY ADMINISTRATOR'S OFFICE MEMO
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319-393-1515 ext.523

To: City Council and Mayor Bennett

From: City Administrator Kim Downs

Date: November 26, 2019

RE: CIP FY20-24 Setting Public Hearing Date and FY20 Continued discussion

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At our December 4 meeting we are asking city council to set a hearing date for the approval of our FY20-24 CIP on December 18. I believe we need to discuss a bit more in detail FY20 regarding the NW Park Land development and the potential to purchase land for a new location of the fire station to ensure all are on the same page.

Staff received valid questions after our CIP meeting regarding the necessity of the development of the park land and the amount of dollars earmarked to be spent. As you know staff as responded to those questions directly to the requester. We also shared the same information with each of you.

I believe it would be prudent to discuss in more detail with all present to determine the final CIP to confirm moving forward with the original NW Park Land development project in the amount of $944,000 or if we skim back the development in the amount of $613,747. The reasoning for skimming back is to ensure we have bonding dollars to purchase land for a new location of the fire station.

If the land for the fire station is a top priority in FY20 skimming back on the park land development would be necessary to maintain the bonding level city council agreed upon. We would then want to adjust FY21 to reflect the balance of construction of the park land not completed in FY20.

Questions, Statements Received & Staff Responses:

S: As stated during Monday night's CIP work session, I was very surprised when I received & reviewed the CIP binder to see we are planning to spend $944,000 in FY 2020 for the new Northwest Park. In addition, we are planning to spend $350,000 in FY 2020 for trail lighting in all three parks. I fully support this $350,000 LOST fund lighting spend.

- The $944,000 will decrease since we have GO Bond money ($258,000) left over from the original purchase of the land in FY18. Cindy has updated the CIP to show that correctly.
- The trail lighting was as much of a high priority as the development of the NW Park. We had removed this CIP item two year ago because of cost, but because our stakeholders voted on priorities at the public open house and in surveys it was put back into the CIP for FY20.

Breakdown of $944,000:

Site Work: to prepare site for utilization
Topsoil-strip and re-spread- $98,000
Excavation, Class 10- $75,000
Compact Testing- $12,000
Urban Seeding and Native Seeding-$61,800
Preparation: $10,000
Management: $20,000

Fitzroy Rd Prep for Paving:
Silt Fence: $7,000
Rip Rap: $16,500
Pipe culverts: $93,800
Pavement PCC, 7inch w/ curb: $93,800
Pavement HMA parking lot; $16,500
ADA Parking Symbol: $150
Painted Paving Markings: $2,160

Trail:
10' shared use path, HMA, 2 inches: $68,640
Mobilization: $63,000
Erosion Control: $4,000
Trail Lighting: $100,000
ADA Compliant Portable Lavatory: $46,000

Q: The purpose of this email is to suggest we take a 2nd look at spending nearly $1 million in FY 2020 on a 4th park. I am not questioning the possible eventual need for a Northwest park. I am, however, suggesting we consider the timing of spending nearly a $1 million in FY 2020 for a 4th park. Does this planned location warrant a nearly $1 million 4th park spend in FY 2020? Do we know the demographic composition of the residents in the immediate vicinity of the planned park? How many school aged children are currently living in close proximity to the planned park that would warrant a nearly $1 million park investment in FY 2020? Do we have a projection of the planned rooftop growth in the vicinity of the planned park over the next five years that would warrant a FY 2020 $1 million park spend?

- Between Pines of Turtle Creek, Dell Ridge and Rolling Prairie, there are approximately 150 homes built with 40 vacant lots still available for build.
- With the added Todd Hills development starting next spring there are an additional 75 lots that will be available.
- Bryce Ricklef purchased the rest of Rolling Prairie with plan to develop an additional 70 homes within 5-years. This would give us a total of 356 roof tops.
- Within 1 mile of the park land (not including Robins or County) there is approximately 300 acres of undeveloped land; if this land is developed into residential property with 2.5 homes per acre, which would accumulate to 750 additional homes in the upcoming years that could greatly benefit from the park.
- The use and future of this park is an essential quality of life piece.
- No matter the age demographic that is currently living on the NW side of town, making walkability a priority is key to this project. There are many residents who walk, run and cycle along Edgewood Rd, and as we know with Tower Terrace interchange that road is only going to get busier making it a great safety concern to walkers, runners and cyclists. By getting a start on this park, residents will have a safe place to walk and play.
- This park is for all of Hiawatha stakeholders; it will provide amenities such as soccer fields, a playground, along with trail. We took a holistic approach with our focus groups; those were from all subdivisions of Hiawatha.

Q: I believe we need to keep in mind the planned $1 million FY 2020 new park spend comes from the pockets of all Hiawatha stakeholders. What percentage of Hiawatha's population will benefit from a FY 2020 northwest park $1 million spend? Have we received any complaints from new residents in the vicinity of the planned park indicating it is too far for them to drive to take advantage of the excellent amenities we offer at Guthridge, Clark or Tucker parks?

- The main feedback we received from Hiawatha Stakeholders on the NW Park were: Social equity, connection to nature and environmental stewardship, green space and fields for recreation play, foster community feel, trail connections and promote togetherness and a sense of place.
- When pulling data on property taxes for just Pines of Turtle Creek Residents (24.8 acres), we found that the 76 lots paid a total of $469,606.84 in property tax. When we overlaid the same acreage over on the homes near Guthridge and Tucker Park which was equivalent to 117 homes, we found the total property tax value to be $263,429.97. For what the NW residents are paying they are not receiving the same benefits of parks and recreation. The NW Stakeholders are very much invested in our community and their participation in our Master Plan was very much appreciated and received.
- Those who have corresponded in the NW area would enjoy the walkability to the park. Many in the area walk, run, ride bikes. There are not playground opportunities for kids under 16 other then a single basketball court in the subdivision.

S: Once we do a $500,000 GO bond for the Northwest Park, we must spend the money for the park. Once we take $444,000 out of LOST funds for the new park, we have lost the opportunity to invest LOST funds for the greater good of the majority of our stakeholders like public safety. As one example we would like to move as quickly as possible to increase the four-minute effectiveness response time from the current 66% to as close to 88-90% as possible. This is a critical public safety initiative. We could certainly use the nearly $1 million planned for the northwest park to defray the potential start-up costs such as land acquisition in FY 2020 for a new more optimally located fire station.

- As you know a park in the NW area was a high priority in Council's Strategic Plan. We purchased and spent $414,000, 2 years ago. It is now time to begin developing the NW Park.
- The longer we wait, the higher prices will go up. We must remember the location of the property is in a very visible area that can be seen from I380. This is a great feature for us to show off what we have to offer and steer visitors into our City.
- In addition, we are following the same process as we have in the past with Clark Park.
- In late 90's, early 2000's the City spent $2.5 million on the construction of the 30-acre park (known as Clark Park) with the construction of City Hall on its way. What the park included at that time was extending 18th Ave, putting in a parking lot, trail and disc golf. These are now the steps we need to take to start the NW Park. Later we added the pavilion and park equipment. The project cost for those is not included in the $2.5 we mention earlier.
- Parks are often the most important and highly prized components of any community. They are sources of civic pride and are essential to the physical, economic, environmental, and social health of cities and their residents.
- Numerous studies have shown that proximity to parks, trails, and open space has a positive impact on property values for future growth and development.
- When breaking down Phase I you will see that.
- Since 2006 we have invested over $5.4M in the northwest area.
- And, most recently the CBJ recognized our investment in the NW area calling our NW Park Development as one of the regions hot spots.

S: Other opportunity costs such as a sooner than anticipated elimination of the commercial property tax rollback should be considered before we move forward with a nearly $1 million new park spend. I am certain the readership can think of other more critical greater good uses for $1 million. It certainly wouldn't be perceived as a negative by our stakeholders if we did a FY 2020 GO bond for $1.8 million instead of $2.3 million. Lastly, the $400,000 LOST funds targeted for the new park could certainly be used for infrastructure needs such as street improvements.

- Please remember that the dollars for Phase I include grading the property, preparing roadway for the other half of Fitzroy Rd, putting in a playground, and trail. This number also includes the park design and engineering costs.

After meeting with City Engineer, John Bender, we had him break Phase I down to the bare minimal on what we need to get completed first. Let me remind you that if we lower the cost in Phase I, we will need to continue adding more funding to the future phases. This plan would only include preparing Fitzroy Road along with side trail to the entrance of the park (only rock and limestone), and grading only the front 9 acres of the park. A playground and parking lot would not be installed in this phase. By doing this plan it decreases our patron usability until Phase II, which would then include adding more trail, a playground and a parking lot.

John was able to bring down the cost to approximately $613,747. With the $258,000 left from the land purchase we would be looking at needing $355,747 remaining.

Revised Phase I Plan (if agreed upon)

Sitework

Topsoil- Strip and re-spread: $105,000
Excavation, Class 10: $150,000
Urban Seeding: $27,000

Fitzroy Rd Prep for Paving-

Excavation, Class 10: $25,000
Pipe Culvert, 48'' x 76'': 32,500
Pipe Aprons 48'' x 76'': $7,000
Clearing and Grubbing: $10,000
Sealcoating: $6,600
Rock Base: $17,600

10' Trail-

Rock trail 12' base 10' limestone top: $30,000
Chain Link Fence and Gate: $10,000
Edgewood Crossing: $15,000
Erosion Control: $30,000
Mobilization: $25,000

Total: $490,700.00

5% contingency: $25,000
10% engineering: $50,000
Preliminary Park Grading Plan: $20,000

Total: $613,747.00 – ($258,000 GO Bond $ left from sale) = $355,747.00

If council so chooses to go with Revised Phase I Plan and stick with the $2,291,000 GO Bonding total, council would then have the $500,000 to put towards the purchase of land for a new fire station in FY-20. With that decision we would then push the cost to asphalt the trail and concrete for the street into Phase II in FY-21.

Kim

RESOLUTION NO. 19-
City Council

DRAFT

RESOLUTION SETTING A PUBLIC HEARING DATE FOR THE CAPITAL IMPROVEMENT PLAN FOR FY 2020-2024

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIAWATHA, IOWA, to set a public hearing date (December 18, 2019 @ 5:30 P.M.) to consider approval of the Capital Improvement Plan (CIP) for FY 2020–2024, identifying estimated capital expenditures and funding sources for the City of Hiawatha.

AYES:
NAYS:
ABSENT:

PASSED AND APPROVED this 4th day of December, 2019.

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Bill Bennett, Mayor

ATTEST:

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Kari Graber, City Clerk