The Hiawatha City Council met in a work session in the Multi-Purpose Room on the lower level of City Hall on November 4, 2019. Mayor Bill Bennett called the meeting to order at 5:30 P.M. Council members present: Dick Olson, Dennis Norton, Rob Archibald and Steve Dodson. Aime Wichtendahl was absent. Staff present: City Administrator Kim Downs, City Engineer John Bender, Fire Chief Mike Nesslage, Police Chief Dennis Marks, Library Director Jeaneal Weeks, Library Operations Manager Claire Broyles, Public Works Superintendent Rod Jasa, Parks and Recreation Director Kelly Willadsen and Finance Director Cindy Kudrna. Guests: Council Elect Jerry Mohwinkle and Library Board President Brenda Powers.

Norton moved the approval of the agenda, seconded by Archibald. Motion carried.

Review and discussion of the first draft of the Capital Improvement Plan (CIP) FY 2020-FY 2024

City Administrator Downs prepared a memo for City Council with detailed information and presented an overview of the draft Capital Improvement Plan (CIP) FY2020-2024 as follows:

Each year the Finance Director Kudrna and City Administrator Downs sit down with each of the department heads to review their capital expenditure project request. The Capital Improvement Plan (CIP) reflects the projected investment for the next five (5) years in the City's infrastructure, municipal facilities, specialized equipment and economic development initiatives. The sixth year is a catch all year that keeps a variety of projects on the radar; the CIP is a living document and does change from year to year.

The strategic plan's significant new programs, policies, projects and initiatives consist of:

- Hotel/motel study for Village Center – in progress and to be completed this winter
- Tower Terrace/I-380 area – in progress; interchange to be built starting FY-21
- Conduct affordable housing study – in progress and to be completed this winter
- Civil Rights Initiative as it relates to housing discrimination (Integrate with affordable housing study) – in progress and to be addressed this winter
- Initiatives to protect the environment, promote energy efficiency, develop green spaces, etc. – on going
- Continue to lower property tax levy without compromising city services – lowered property taxes in FY19 and FY20
- Conduct study regarding Rec Center/Civic Center – Park Master Plan completed. Within the master plan it calls to study in more detail.
- New Fire Station-Master Plan complete-open for discussion. Review site plans and update preliminary design
- Develop sidewalk repair program – council approving at their November 6 meeting
- Robins Rd Study-Completed. Council and Planning and Zoning will consider approving a Robins Road overlay and direct rezoning
- Hiawatha Public Library addition-in progress; Completion date July 2020
- Updating and replacing all ambulance cots with power version to reduce exposure to back injuries – on council's agenda for approval at their November 6 meeting
- Updating and freshening of the current fire station from the furnace down to the fixtures – on going

City Staff and City Council reviewed and held discussion on the first draft of the CIP FY 2020-2024. Their primary focus was on Spring FY-20 for preparation of our spring bonding proceeds.

New items:

Olson commented the only thing that struck me, and I'm not opposed it's just a big number when you look at the trails, $684, 215, 195, FY2021 those are really big numbers, is there any help that we can get through grants.

Downs answered," For trails, yes. We will apply for MPO dollars".

Olson said, "What do you think we offset, are you thinking $1 million".

Downs asked City Engineer John Bender if trails are usually 80/20.

Bender said, "Yes 80 percent and there is a lot of trail money left and we should look at that right away and get them into plan first." The Edgewood Trail outside of the park trail would be a great project for MPO."

Olson said, "It would be a really good idea to get a jump on that particularly when you are talking about $800,000."

Archibald asked, "If the NW Park one was a mile, how big would the trail at NW Park be?"

Willadsen said, "To start out within different phases it should equal about one mile and our goal is one so that it's not like Guthridge Park where it is .8 miles but the first phase is about half a mile and that's really to just get people out." " Over the whole plan it should be about a mile that's basically going around the whole entire thing.:

Dodson stated, "In one of the drawings it shows the trail going out to Edgewood Road."

Willadsen said, "Yes".

Olson commented, "a million dollars a mile, I'm asking how many total miles."

Archibald said, "Are you saying how many miles does that amount of dollars get us."

Olson said, "If we are going to spend $1 million or if we get the MPO dollars that's great but how many miles does that get us because if its one mile that is a really expensive mile, I think we need to understand that cost."

Downs said, "Trails are not an inexpensive infrastructure, it really comes down to the quality of life." The $944,000 is not only for trail work, it also extends Fitzroy Road, storm water and a culvert, trail along the roadway, site work, a detention basin and a section of the trail within the park footprint."

Bender said, "They are built like skinny roadways anymore with the thickness requirements they are not cheap."

Archibald said, "It's an all new site we will have the land prepped and grading."

Olson asked, "How many fire trucks and ambulances can you buy for $1 million."

Archibald said, "One but I see your point."

Downs said, "That is a good segway into talking about the phases of the park and asked Willadsen if she would take them through the first few phases in a little more detail."

NW Park

Parks and Recreation Director Willadsen said, "Phase 1 does not just involve the trail the $944,000 that you see has a bunch of other things under it, five phases total – right now a year at a time and can take into consideration if we feel we can stay on that target or need to expand and wait a year or something. First Phase is to try to get something out there that people can use – otherwise we just have land sitting there and there is nothing we can do with it unless we have a roadway to get there. Phase I includes a section of trail, due to cost we may have to be limestone to start, grading, storm water detention, small playground equipment, porta potties, does include roadway. Engineering costs includes first initial small parking lot. We have a meeting this week with MSA to review the steps we need to take and ensure it's in the appropriate order and make sure we stay on target. In 2021 we would continue to work on additional sections of the trail, hope to make more of an educational piece, sections of the trail will be kept more natural and more outdoor/welcoming. Water Superintendent Marty Recker will be working on water plans; adding a well site. This may take a couple years for him to get out there. Phase II will include a 12-foot pedestrian bridge, is a big phase in a trail moving forward, Phase III – more utility work, roadway, intake will keep adding more as years progress, we don't have a lot of greenspace that is just greenspace will be good for kids. Phase IV 2021 putting in an AOA playground maybe, set aside from anyone else, be

unique, will see trees in 2025 but hope to get some before then through tree grants, getting a head start on trees. Phase V 2029 right now – a lot of time to think – rec center? Lodge? What do we really need right now. Things can change and may have some shifting if need to. Downs, "reaffirmed the $944,000 is more than just a trail."

Olson asked, "Does it qualify for the 80/20."

Downs answered "No"

Willadsen said "There are things out there that we can apply for help."

Bender said "That $944,000 includes engineering, design, etc.."

Dodson asked, "Will the limestone suffice for the ADA?"

Willadsen said, "Yes, limestone will suffice and is ADA compatible, everything has ADA complaint now."

Downs said, "Let's not lose sight of the fact that people will see this park from the interstate, and we will want to make sure we do it right."

Bennett asked, "are there any groups that might want to use the park?"

Willadsen added, "Guthridge Park right now is highly utilized by metro organization. They just finished up flag football – so many private groups out there that we could reach out too – maybe county help is a funding option."

Fire Station Discussions and Fleet Storage Facility:
Downs – This is the time to discuss in detail the potential of a new fire station now that we have worked through the master plan – good idea to talk about what our goals are and set up our CIP appropriately.

Nesslage –reviewed what our response times are and what that means. Response time is when the event happened to when fire/ambulance shows up at your door, 90 second (call processing), 90 second (turnout time), 240 second (drive time), total response 420 seconds, 7 minutes. Then Nesslage talked about drive time (national standard is four (4) minutes).

Nesslage asked, "How can we get to as much of our town as possible within four (4) minutes, 90% of time just looking at City of Hiawatha tonight – existing fire station – 65.7% we can get to calls. Placed so far south getting over into Cedar Rapids, the current station is a decent building, it's not falling apart, but we have space needs to address.
Nesslage shared other potential locations and their percentages within the four (4) minute drive time:

- 98 Emmons Street – 74.6% coverage closer to Center Point Road
- Clark Street – 65-70% coverage adds about 30-40 seconds drive time onto response time
- Parsons Drive – 79.6% plus Northwood Drive map doesn't show Northwood Drives connection but with the build out of the road to Robins Road it would only increase the ability to respond
- Boyson Road – 87.9% based on Center Point Road – going to spend a lot of money at this site with heavy roadwork, removal of medians, traffic lights to change, multiple property owners, slowing down turnout time for volunteers to get there
- Ketelsen Drive – 54.6% - loose a bunch of coverage on this one, almost loose the care center from this site and the LMI (lower middle income) areas
  Used three (3) years of data and showed hot spots
- Stamy Road ESCI map – estimated 50% would have potential 92% with 2 stations

Olson – should not be an option at this point – we have the optimal location that you are at right now with adding another station – if we can't get to 88% that's an issue.

Nesslage – we can get up to 80% if we use the Parsons Drive.

Bennett commented it would dump right on to Center Point Road.

Olson said the Boyson Road location is Bill Bennett's property – problem would be traffic.

Bender commented there would be congested traffic islands and stop lights.

Archibald commented you would lose your home response.

Bennett said with interchange we will see more action out there.

Olson mentioned target should be that one to get to 88% it's a good target.

Nesslage said, "Parsons Drive is a good spot because it benefits our four-minute drive time with a 79.6%; upon the build out of Northwood Drive it would increase our percentage rate and get us much closer to the 88%, the current station only is at 65.7%. In addition, it helps us keep our home response from volunteers."

Dodson asked to clarify what do you think best location is?

Nesslage answered Parsons Drive.

Bennett asked what is the size of the footprint you are expecting?

Nesslage answered 20-25,000 square feet.

Bennett asked what the land footprint is?

Nesslage answered, "three (3) acres; if we build a two-story building then it could be 2-acres, flat, my preference; going forward hire architect to start working with us."

Archibald asked, "what problem are we trying to solve – response time, sleep arrangements or building?"

Nesslage commented, "to fix the space we don't have – space is a big issue but should address response time, drive time at the same time – looking at $1 million investment if we would stay in the current station and does not address the parking issue for volunteers."

Olson said, "$1 million to add on to current station."

Dodson said, "plus for Parsons Drive a new station would be a recruiting bonus if we get and want to work at new station."

Nesslage agreed and said "some volunteers don't sleep at the station because they don't like it – nonresident live in we can't do because we don't have the space and a new station they would feel better about the work they do."

Olson said, "recruiting is definitely the single driver for this station – I think response time is also the driver."

Nesslage said, "if we address the space, we need to also address response time."

Archibald commented he likes the 98 Emmons Street location for the fire station, and it would add to town center feel.

Downs shared concerns that 98 Emmons Street would not provide enough land to build; the footprint is to small and to purchase the property Backen's would want $1.2 million.

Olson commented it is not a fair market value because they know what we want to do.

Downs said, "the next steps are to look at the top two (2) locations and dissect the needed sitework."

Olson agreed the top two (2) not five (5) or six (6) sites. Come down with two (2) sites that are most desirable. Olson mentions he heard about public safety building to combine police and fire.

Nesslage commented they don't have a problem living with police.

Marks said, "the current police department space includes 4,960 square feet right now, new development of office space includes 6,600 square feet for garage/workout are 7,000 in office and garage 3,900, 12-13,000 square feet total. 7,000 square feet for office is just his estimate."

Bennett said, "the building may be cheaper to purchase one at 30,000 square feet."

Olson said, "Go east of I-380 as initial building step and wait to see what our growth is."

Nesslage said, "the second station is down the road 15-20 years or more."

Olson commented that for our needs based on master plan – why wouldn't we follow that; it shows two stations.

Nesslage said, "it makes more sense to have one location for ease of staffing; all we showed tonight were east of the interstate and to provide a better response time."

Olson said, "Dual ingress and egress for Center Point Road, can back in, sleeping space and more diverse volunteers."

Nesslage said, "98 Emmons Street would require purchase of nine (9) lots. We have two (2) of those, not objecting to location, variety of property owners locked in by two (2) or three (3) property owners – work to do there."

Archibald said, "This is something we need to make a priority – not adequate at station (10th Avenue location) and need to make this priority."

Olson agreed this is a needed priority.

Nesslage commented seven (7) bays double stack now – dream to have a maintenance bay.

Olson said, "Let's decid on two (2) sites. Asked Nesslage what his preference is.

Nesslage answered, "Across the street and Parsons Drive."

Archibald asked where does the two (2) acres come from; online calculations.

Olson said he thinks we should have architect look at those two (2) sites – public safety is and has been and always been #1 goal.

Nesslage commented think having architect looking at goal and a lot of frontage for bays.

Dodson asked how long central station is in downtown Cedar Rapids.

Nesslage said he didn't know off top of his head.

Olson said, "$2 million was an old construction number - volunteer numbers could go up if had that kind of station for recruiting."

Downs agreed next step is to work with an architect and look at top two (2) locations and work on it sooner rather than later – need to know what we are doing with other public safety location.

Archibald said he would like to keep fire/ambulance and the Police Department separate.

Olson said, "This location would not handle both fire and police."

Marks said, "We are good on space now but would like to have an area for defensive tackle training along with meeting room space. A workout area would be beneficial as well."

Olson commented growth is going north.

Marks stated he would like to stay close to Hiawatha elementary and city hall

Dodson asked, "Would you still need a training facility?"

Marks replied, "It is important to my guys to have our mats out to do defensive tactic training, if weight equipment is put over there, we would like a place to have our mats out on a permanent basis."

Downs stated she felt like they had a good direction.

Nesslage said, "he would assist in finding an architect to look at each of the lots discussed and see where we can go from there."

Marks said, "the public safety building on Clark Street has been in a holding pattern."

Archibald said, "he would like to move forward with both buildings, a public safety building and the new fire/ambulance station."

Olson, Dodson and Norton agreed.

Downs stated, "Those were the main topics for tonight – if everyone is good, we will move forward."

Archibald asked, "Is $700,000 a good number for Dennis?"

Kudrna added $100,000 for architect services for both projects. Kudrna asked if we needed an additional CIP meeting in two (2) weeks.

Olson answered, "No, we are good to move forward." Olson noted 40% of G.O. bonding will be for trails.

Downs said, "No, because it's not all for trails, we have to extend the street, install storm water infrastructure, a culvert, and trail."

Olson commented if we can get 80% to help with the trail installation that we should move forward with that plan if we hadn't already.

Downs confirmed 80% is only the trail part not the street and that is only along Edgewood Road.

There being no further discussion, Archibald moved to adjourn at 7:03 P.M., second by Dodson. Motion carried.

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Bill Bennett, Mayor

ATTEST:

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Kari Graber, City Clerk