The Hiawatha City Council met in a work session in Conference Room D on the upper level of City Hall on November 13, 2017. Mayor Bill Bennett called the meeting to order at 5:30 P.M. Council members present: Dick Olson, Dennis Norton, Marty Bruns and Aime Wichtendahl. Bob Rampulla was absent. Staff present: City Administrator Kim Downs and Finance Director Cindy Kudrna. Guests: Steve Dodson and Daniel Hoffmann.

Bruns moved the approval of the agenda, seconded by Wichtendahl. Motion carried.

Review and discussion of the first draft of the Capital Improvement Plan (CIP) FY2018-FY2022

City Administrator Downs prepared a memo for City Council with detailed information and presented an overview of the draft Capital Improvement Plan (CIP) FY2018-FY2022 as follows:

Each year the Finance Director Kudrna, City Administrator Downs and the Mayor 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 project on the radar; the CIP is a living document and does change from year to year.

The CIP details an $11,946,000 work program over the next five (5) years. The sixth encompasses another10-years. Typically, the CIP includes critical enhancements to city utilities and capitalizes on exciting economic development opportunities with the Tower Terrace interchange, Boyson Road Interchange and preparation of projects such as the tree replacement program.

Completion of some of the bigger projects such as the Emmons Street/Robins Road/Center Point Road intersection freed up dollars. City Council directed staff to maintain a spending amount for each year to stay within the $2.5M-$3.5M range. In looking at past years, the spending amount has been in the $3M to $3.5M range. With projects retiring and changes to the CIP, there have been no spending adjustments to projects or capital equipment. An example of that would be 12th Avenue where the city will asphalt overlay verses pouring concrete; another example would be rebuilding the aerial truck verses buying new.

Department heads have assessed their needs and as a team have prioritized by fiscal year with cost estimates. Some projects have previously been approved, are incomplete, or have not been implemented to date.

The projects in the CIP were allocated using the city's goals and strategic plans, either on going or implemented. The strategic plan dated November 1, 2010 and strategic plan dated April 2015 included the following projects as priorities:

- Tower Terrace Road/I-380 Interchange
- Continue to seek MPO funding for Edgewood Road Extension from Blairs Ferry Road to Tower Terrace Road
- Planning for new library
- Continue emphasis on Hiawatha Town Center Plan
- Boyson Road Trail
- North Center Point Road north of Boyson Road and Tower Terrace Road
- Continue to be open to annexations
- Continue to upgrade public safety dept. technology
- Oakbrook Development
- Indian Creek/Dry Creek Truck Sewer Improvements-on going
- Boyson Road/I-380 Interchange
- Develop a multi-year city facility need plan-Public Safety Garage, Library, Fire Station
- Evaluate economic development programs
- Robins Road Reconstruction Project
- Edgewood Road Improvements-northwest territory
- Completion of upgrading all fire hydrants, including adding the 5" stortz connection to all hydrants
- Robins Road north of Bali Hi-overlay

- 8th Avenue reconstruction
- Updating and freshening of the current fire station from the furnace down to the fixtures
- Lodge-City Center in the northwest territory
- Boyson Road to east city limits improvements
- Updating and replacing all ambulance cots with power version to reduce exposure to back injuries
- Add new water storage tank tower or ground storage

In preparation of the CIP, staff assesses each project to ensure the fiscal year GO/TIF bonding totals stay in the range of $2.5M-$3.5M. The draft CIP presented tonight encompassing the project list for the next five (5)-years, holds consistently in the $2.2M-$2.5M range.

The After & Future Project CIP is the living document that keeps projects in front of staff and City Council. The primary projects in these years include the Boyson Road interchange, Edgewood Road extension, replacement or rebuild of fire equipment, and a future fire station.

While evaluating the appropriate time to build a future fire station, one option that seems to have potential is to construct a small training facility. The facility would include a simulated residential structure and exterior area. This would not be a throw away cost but could enhance the training activities today and with a future fire station. It would include classroom space to be used in conjunction with the facility for hands on training. A facility could be built at the city owned property located on Metzger Road complimenting any future fire station construction at that location. Cost estimate-$250,000 and funding is reflected within the CIP FY 2020.

Local Option Sales and Service Tax (LOSST) dollars play a significant role in capital improvement goals. LOSST dollars are used throughout all departments and meet the requirements of the referendum ballot language. LOSST dollars are tax relief for Hiawatha citizens in the form that the city does not need to bond for those projects.

The next several years CIP program funding request is on the low end of the bonding limits directed by City Council during budget discussions. Plans are always subject to change based on priorities.

Discussion

City Administrator Downs mentioned along with the Tower Terrace Road Interchange project, a bridge must be installed 300 feet east from CCB Packaging out to Tower Terrace Road. Tower Terrace Road Interchange project is a $4M project. Cedar Rapids would be responsible for the west side. The Department of Transportation (DOT) discussed covering the entire cost of the project and allowing Hiawatha to reimburse its portion of funding back over a 10-year period.

Council Member Norton asked about Fitzroy Road and the water tower issue.

Downs said the Water Department will get a new well site to create redundancy if a water line breaks. The Water Department will bond for $2M and the city will supply LOSST dollars over a period of years. The Fitzroy water tower will be important for storage.

Council Member Wichtendahl asked for an update on the second fire station.

Downs said staff brainstormed ideas in the past and met with realtors. The Fire Department has concerns with space including room for training, so staff proposed the training facility to help alleviate space needs. Downs added the second fire station is not out of the question but additional time is required with the library expansion project and future growth of the city. Downs said the fire department will work on a master plan in the current fiscal year and the information generated from this process will present a better idea of how to proceed.

Council Member Wichtendahl asked about the timeframe for keeping the properties on the corner of Emmons Street and N Center Point Road.

Downs said it is anticipated the area will be redeveloped within five years. The completion of the intersection has already ignited conversations on developing the land in the Village Center area.

City Council directed staff to cancel the next CIP work session scheduled for November 20 and move forward with setting a public hearing date on the proposed CIP at the December 6 regular City Council meeting.

There being no further discussion, Wichtendahl moved to adjourn at 6:02 P.M., second by Bruns. Motion carried.

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Bill Bennett, Mayor

ATTEST:

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Kelly Kornegor, City Clerk