

City of Indianola Capital Improvement Plan

FY 2022-2026



Capital Improvement Plan (CIP) Policy

- Five Year Plan
- Future capital expenditures considering population, infrastructure replacement/extension, economic base and land use
- Consider operational and maintenance costs to develop a “true-cost” for the project
- Consider costs, timing and sources of funding
- Maintain the City assets
- Funded from financial resources that are anticipated to be current and available



Definitions

- **Capital Project**: a set of activities with related expenditures and schedule, that includes
 - Delivery of a distinct asset or improvement
 - Any contribution to another entity for such delivery
 - Any vehicle or large equipment costing \$5,000 or more lasting for a minimum of 3-5 years
 - Major repair, renovation or replacement of existing facilities (building, road, sewer line, etc.)
- **Major Repair, Renovation or Replacement**: a project mainly intended to preserve or enhance the operational condition of a facility
- **Capital Improvement Program**: Council's approved financial plan of capital projects. This program may change due to issues related to timing, available financing, and other factors, but is primarily followed once approved and is amended from year to year by Council.
- **Project Costs**: Purchase price or construction costs of a project and can include feasibility studies, cost-benefit analysis, site and ROW acquisition, legal and title costs, appraisal and surveying fees, architect and accounting fees, design and engineering fees, initial fixtures and equipment, and delivery fees.



Benefits of a CIP

- Stabilize Volume of Expenditures
- Better Manage Debt Structure
- Public Relations Tool
- Workplan to Preserve Infrastructure and Equipment
- Allow Employees to See “Big Picture”
- Promote Regional Cooperation
- Allows for Continual Adjustment to Changing Needs and Costs



Vehicles and Equipment

- Managed through Fund 190
- Department Contributions and Property Tax Revenue
- Departments Seek Additional Funding Through Grants/Donations



Vehicles and Equipment-FY22

- IT:
 - Computer Replacement: \$22,500
 - Server Equipment: \$14,500
- Community Development
 - Rental Inspection Vehicle: \$28,000
- Police
 - 2 Squad Vehicles: \$65,867
 - 1 Detective Vehicle: \$25,000
- Fire & EMS
 - 50 Portable Radios: \$100,000
 - Medical Monitors: \$130,000
 - Replace 2012 Medic Unit: \$218,000
- Parks and Rec
 - Pickup: \$25,000
 - Mower: \$15,000
- Streets
 - Dump Truck/Plow: \$190,000
 - Backhoe: \$90,000
 - Backhoe Concrete Breaker/Bucket: \$14,000
- WRRF
 - Pickup: \$91,000
 - Forklift: \$30,000
 - Lift Station Replacement Pumps: \$30,000



Vehicles and Equipment-FY23-26

- IT:
 - Computer Replacement: \$22,500
- Police
 - 2 -3 Squad Vehicles: ~\$70,000-\$110,000
- Fire & EMS
 - Thermal Imaging and Safety Trailer: \$30,000 and \$75,000 (grants)
 - FY23 and FY24 Fire Engines: \$475,000 Each (Order FY23 in FY22)
 - FY25: Next Medic Unit: \$218,000
- Parks and Rec
 - Pickup: \$25,000
 - Large Mower: \$40,000
 - Tractor: \$25,000
- Streets
 - FY23: Dump Truck/Plow and Crack Sealer: \$240,000
 - FY 24: Concrete Saw and Wheel Loader: \$245,000
 - FY25: Street Sweeper: \$290,000
 - FY26: Track Loader, Backhoe: \$210,000
- WRRF
 - FY 23: Sludge Tank: \$120,000
 - FY24: Snowplow and Vactor Jet: \$448,000
 - Lift Station Replacement Pumps: \$30,000 each year



Vehicles and Equipment

	FY21	FY22	FY23	FY24	FY25	FY26
COMMUNITY DEVELOPMENT						
Additional Vehicle for Rental Inspector		28,000				
IT						
Computer Replacement	21,250	22,500	22,500	22,500	22,500	
Disaster Recovery Blade Replacement	12,000	8,000				
Network Security Drive		6,500				
Phone System Upgrade/Maintenance	60,000					
New Leightronix Box	12,000					
Public Computer Lab Replacements	6,500					
POLICE (Vehicles on 4-year Rotation)						
SUV 202 2020 Ford Explorer (Add on)	32,932					
SUV 211 2021 Ford Explorer (Add on)	32,932					
SUV 212 2021 Ford Explorer (Replace 161)	32,932					
SUV 213 2021 Ford Explorer (Add on)	32,932					
SUV 221 2022 Ford Explorer (Replace 171)		32,932				
SUV 222 2022 Ford Explorer (Replace 172)		32,932				
SUV 231 2023 Ford Explorer (Replace 181)			32,932			
SUV 232 2023 Ford Explorer (Replace 182)			32,932			
Car 21 Detective replacement	25,000					
Car 45 Detective Replacement		25,000				
SUV 241 2024 Ford Explorer (replace 201)				36,000		
SUV 242 2024 Ford Explorer (replace 202)				36,000		
SUV 251 2025 Ford Explorer (replace 211)					37,000	
SUV 252 2025 Ford Explorer (replace 212)					37,000	
SUV 253 2025 Ford Explorer (replace 213)					37,000	
SUV 261 2026 Ford Explorer (replace 221)						37,000
SUV 262 2026 Ford Explorer (replace 222)						37,000

FIRE	FY21	FY22	FY23	FY24	FY25	FY26
Tender #335	262,018					
Hydraulic Extraction Tools						
Truck #334 (aerial)	850,000					
50 Portable Radios for P25		100,000				
Thermal Imaging Units (3)			30,000			
Fire Safety Trailer				75,000		
Engine #333						
Engine #332			475,000			
Engine #331				475,000		
Ambulance (Medic Units:3 Yr. Rotation)						
Medical Monitors		130,000				
2012 Ford Chassis Ambulance (Medic Unit 246)		218,000				
2014 Ford Chassis Ambulance (Medic Unit 247)					218,000	
PARKS						
2006 F-250 4x4 Truck with Plow	37,000					
2007 F150 (downtown beautifcation) (they want a F250 for \$10,000 more)		29,000				
2009 F150 4x2			25,000			
2014 F250 (w/ plow)				37,000		
1998 Stienner Power Unit (Backup Unit) (Replace with Mower and brush attachments)			45,000			
RECREATION						
2005 Dodge Caravan	25,000					
John Deere 4320 (softball Field Groomer)			25,000			
Softball Complex Mower		15,000				

Vehicles and Equipment



STREETS	FY21	FY22	FY23	FY24	FY25	FY26
2019 Elgin Street Sweeper					290,000	
2017 Kubota Track Loader						90,000
2006 International Dump/Plow Equipment (Now 2020)	155,217					
2007 International Dump/Plow Equipment		190,000				
2007 International Dump/Plow Equipment			190,000			
2016 Case Backhoe						120,000
2007 310 John Deere Backhoe (Replace with mini wheeled loader)		90,000				
Stanley Concrete Breaker/Bucket(for the Backhoe - 2016 Case)		14,000				
1999 Crafc0 Sealmaster			50,000			
2003 Case Maintainer (2017 John Deere)	179,647					
2009 Large Concrete Saw				45,000		
2010 Case Wheel Loader				200,000		
WRRD						
2014 F250 4x4 w/ Snow Plow				38,000		
Ford F-150 2012	26,049					
Vactor Jet Vac 2011				410,000		
Ford F-550 2007 W/ Service Body		91,000				
BOBCAT UTV(replacing Kubota and IH Tractor)		63,000				
Forklift		30,000				
NUHN Sludge Tank			120,000			
2 New Lift Station Pumps for Backup per year	30,000	30,000	30,000	30,000	30,000	30,000
TOTAL	1,833,409	1,155,864	1,118,364	1,404,500	671,500	314,000

Vehicles and Equipment



Vehicles and Equipment Funding Matrix

FUNDING SOURCE TOTALS

	FY 21	FY 22	FY 23	FY24	FY25	FY26
Fund 190 Beginning Balance	1,124,084	622,770	437,770	337,770	225,770	377,770
Transfer from General Gov. (001)						
Transfer from IT	105,250	37,000	22,500	22,500	22,500	22,500
Transfer from Police (011)	98,796	90,864	65,864	72,000	111,000	74,000
Transfer from Fire (015)	100,000	100,000	100,000	100,000	100,000	100,000
Transfer from Ambulance (016)	100,000	100,000	100,000	100,000	100,000	100,000
Transfer from Library (041)						
Transfer from Parks & Recreation (042)	62,000	44,000	95,000			
Transfer from RUT (110)	260,000	260,000	260,000	260,000	260,000	260,000
Transfer from WWTP	56,049	214,000	150,000	478,000	30,000	30,000
Total Transfer In	782,095	845,864	793,364	1,032,500	623,500	586,500
Property Tax	125,000	125,000	200,000	200,000	200,000	200,000
Donations/Grants			25,000	60,000		
Bond Notes	425,000					
Total Revenue	1,332,095	970,864	1,018,364	1,292,500	823,500	786,500
Less Purchases	(1,833,409)	(1,155,864)	(1,118,364)	(1,404,500)	(671,500)	(314,000)
Ending Balance	622,770	437,770	337,770	225,770	377,770	850,270

Ambulance Rotation



3-Year Rotation

	FY2019	FY2022	FY2025	FY2028	FY2031
1st Out	248	246	247	245	248
2nd Out	245	248	246	247	245
3rd Out	247	245	248	246	247
Reserve/Special Event	246	247	245	248	246



CIP Infrastructure

- Managed through Funds 301, 321-. 710, 650
- Divided into General Fund, Streets, Sanitary Sewer, Storm Sewer
- Department Contributions, Property Tax Revenue, Gas Franchise Fee
- Departments Seek Additional Funding Through Grants/Donations



CIP Infrastructure-FY22

- Library:
 - Lighting Replacement: \$30,000
 - Boiler Replacement: \$60,000
- Parks
 - E Hillcrest Trail: \$98,000
- Pool
 - Bath House/Pump Room Roofs: \$30,000
 - Sand Filter Media Replacement: \$19,500
- Sanitary Sewer
 - West Salem Alley Sewer: \$230,000
 - Sewer Line Maint: \$250,000
- Streets
 - Major Street Projects
 - Square Streetscape (2nd Half): \$3,751,666
 - Hillcrest Engineering: \$414,000
 - K Street Engineering/ROW: \$720,000
 - Minor Street Projects
 - Valley PL (N1st to Jefferson): \$197,000
 - Planning: \$40,445
 - Clinton (Howard to Buxton)
 - S 9th (2nd Ave to Salem)
 - S 9th (Euclid to Henderson)
- Stormsewer
 - Utility Review and GIS Data Collection: \$155,000 (from Stormwater Master Plan)
 - W Detroit and North E St.: \$65,000



CIP Infrastructure - FY23-26

- Library:
 - Flooring, Bathroom, Roof, Chiller Replacement, Carpet: ~\$50,000/year
- Parks
 - Future JK Trail: \$355,200
 - Buxton Park Fountain: \$72,000
 - McVay Trail to Balloon Field: \$560,750
- Pool
 - Slide Refurbishing \$45,000
- Sanitary Sewer
 - South C Street Sewer: \$450,000 (includes street replacement)
 - Sewer Line Maintenance: \$250,000/year
- Streets
 - FY23-24 Major Street Improvements
 - Hillcrest: \$4,049,000
 - K St.: \$3,802,600
 - Minor Street Rehabilitation
 - FY23: S 9th (2nd Ave to Salem): \$120,820
 - FY23: S 9th (Euclid to Henderson): 165,000
 - FY24: Clinton (Howard to Buxton): \$90,000
- Stormsewer
 - FY23
 - Clinton Ave Culvert: \$565,000
 - Design Work: 1000 Block North Y St.: \$15,000
 - FY24
 - Design Work: 14th St Improvements: \$50,000
 - FY25
 - Design Work: Jefferson (Boston/Clinton): \$75,000
 - 1000 Block of North Y: \$95,000



	FY21	FY22	FY23	FY24	FY25	FY26	Future Funding
CITY HALL/PUBLIC SAFETY BUILDING							
Architectural Services to Deliver Proposal on City Ha	75,000						
LIBRARY							
Wall Repair and Painting							
HVAC Compressor (will be moved to FY20)	11,285						
Lighting Replacement		30,000					
Library Boiler Replacement		60,000					
Circulation Desk Replacement	25,000						
Flooring Replacement, entryway and Rooms A & B			20,000				
Public Bathroom Upgrades				20,000			
Roof					40,000		
Library Chiller Replacement					80,000		
Carpet Replacement						35,000	
PARKS							
EAB Program	20,000	145,000					
Pickard Park Entrance Signage/Lighting	25,000						
Pickard Youth Softball Complex Field/Irrigation	20,000						
Moats Restroom Replacement	100,000						
Trails - E Hillcrest		98,000					
Jerry Kelley Trail (Iowa Ave from Kenwood to Steven	58,000		355,200				355,200
McVay Connect to BF Trails (15th Street to Balloon Field)				382,000	178,750		
Buxton Park Fountain			72,000				
REC							
Roof (estimated for FY 45)							
POOL							
Pool Bath House and Pump Room Roofs		30,000					
Overhead PA/Sound System Replacement/Upgrade							
Slide Refurb	10,000		45,000				
Pool Steps	41,000						
Pool Sand Filter Media Replacement		19,500					

General Fund Infrastructure



GENERAL FUND PROJECTS FUNDING SOURCE TOTALS

	FY 21	FY 22	FY 23	FY24	FY25	FY26
Fund 301 Beginning Balance	625,307	641,533	766,533	891,533	1,016,533	1,141,533
Transfer from Library	11,285	90,000	20,000	20,000	120,000	35,000
Transfer From Parks	20,000	145,000	72,000			
Transfer from P&R for Moats RR	25,000					
Transfer from Parks for JK Trail	58,000		355,200			
Transfer from Parks for McVay Trail				257,000	178,750	
Transfer from P&R for Hilcrest Trail		98,000				
Transfer from Pool	51,000	30,000	45,000			
Total Transfers	165,285	363,000	492,200	277,000	298,750	35,000
Property Tax Revenues	225,000	125,000	125,000	125,000	125,000	
GO Borrowing						
State/Federal Grants	11,226					
REAP Grant for McVay Trail				125,000		
Property Owners Contributions/Assessments						
Donations						
Less CIP Costs (not including Traffic/Streets)	(385,285)	(363,000)	(492,200)	(402,000)	(298,750)	(35,000)
ENDING FUND BALANCE	641,533	766,533	891,533	1,016,533	1,141,533	1,141,533

General Fund Infrastructure Funding Matrix



	FY20	FY21	FY22	FY23	FY24	FY25	FY26
COMMUNITY DEVELOPMENT							
ST-2: Iowa Avenue Extension for Missouri Valley JAT	88,536	1,494,475					
Downtown Streetscape		2,000,000	3,937,000				
STREET DEPARTMENT							
Building/Grounds Expansion							
Sign Inventory	791						
Engineering		50,000					
TRAFFIC SIGNALIZATION							
ST-5: Traffic Signal Timing Updates (US65 & IA92)	40,431	120,000					
STREETS							
Major Capital Improvement Projects							
ST-1: Hillcrest Avenue Reconstruction	1,666		414,000	1,349,700	2,699,300		
ST-6: K Street Roadway Improvements	28,952		720,000	1,267,600	2,535,000		
Capital Reconstruction/Preventive Maintenance							
ST-7: Pavement Indexing	12,000	15,000					
Valley Place N1st to Jefferson Way		20,000	197,840				
Clinton Street (Reconstruction Howard to Buxton)	18,537		10,000		90,000		
W Lincoln St--Reconstruction E Street east to C Street				22,000		255,000	
South 9th St (2nd Ave to E Salem)			12,700	120,820			
South 9th Street (Euclid to Henderson)			17,745	165,000			
Iowa Avenue--N 1st Street East to Jefferson Way		155,000					
Iowa Avenue--(Jefferson Way East to N 8th St							40,000
TOTAL	190,913	3,854,475	5,309,285	2,925,120	5,324,300	255,000	40,000

Street Improvement Infrastructure



Street CIP Funding Matrix

STREET PROJECTS FUNDING SOURCE TOTALS							
	FY 20	FY 21	FY 22	FY 23	FY 24	FY25	FY26
Fund 321 Beginning Balance	(199,142)	136,922	3,088,522	6,029,237	4,694,117	1,619,817	1,854,817
Federal Grants	87,780	627,238		1,100,000	2,000,000		
State Grants	91,704	121,600					
Sponsored Projects (IFA-Stormwater)			1,000,000				
Transfer from RUT (110) (Restricted)	262,000	250,000	250,000	250,000	250,000	250,000	25,000
Transfer from Gas Franchise (099)		240,000		240,000		240,000	
Transfer from General Gov. (001)							
Transfer from IMU for Infrastructure							
Transfer from TIF		867,237					
Other Revenue	85,492						
GO Borrowing		4,700,000	7,000,000				
Less Streets/Traffic Control Costs	(190,913)	(3,854,475)	(5,309,285)	(2,925,120)	(5,324,300)	(255,000)	(40,000)
ENDING FUND BALANCE	136,922	3,088,522	6,029,237	4,694,117	1,619,817	1,854,817	1,839,817

Water Resource Recovery Dept.	FY21	FY22	FY23	FY24	FY25	FY26
3rd Avenue Sanitary Sewer (between F and G Streets)						
Sewer Replacement in Alley North of West Salem		230,000				
Upgrade South Plant Lift Station	850,000					
Upgrade Wesley Lift Station Controls	50,000					
South C St Sewer (between W 1st and W Salem Ave)			450,000			
Autumn Ridge Assistance	40,000					
QM3 Lift Station	500,000					
Annual Sewer Mains Inspection/Repair						
Cleaning Televising	25,000	25,000	25,000	25,000	25,000	25,000
Smoke Testing	11,250	11,250	11,250	11,250	11,250	11,250
Manhole Repair	70,000	70,000	70,000	70,000	70,000	70,000
Lining Repair Sewer Mains	223,250	118,750	118,750	118,750	118,750	118,750
Flow Monitoring						
Contingency	25,000	25,000	25,000	25,000	25,000	25,000
Total WPC CIP (Fund 710)	1,794,500	480,000	700,000	250,000	250,000	250,000

WRRD Infrastructure Improvements (not including WRRF)



Sanitary Sewer CIP Funding Matrix

	WRRD FUNDING SOURCE TOTALS					
	FY 21	FY 22	FY 23	FY24	FY25	FY26
Fund 710 Beginning Balance	395,447	112,947	45,486	130,480	322,265	460,430
WRRD Utility Revenue	3,900,000	3,900,000	4,172,164	4,410,365	4,410,365	4,410,365
Transfer In-Local Option Sales Tax Revenue	500,000	500,000	750,000	500,000		
Less General Engineering Consulting	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Less CIP Costs	(1,794,500)	(480,000)	(700,000)	(250,000)	(250,000)	(250,000)
Less Transfer Out to 610:Operations	(1,900,000)	(1,900,000)	(1,900,000)	(1,900,000)	(1,900,000)	(1,900,000)
Les Transfer to Sewer Bonds	(880,000)	(1,823,461)	(2,037,170)	(2,040,580)	(2,042,200)	(2,042,200)
Less Transfers Out for Vehicles/Equipment	(58,000)	(214,000)	(150,000)	(478,000)	(30,000)	(30,000)
ENDING FUND BALANCE	112,947	45,486	130,480	322,265	460,430	598,595

Stormwater Infrastructure Improvements

STORMWATER UTILITY	FY21	FY22	FY23	FY24	FY25	FY26	Future	
Administration								
Stormwater Plan	15,000	15,000						
Stormwater Utility Verification Process	15,000	15,000						
GIS Data Collection		125,000						
Stream Assessments			60,000	60,000				
Stormwater Modeling				60,000	60,000			
Projects							Design	Construction
2019 Storm Drainage Project (OSTY) Engineering	21,765							
Clinton Ave Culvert (Boston & J)	65,000		565,000					
West Detroit Ave and North E St.		65,000 Project cost						
Jefferson at Boston and Clinton					75,000 Design Costs			825,000 FY27-28
1000 Block of North Y Street			15,000 Design		95,000 Inspect/Construct			
14th Street Storm Improvements				\$ 50,000.00 Design		\$ 365,000.00		
1100 East Iowa Avenue							\$ 170,000.00 Design +ROW	\$ 350,000.00
716 West Iowa							\$ 50,000.00 Design/ROW	\$ 210,000.00
300 W. Orchard Ave							\$ 60,000.00 Design/ROW	\$ 270,000.00
1000 Block of North O Street							\$ 70,000.00 Design/ROW	\$ 200,000.00
Total Storm Sewer CIP (Fund 670)	116,765	220,000	640,000	170,000	230,000	365,000	350,000	1,855,000



Stormwater CIP Funding Matrix

STORM SEWER FUNDING SOURCE TOTALS

	FY 21	FY 22	FY 23	FY24	FY25	FY26
Fund 650 Beginning Balance	329,951	340,083	302,083	-155,917	-143,916	-191,914
Storm Sewer Utility Revenue	210,000	200,000	200,000	200,001	200,002	
Transfer to Debt Service						
SRF Interest						
Less Transfer for Finance/Billing	(19,203)	(18,000)	(18,000)	(18,000)	(18,000)	(18,000)
Less Transfer to Debt Service	(63,900)					
Less CIP Costs	(116,765)	(220,000)	(640,000)	(170,000)	(230,000)	(365,000)
ENDING FUND BALANCE	340,083	302,083	(155,917)	(143,916)	(191,914)	(574,914)
Percent of Expenditures	291.25%	137.31%	-24.36%	-84.66%	-83.44%	-157.51%

LOOKING FORWARD

New Street Crossings of Existing Waterways Policy

Willowcrest Avenue Extension

- North Jefferson Way to Summerset Trail
 - ~0.5 Mile at ~\$3.8 Million
- North Jefferson Way to County Club Road
 - ~0.5 Mile at ~\$4.8 Million

North 17th Street (Industrial Park)

- East Iowa Avenue to East Hillcrest Avenue
 - ~0.75 Mile at ~\$6 Million

LOOKING FORWARD

Implementation of Pavement Indexing Study

- Reconstruction vs Grind/Overlay
- Ex. \$2 million vs \$650,000

Discuss Funding of Street Maintenance Budget

- Historically - ~\$350,000 to ~\$600,000
- Needed - \$1.5 million (to maintain average PCI of 70)



LOOKING FORWARD

The Council has previously allocated a funding in FY2021 for architectural services to look at

- a new city hall/library facility (estimated cost: \$18,941,561)
- Renovating the current facility into a joint public safety facility: (estimated cost: \$25,862,525)
- Current estimate at \$44,804,086



Q&A