



# City of Oskaloosa Project List Update: October 2017

1. Improve Critical Road and Utility Infrastructure to Meet Existing and Future Needs		Item Description and Status
a.	<b>Lacey Complex Road Improvement Projects</b>	<i>Ongoing project - design engineer selected.</i> Survey and design work to begin fall 2017, bid letting February/March 2018, construction spring/summer 2018. Total estimated cost \$1,695,000 for the purpose of constructing road improvements serving the Lacey Recreation Complex. MCRF has identified and prioritized approximately \$6.6 million in potential road improvement projects within and around the Lacey Recreation Complex.
b.	<b>North C Street Curb and Gutter Replacement</b>	<i>Ongoing project - substantial completion.</i> Total project estimated at \$150,000. Contract awarded in the amount of \$134,520 to TK Concrete. This project involves the construction of new concrete curb and gutter, ADA sidewalk and ramps, and alley and driveway approach improvements. Construction is complete, awaiting hydro seeding in September. In-house staff performed design and will complete inspection work.
c.	<b>D Street Reconstruction Project (STP grant funded)</b>	<i>Ongoing project - design underway.</i> Total project estimated at more than \$3,000,000 including design, inspection, water, sewer, storm, road, and traffic signal improvements. Construction is scheduled to begin in the spring of 2018. The overall construction concept was approved by City Council on February 6, 2017 and includes the construction of a median from A Avenue West to 2nd Avenue West and a 10 foot wide shared use path along the east side of the street. This project will be funded by an Iowa DOT 80/20 matching fund grant. Costs not covered by the grant will be incurred for the traffic signal upgrade and water main improvements.
d.	<b>South 7th Rehabilitation Project</b>	<i>Ongoing project - bids awarded.</i> Total project estimated at \$327,696. Multiple contracts have been awarded and construction is nearing completion. Asphalt milling and overly work is all that remains is scheduled for mid September. This project will improve stormwater drainage along South 7th Street and provide a safer and more durable pavement surface for vehicles. Pedestrians will benefit from updated ADA accessible sidewalk ramps, and the sanitary sewer main will be more reliable and efficient after replacement. Anticipated completion October 2017. This project has been designed and will be inspected by in-house staff.
e.	<b>1st Avenue East Rehabilitation Project</b>	<i>Project complete.</i> Total estimated cost \$100,000. This project improved the existing roadway with a new asphalt overlay, full depth concrete repairs, and curb and gutter replacement. In addition, new ADA sidewalk ramps improved pedestrian mobility. This project was designed and inspected by in-house staff.
f.	<b>Burlington Road Reconstruction (STP grant funded)</b>	<i>Ongoing project - design complete.</i> This is a joint project with University Park. Funding for this project is 80/20 due to the use of Surface Transportation Program (STP) funds. A 28E Agreement was approved in the fall of 2015. Bid date August 2017; project completion 2018.
g.	<b>City Owned (mall) Parking Lot Maintenance Plan</b>	<i>Project complete.</i> The city owned parking lot in front of Hy-Vee lot was resurfaced in the amount of \$168,483. Staff performed the design and inspection work in-house. Past work includes: Phase I Parking lot reconstruction near Hardees, Matthew's Carpert and Urban Park completed summer 2011. East Mall improvements completed in June 2013. Hardees purchase agreement approved by City Council on January 6, 2014 however the deal fell through. Hy-vee rehab September 2016.
h.	<b>North 17th Street Bridge Replacement (grant funded)</b>	<i>Project design ongoing.</i> Calhoun-Burns selected to design necessary improvements to the bridge and roadway. The project serves the NE treatment facility, animal shelter and the multi-use recreation trail. The total project, including engineering and construction is estimated to cost \$1,160,000 with 80/20 funding participation with the Iowa DOT.

i.	<b>Sidewalk Improvements D Ave to Santa Clara north on Green St (grant funded)</b>	<i>Project complete.</i> Total project cost \$208,190 (80/20 grant funded). The scope of this project included constructing approximately 1,900 feet of new ADA accessible sidewalk and ramps as part of the city's adopted Active Transportation Plan.
j.	<b>Sheriff Avenue Road Improvements</b>	<i>Project complete.</i> Total project cost of \$583,000. A construction contract in the amount of \$472,101 was awarded to DeLong Construction. This project consisted of the reconstruction of Sheriff Avenue (31 foot wide concrete pavement) from North Market Street to North 3rd Street. In addition to the street pavement, storm sewer, and driveway approaches along the project were replaced.
k.	<b>Inflow &amp; Infiltration (I&amp;I) Reduction Program</b>	<i>Ongoing project - study and inventory work complete.</i> DNR has mandated no additional bypasses should occur within the system. City must systematically identify problem areas for inflow and infiltration citywide and correct those problems within three fiscal years. Projects to correct I & I will be a mix of private and public improvements that require staff inspections as well as significant capital investment for the public projects estimated at over \$7 million. An SRF loan is being secured to pay for these projects.
l.	<b>2017 Sanitary and Storm Sewer Improvement Project (5 total locations)</b>	<i>Ongoing project - under construction.</i> Total project cost estimated at \$2,463,000. A construction contract in the amount of \$1,905,148 was awarded to Drish Construction. This project involves the replacement of approximately 4,400 feet of sanitary sewer and 2,300 feet of storm sewer in five different project locations. Project to be complete June 1, 2018.
m.	<b>Sewer Treatment Plant Facility Master Plan</b>	<i>Ongoing project - facility plan approved by council.</i> DNR has issued two new operating permits for the city's treatment plants. The new permits require implementing new plant improvements such as disinfection, and additional testing. The completed facility plan indicates improvements estimated at \$30 million and timing of those improvements are being discussed with the DNR. A 10 year compliance schedule has been proposed to the DNR.
n.	<b>Infrastructure Mapping</b>	<i>Ongoing project - system operational.</i> Funding in the amount of \$150,000 approved in the FY2017 sewer and stormwater budgets. The scope of services for this project included creating a high-accuracy asset inventory of the storm and sanitary sewer systems. 1330 sanitary sewer manholes and 1344 stormwater inlets/manholes were recognized, of which, 1167 sanitary sewer manholes and 347 storm sewer inlets/manholes were inspected, rated, and surveyed. A quick demo of this project and its importance to our community was provided to the city council earlier this year.
o.	<b>Northwest Planning Study (grant funded)</b>	<i>On hold - grant received.</i> A proposed \$25,000 planning study, \$7,500 city share (70% grant, 30% local match), to evaluate and recommend land use and development pattern/zoning in the northwest part of Oskaloosa near the proposed U.S. 63 bypass project as well as the proposed regional airport.
p.	<b>Regional Airport Project (FAA grant funded)</b>	<i>Environmental Assessment complete; final FONSI issued by FAA.</i> SCRAA Board responsible for project implementation. Cities responsible for annual and capital appropriation. Phase I project estimated at \$30,000,000. Initial study work in the amount of approximately \$500,000. Site A is the preferred location for the project. ALP completed; Airport Master Plan completed; Environmental Assessment complete; Design Engineer Firm selected August 2017; Land Acquisition 2017-2020; Facility open 2023.
q.	<b>US 63 and SE Connector Improvements</b>	<i>Ongoing project.</i> NW Bypass study underway - Environmental Assessment (EA) complete and being circulated for comment. Design could begin after the comment period on the (EA) date and would take 1-2 years to complete. Construction funds have not been identified by DOT - project is shown in year 6 of the 5-year plan. Current Highway 63 transfer of jurisdiction (TJ) discussions need to occur. SE Connector study is on "pause" according to DOT District staff. They want to see NW Bypass work move ahead and then they can "unpause" the project - limited shelf life for environmental work.
**	<b>Meadow Creek Subdivision Road Improvements</b>	<i>On hold.</i> This project is not specifically budgeted in FY2018 however the residents have contacted city staff and city council with concerns about the condition of the failed roads. Reconstruction of the subdivision is estimated at \$2,062,000 (concrete road, curb, gutter at current width).

**	<b>Asset Management and Work Order System</b>	<i>On hold.</i> This project is not specifically budgeted in FY2017 or FY2018 however city management has directed staff to begin exploring systems that can accomplish this project. Management desires a system that will integrate GIS, the existing financial software (Tyler Tech) and a preventative maintenance work order system. There are several options in the market to explore.
**	<b>Annexation Planning, 2-mile Zoning and Infrastructure Extension Studies</b>	<i>On hold.</i> Staff recommends the city council, and specifically the Planning & Zoning Commission review the potential of annexing and extending city services to fringe developments around Oskaloosa if staff resources are available. Planning and Zoning is expected to discuss the topic of 2-mile extraterritorial jurisdiction in calendar year 2017 or 2018.
**	<b>Facility Needs Assessment - Public Works Yard</b>	<i>On hold.</i> The existing Street Shop at South D Street is a facility that has exceeded its useful and expected life. City management is recommending the city council pursue a needs assessment in FY2019 and explore options of rebuilding or relocating the existing operations so modern day facilities can be constructed for the staff and community (and possibly co-locate Police). Funding for the study and the construction of any such improvements have not been identified in the budget.
<b>2. Improve Community Gateways and Corridors to be Visually Appealing and Welcoming</b>		<b>Item Description and Status</b>
a.	<b>Community Branding Project</b>	<i>Ongoing project.</i> The city contributed \$10,000 to help Main Street Oskaloosa receive a grant to bring in Roger Brooks for a community branding exercise. This project is a work in progress with the tagline "Simply Brilliant." The Branding, Development, and Marketing Action Plan document was received and filed in July 2015. Potential projects associated with the Plan will have varying financial implications for the city and partnering parties in excess of \$8 million if all projects are pursued.
b.	<b>A Avenue and Market Street Corridor Improvements (arts, lighting, landscaping)</b>	<i>On hold - study adopted by Council, no funding identified for projects.</i> The project includes several phases of work including sidewalk installation, ROW acquisition, trees, new street lighting, and access drive consolidation. Project prioritization and funding will need to be identified by the city council. Typical one block frontage improvements for Market Street, \$31,250 with six block frontages to be completed - total project of \$237,188 with design and contingency. Typical one block frontage improvements for A Avenue East, \$32,750 with 30 block frontages to be completed - total project of \$1,228,125 with design and contingency. Typical western frontages (Gateway Drive to L Street), \$311,250 with two block frontages to be completed - total project of \$778,125 with design and contingency. Typical far western frontages (Highway 163 to Gateway), \$83,000 with two block frontages to be completed - total project of \$207,500 with design and contingency. Overall project cost for Corridor Improvements is estimated at \$2,450,938 with design and contingency.
c.	<b>Wayfinding Improvement Project</b>	<i>Ongoing project.</i> Approved in 2016, the plan modernizes, beautifies and improves the city's corridors - A Avenue and Market Street. The project includes several phases of work, the first recommended phase is the installation of wayfinding signs throughout town. Wayfinding is expected to be installed during FY2018 (by December 2017) as the DOT approval process delayed the project past the original installation schedule. Additional phases of the Plan include information kiosks (\$70,000), welcome signs and gateway features (\$475,000). Project prioritization and funding will need to be identified by the city council.
d.	<b>Downtown Blade Sign Program</b>	<i>Ongoing project - south block of square complete.</i> City has more than \$20,000 in old "RACI" grant funds that have revolved back to the city for Main Street Oskaloosa project utilization. City Management recommends the funds be used to complete a blade sign masterplan. This includes hiring a local company to create a mock-up of each block within downtown and work with property owners to pursue new blade signs. City to provide match funds or a loan to property owners that participate in the program.

**	<b>Downtown Building Incentive Program</b>	This item would target specific funding opportunities/loans for properties owners within the Main Street District or Historic District (to be determined) interested in making building improvements. No formal plans, or policies have been drafted by staff at this point, however city council involvement and approval would be a required component.
**	<b>Comprehensive Plan Update</b>	<i>On hold.</i> To be discussed with the city council during the FY2019 budet preparation process.
**	<b>Sign Ordinance Review</b>	<i>On hold.</i> Current city code, adopted more than 15 years ago, specifies all signs within the city must be brought into conformance by November 2015 - a review of this code should be done prior to enforcement actions by the city. Review options.
**	<b>Website Redesign</b>	<i>On hold.</i> This project was included in the FY2017 budget in the amount of \$25,000 however was not included in FY2018. Staff will recommend inclusion in the FY2019 budget.

3. Improve the Quality and Availability of Housing in the Community	Item Description and Status
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a.	<b>Housing Improvement Initiative "Oskaloosa Housing Action Plan"</b>	<i>Ongoing project.</i> This item was identified by city council as a priority. Council adopted recommended policy initiatives and best practices for improving housing in the community. These recommendations include using city property for housing development, continued code enforcement efforts, rental inspection, expansion of existing OHTF programs, CDBG projects. Accomplishments thus far tied to the plan - rental inspection program initiation, comprehensive housing needs analysis completion, publicized city-initiated housing clean up efforts (Facebook and Oskaloosa Today), and hiring of a dedicated staff member to oversee development services department.
b.	<b>Comprehensive Housing Needs Analysis</b>	<i>Ongoing project - analysis report complete.</i> Maxfield Research and Consulting was hired to complete the 2017 report. Findings include a need for additional senior housing, twin units, market rate rentals, and development ready lots. The report also discusses the need for city incentives for any new construction development to occur in the form of TIF, abatement, etc. The report was funded by the Oskaloosa Housing Trust Fund. Staff needs to work with the city council to develop a set of actionable "next steps" to take at a policy level.
c.	<b>Nuisance Enforcement Program and Dilapidated Buildings</b>	<i>Ongoing project.</i> Quarterly reporting provided to the council and public. Goals for the program need to be developed by the Fire Department. The nuisance enforcement program has been with the Fire Department for more than two years and developing consistent program administration has been difficult. Over the last year city management has reinforced the requirement to have the Fire Department enforce all nuisances included in Chapter 8.08 of the city code including dilapidated structures, tall grass mowing, and snow/ice removal from sidewalks.
d.	<b>Rental Inspection Program</b>	<i>Ongoing project - Council approved program.</i> Unit registration began July 1, 2017 and inspections will occur Fall 2017. First year of the program will focus on "worst first" properties that are viewed to be nuisances, or below average. The program is set up to ensure properties will be inspected at least once every four years if high performing and more often, such as once a year if low performing. Private contractor hired to inspect. Program audit/evaluation work to begin calendar year 2018.
e.	<b>Housing Subdivision Project</b>	<i>Ongoing project.</i> Staff, council, and MCDG working with property owner to develop land for housing. Multiple meetings have been held over the course of FY2018, and a subdivision plan is nearing completion. Staff is recommending the city council consider the use of TIF to assist with the installation of public infrastructure, thus reducing cost of developing lots for housing.

4. Maintain a Safe Community with Small Town Feel and Charm	Item Description and Status
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a.	<b>Brownfields EPA Site Assessment (grant funded)</b>	<i>Ongoing project.</i> In June of 2014, the City of Oskaloosa was awarded a \$400,000 EPA Brownfields Assessment Grant that included \$200,000 for petroleum and \$200,000 for hazardous substance site assessments. To date, this project has completed 12 Phase-1 Environmental Site Assessments (ESA) and 6 Phase-2 ESAs; cleared 9 sites, totaling 104.46 Acres, for re-use; facilitated 2 property transfers; and leveraged approximately \$750,000 in redevelopment funds. The EPA extended the city's grant for an additional year. Applying for additional funds during the next grant cycle \$200,000 assessment funds, zero match; \$200,000 clean up funds, 20% local match required.
b.	<b>Downtown Façade Program CDBG Downtown Revitalization Fund (grant funded)</b>	<i>Ongoing project - construction underway.</i> \$1,172,936 total project cost; \$500,000 CDBG funds; \$300,000 city TIF; \$253,186 property owners; \$119,750 Daily Trust grant. Project includes restoration of the façades of eighteen (18) downtown buildings on the north side of the Oskaloosa City Square. Buildings include a mix of non-historic and historically significant buildings within the Historic District. Substantial project completion anticipated in December 2017, grant runs until June 30, 2018. Staff will be proposing a Phase II grant application to the State. If the grant application is unsuccessful, staff is recommending a local grant program utilizing TIF.
c.	<b>Fire Station No.1 Project</b>	<i>Project complete.</i> Awaiting final closeout but project is essentially complete - dedication ceremony held August 3, 2017. \$2,802,983 construction bid, with some additional work to be added (bay floors, cabling, sewer). 68% of voters approved bond funding during the November 2014 election. The vote authorized the city to issue \$3.195 million for the project.
d.	<b>Recreation and Early Childhood Learning Center</b>	<i>Ongoing Project.</i> May 3, 2016 voters extended the Local Option Sales Tax with 75% of funds (+\$10 million) allocated to recreation center and 25% to infrastructure. Due to the County rejecting their contribution to the project, the estimated \$24 million project needed to be scaled down. The city, school and YMCA have completed a market analysis to determine project feasibility without the county. The result is a scaled back project estimated at +/- \$19.5 million. Operational sustainability scenarios continue to be reviewed by the YMCA - currently the facility is shown to cashflow. Next steps for the project include: legal partnership agreements, financial commitments by school/YMCA, architect RFQ, and formal facility design.
e.	<b>Facility Master Plan - Park Maintenance</b>	A facility inventory and masterplan needs to be created for city park facilities. Several expensive repairs are on the horizon as it relates to recreation. Staff has sought and received a contract from ISG Engineers to assist the city with creating a comprehensive inventory and maintenance plan for Edmundson Pool. The plan is intended to outline maintenance and capital costs to keep the facility operational as it is today, for 10+ years.
**	<b>Hotel/Motel Tax Increase Proposal</b>	Interest has been expressed that staff should further evaluate the impacts of an increase to the existing hotel/motel tax. Funds from a proposed increase would need to have a specific and designated use as well as voter approval.
**	<b>Forest Cemetery Financing Plan</b>	City Council has approved multiple 28E Agreements and funding with Forest since FY2014 totaling \$450,000 (including FY2018) to offset operational expenses with the facility. Expectations continue to exist to have Forest develop and propose and long term sustainability plan to Mayor and Council.
**	<b>Municipal Code Update</b>	<i>On hold.</i> Project and scope to be determined as time and resources allow. The current municipal code should be reviewed and updated to comply and reconcile out of date or previous changes in State Code. The FY2018 budget includes funding to complete phase I of this project in the amount of \$10,000.
**	<b>Single Hauler Contract and Code Updates</b>	<i>On hold.</i> Study options to improve sanitation services required in Oskaloosa. In 2011 Univeristy of Iowa graduate students completed a report with two primary recommendations: 1. mandate sanitation service, 2. mandate use of containers. Report is available on city website. Code changes were presented to Council, however no action was taken.