



City of Oskaloosa Project List Update: May 2018

1. Improve Critical Road and Utility Infrastructure to Meet Existing and Future Needs		Item Description and Status
a.	Lacey Complex Road Improvement Projects	<i>Ongoing project - under construction.</i> March 5, 2018 DeLong Construction awarded contract in the amount of \$1,371,290 - 90 working days. This phase will include paving Kentfield Drive as well as Stadium Drive. Total estimated cost was \$1,695,000 for the purpose of constructing road improvements and lighting serving the Lacey Recreation Complex. MCRF has identified and prioritized approximately \$6.6 million in potential road improvement projects near the Complex.
b.	D Street Reconstruction Project (STP grant funded)	<i>Ongoing project - under construction.</i> Construction contract awarded to Dave Schmitt Construction, in the amount of \$2,920,902. Construction to begin May 16th, 2018. The project design includes water, sewer, storm water, burying utilities, street trees, decorative lighting, 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 is funded by an Iowa DOT 80/20 matching fund grant. Costs not covered by the grant will be incurred for the traffic signal upgrade, lighting, and water main improvements.
c.	Burlington Road Reconstruction (STP grant funded)	<i>Ongoing project - under construction.</i> This is a joint project with University Park. Funding for this project is 80/20 due to the use of Iowa DOT STP funds. Total project cost for city's portion of the road is \$185,000. A 28E Agreement was approved in the fall of 2015. Bid date August 2017; project completion 2018. This section of Burlington Road is currently paved with chip seal. The new concrete street will provide a more durable pavement surface. In addition, storm sewer improvements will reduce water drainage problems along this section of roadway.
d.	Inflow & Infiltration (I&I) Reduction Program	<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 has been secured to pay for these projects.
e.	Phase 1 Sanitary Sewer System Improvements Project (I&I program)	<i>Ongoing project - under construction.</i> Phase 1 is the first of several planned projects in response to the recently completed I&I study. The project includes sewer pipe reconstruction (approximately 1,960 LF), sewer pipe lining (approximately 6,800 LF), manhole reconstruction (15 manholes), manhole rehabilitation (approximately 275 LF), and manhole invert repairs (17 manholes). The project is split into 2 divisions. Division 1 of the project consists primarily of sanitary sewer replacement, and was awarded to Cornerstone Excavating, Inc. in a total contract amount of \$288,464 - This work is COMPLETE. Division 2 of the project consists primarily of sanitary sewer rehabilitation work, and was awarded to Visu-Sewer, Inc. in a total contract amount of \$706,710. Construction is allotted a total of 110 working days.
f.	North 17th Street Bridge Replacement (grant funded)	<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 existing bridge was built in 1936 and is in need of replacement. When it was inspected in 2015, it was given an estimated remaining life of 2 years, which means that failure of the bridge is imminent. The total project, including engineering and construction is estimated at \$1,160,000 with 80/20 funding participation with the Iowa DOT.
g.	Phase 2 Sanitary Sewer System Improvements Project (I&I program)	<i>Ongoing project - under construction.</i> Phase 2 is the second of several planned projects in response to the recently completed I&I study. The project includes sewer pipe reconstruction (approximately 2,600 LF), sewer pipe lining (approximately 9,800 LF), manhole reconstruction (15 manholes), manhole rehabilitation (approximately 330 LF), and manhole invert repairs (33 manholes). The construction is divided into two divisions. Division 1 of the project includes primarily sanitary sewer replacement work, and was awarded to TK Concrete, Inc. in a total contract amount of \$899,286. Division 2 includes primarily sanitary sewer rehabilitation projects, and was awarded to Visu-Sewer, Inc. in a total contract amount of \$1,275,887. Construction is planned to begin on or about May 1, weather permitting, and has been allotted 100 working days for division 1 and 125 working days for division 2.
h.	2017 Sanitary and Storm Sewer Improvement Project (5 total locations)	<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.
i.	Sewer Treatment Plant Facility Master Plan and Interim Plant Improvements	<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. A 10 year compliance schedule has been proposed and accepted by the DNR. Interim improvements to the two treatment facilities are necessary to comply with DNR standards and to maintain operations until the new facility is built.

j.	Regional Airport Project (FAA grant funded)	<i>Ongoing Project - land acquisition phase. Environmental Assessment complete; final FONSI issued by FAA. 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.</i>
k.	US 63 and SE Connector Improvements	<i>Ongoing project. NW Bypass study complete and awaiting funding from the Iowa DOT Commission. 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. The NW Bypass Project must proceed before they can "unpause" the project - limited shelf life for environmental work.</i>
l.	Sidewalk Connectivity Improvements 2018: A Avenue East; High Avenue West	<i>Project planning and discussion phase. City Council has authorized \$50,000 in FY2019 to complete sidewalk connectivity in various parts of town. This year two projects have been selected: A Avenue East near Budget Motel/CB Liquor; and High Avenue West near Crystal Heights Care Facility. Project is yet to be started, but will be completed by Fall 2018.</i>
m.	Meadow Creek Subdivision Road Improvements	<i>Project planning and discussion phase. This project is not specifically included in the city's five year plan, 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 \$1,783,500 (concrete road, curb, gutter at reduced width). A public neighborhood meeting is scheduled for May 31 @ 6:00PM in the library to review the project and discuss financing options.</i>
**	Northwest Planning Study (grant funded)	<i>On hold - grant received. 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.</i>
**	City Owned (mall) Parking Lot Maintenance Plan	<i>On hold. Continued maintenance and scheduled replacement of mall parking lots. City submitted grant application for JCPenny lot, but did not receive funding. Staff will need to identify new funding source and complete reconstruction in that area. Past work includes: Phase I Parking lot reconstruction near the former Hardees site 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. Lot in front of Hy-vee rehabilitated September 2016.</i>
**	Asset Management and Work Order System	<i>On hold. This project is included in the five-year capital improvement plan and city management has directed staff to explore 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 to explore.</i>
**	Annexation Planning, 2-mile Zoning and Infrastructure Extension Studies	<i>On hold. Staff recommends the city council, and specifically the Planning & Zoning Commission study 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 2018 or 2019.</i>
**	Facility Needs Assessment - Public Works Yard	<i>On hold. 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 with Police and/or Water Department). Funding for the construction of any such improvements have not been identified in the budget.</i>
2. Improve Community Gateways and Corridors to be Visually Appealing and Welcoming		Item Description and Status
a.	Creative Placemaking (formerly Comprehensive Plan Update)	<i>Project planning and discussion phase. City council authorized \$50,000 to complete a Comp Plan update, however after further evaluation that effort may be replaced with a Creative Placemaking Proposal. This process will take into account the established city council priorities for the community, seek additional input from the public, build upon the various projects, plans, and studies we have already completed, and help us prioritize for the future. Another very important part of this Creative Placemaking Proposal is an effort to plan for and create a strategy that effectively handles the transfer of jurisdiction for Highways, 63, 23 and 92 from the Iowa DOT. The Iowa DOT has indicated that the northwest bypass will only get built if a transfer of jurisdiction with the city is agreed upon.</i>
b.	Wayfinding Improvement Project	<i>Phase I complete. 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.</i>

c.	Downtown Building Incentive Program	<i>Project complete - program approved.</i> Policy was approved by city council, Spring 2018. This program provides a zero interest loan, using OHTF funds, to properties owners within the Central Business District to complete building safety improvements such as fire sprinklers, emergency exits, etc. Maximum \$8,000 per unit, no more than \$32,000 per building. The loan pays up to 50% of the safety improvement costs.
d.	A Avenue and Market Street Corridor Improvements (arts, lighting, landscaping)	<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.
e.	Community Branding Project	<i>On hold.</i> The city contributed \$10,000 to help Main Street Oskaloosa receive a grant to complete Branding, Development, and Marketing Action Plan. 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.
**	Sign Ordinance Review	<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.
**	Hotel Development	
3. Improve the Quality and Availability of Housing in the Community		Item Description and Status
a.	Housing Improvement Initiative "Oskaloosa Housing Action Plan"	<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, comprehensive housing needs analysis completion, publicized city-initiated housing clean up efforts (Facebook and Oskaloosa Today), downtown building safety incentive program, and hiring of a dedicated staff member to oversee development services department.
b.	Comprehensive Housing Needs Analysis	<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.	Housing Subdivision Project	<i>Ongoing project - under construction.</i> 30 single family and 8-12 condo/town home units can be built in the subdivision. Staff, council, and MCDG met with the property owner/developer to identify the Marje II project as well as create a Development Agreement for public infrastructure. City council approved the plat for Marje II on April 2, 2018. The Development Agreement is expected to be presented to the city council in June of 2018.
d.	Nuisance Enforcement Program and Dilapidated Buildings	<i>Ongoing project.</i> Quarterly reporting provided to the council and public. 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 two years 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.
e.	Rental Inspection Program	<i>Ongoing project - Council approved program.</i> Unit registration began July 1, 2017 and inspections started September 1, 2017. As of mid-December, 1,668 units have been registered, approximately 90 units inspected. 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 February 2018 with recommended program changes in Spring 2018.
**	Upper Story Downtown Community Event Space	
**	Upper Story Downtown Housing Initiative	

4. Maintain a Safe Community with Small Town Feel and Charm		Item Description and Status
a.	Brownfields EPA Site Assessment (grant funded)	<i>Ongoing project.</i> June 2014, the city 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. As a result of this project the city is undertaking the clean up of abandoned properties located on 6th Ave. West. The purpose is to clean up and prepare the properties for redevelopment. This process will take multiple years to complete as grant funding sources will be pursued for the effort.
b.	Downtown Façade Program CDBG Downtown Revitalization Fund (grant funded)	<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. Project is expected to be complete by June 30, 2018. Staff has submitted a Phase II grant application to the State for the west side of the city square. If the grant application for Phase II is unsuccessful, staff is recommending a local grant program utilizing TIF be developed by the city.
c.	Recreation and Early Childhood Learning Center	<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.
d.	Facility Master Plan - Park Maintenance	<i>Ongoing project.</i> A facility inventory and master plan needs to be created for all city park facilities. Several expensive repairs are on the horizon as it relates to city-owned recreation facilities. This could lead to longer term master planning that includes the city, school, YMCA, and MCRF. Staff has completed a facility maintenance plan for the Edmundson Pool using ISG Engineers. The plan outlines maintenance and capital costs to keep the facility operational as it is today for 10+ years.
e.	Website Update/Redesign	<i>Project planning and discussion phase.</i> The FY2019 budget includes up to \$25,000 for an update or upgrade to the city's current website, www.oskaloosaiowa.org. The current site was updated in 2012 the current platform will be retired 2019.
f.	Single Hauler Contract and Code Updates	<i>Project planning and discussion phase.</i> Council and staff anticipate discussing this initiative June 2018. Study options to improve sanitation services required in Oskaloosa. In 2011 University 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.
g.	Urban Renewal Plan Update	<i>Project planning and discussion phase.</i> The city's Urban Renewal Plan was updated in 2014 by staff and the city council. Several portions of the plan are now out of date and need to be updated to allow the continued use of this important economic development and redevelopment tool. Staff will need to retain bond counsel for this work, and expects the Plan to be presented and ready for adoption by the city council in the fall of 2018.
**	Hotel/Motel Tax Increase Proposal	<i>On hold.</i> 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.
**	Forest Cemetery Financing Plan	<i>On hold.</i> City Council has approved multiple 28E Agreements and funding with Forest since FY2014 totaling \$550,000 (including FY2019) 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.
**	Municipal Code Update	<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 FY2019 budget includes funding to complete phase I of this project in the amount of \$10,000.