

City of Indianola Capital Improvement Plan

FY 2023-2027



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-FY2023

- Community Development
 - Building Official Vehicle: \$28,000
- IT:
 - Computer Replacement: \$21,250
 - Council Camera Replacement: \$95,000
- Police
 - TASER (2/4 Yr): \$18,174
 - BWC (1/4 Yr): \$25,029
 - 2 Squad Vehicles: \$33,900 each
- Fire & EMS
 - HVAC for Command Tent: \$9,000
 - Command Vehicle: \$65,000
 - Engine #332: \$550,000
- Parks and Rec
 - Pickup: \$25,000
 - Steiner Power Unit: \$45,000
 - Softball Field Groomer: \$25,000
- Streets
 - Radio Upgrade: \$20,000
 - Building Update: \$22,500
 - Concrete Sealer: \$50,000
 - Salt Shed Wall & Roof: \$50,000
 - Dump Truck w/Plow: \$190,000
- WRRF
 - QM3 Lift Station Generator: \$45,000
 - Power Washer: \$10,000
 - H2S Elimination: \$65,000
 - 2 Lift Station Replacement Pumps: \$30,000



Vehicles and Equipment-FY2024-2027

- IT:
 - Computer Replacement: \$21,250
- Police
 - TASER: 2 Years; \$18,174 each
 - BWC: 4 Years: \$25,029 each
 - 2 -3 Squad Vehicles: ~\$70,000-\$110,000
- Fire & EMS
 - Safety Trailer: \$75,000
 - FY25: Next Medic Unit: \$285,000
 - FY27: Engine 331: \$550,000
- Parks and Rec
 - Pickup: \$37,000
- Streets
 - FY23-24: Radio Upgrades: \$220,000
 - FY 24-27: Building Updates: \$85,000
 - FY24: Wheel Loader: \$200,000
 - FY24: Concrete Saw: \$45,000
 - FY25 Sweeper: \$290,000
 - FY26: Backhoe: \$120,000
 - FY26: Skid Steer: 90,000
 - FY27: Dump Truck/Plow: \$200,000
- WRRF
 - FY24: Snowplow and Vector Jet: \$448,000
 - Lift Station Replacement Pumps: \$30,000 (FY2024)



FUNDING SOURCE TOTALS

	FY 22	FY 23	FY24	FY25	FY26	FY27
Fund 190 Beginning Balance	1,474,830	549,830	222,830	210,830	175,830	483,877
Transfer from General Gov. (001)						
Transfer from IT	69,616	116,250	21,250	21,250	22,500	22,500
Transfer from Police (011)	103,479	111,003	115,203	154,203	74,000	0
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)	44,000	95,000				
Transfer from RUT (110)	260,000	260,000	260,000	260,000	260,000	260,000
Transfer from WWTP	182,100	150,000	315,000	0	0	0
Total Transfer In	859,195	932,253	911,453	635,453	556,500	482,500
Property Tax	125,000	100,000	100,000	100,000	100,000	100,000
Donations/Grants		25,000	60,000			
Bond Notes						
Total Revenue	984,195	1,057,253	1,071,453	735,453	656,500	582,500
Less Purchases	(1,909,195)	(1,384,253)	(1,083,453)	(770,453)	(348,453)	(874,279)
Ending Balance	549,830	222,830	210,830	175,830	483,877	192,098

Vehicles and Equipment Funding Matrix



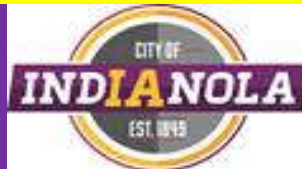
CIP Infrastructure

- Managed through Funds 301, 321-325. 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



General Fund CIP FY2023-FY2027

- Library:
 - FY2023
 - Flooring Replacement: \$20,000
 - Tuckpointing: \$18,000
 - FY2024
 - Public Bathroom Upgrades: \$20,000
 - Furniture Replacement: \$20,000
 - Self-checkout stations: \$5,000
 - RFID tagging and security gates. \$60,000
 - FY2025
 - Roof: \$40,000
 - Library Chiller Replacement: \$80,000
 - FY2026
 - Carpet Replacement: \$35,000
 - Parking Lot Repair: \$75,000
 - FY2027 Security Cameras: \$30,000
- Parks/Rec:
 - FY2023
 - Jerry Kelley Trail: \$355,000
 - Buxton Park Fountain: \$75,000
 - FY2024-25
 - McVey Trail . \$560,178
 - FY2026-27
 - Hwy 65 Trail: \$440,000
 - FY2027: Jerry Kelley Trail Part 4: \$355,200
- Pool
 - FY2023: Slide Refurbish: \$45,000



General Fund Infrastructure

GENERAL FUND PROJECTS FUNDING SOURCE TOTALS

	FY 22	FY 23	FY24	FY25	FY26	FY27
Fund 301 Beginning Balance	752,770	702,770	592,570	503,570	487,820	453,820
Transfer from Library	90,000	83,000	83,000	83,000	83,000	83,000
Transfer From Parks	43,920	72,000				
Transfer from P&R for Moats RR						
Transfer from Parks for JK Trail		200,000				200,000
Transfer from Parks for McVay Trail			200,000	200,000		
Transfer from P&R for Hilcrest Trail	98,000					
Transfer from Parks for S HWY 65 Trail					200,000	
Transfer from Pool	49,500	45,000				
Total Transfers	281,420	400,000	283,000	283,000	283,000	283,000
Property Tax Revenues						
State/Federal Grants						
REAP Grant for McVay Trail			125,000			
Total Revenue	281,420	400,000	408,000	283,000	283,000	283,000
Less CIP Costs (not including Traffic/Streets)	(331,420)	(510,200)	(497,000)	(298,750)	(317,000)	(618,200)
ENDING FUND BALANCE	702,770	592,570	503,570	487,820	453,820	118,620



CIP Infrastructure -Street FY2023-2027

- FY2023-2024
 - Finish Square Streetscape
\$2,719,458
 - Signals at Buxton and 2nd Ave
\$210,000
 - Start Hillcrest and K St. Const
\$2,617,300
 - Boston Ave: ARPA Infrastructure
\$2,300,000 (FY22-23)
- FY2025-2027
 - Major
 - S 9th Street (Salem to Euclid): \$1,585,200
 - F Street: \$1,720,000
 - R Street: \$835,000
 - Minor
 - Clinton (Howard to Buxton): \$354,000
 - S 9th Street (2nd Ave to E Salem): \$134,000
 - Iowa Ave (Jeff Way to N 8th): \$42,000 (Eng)
 - South 8th Street: \$33,000 (Construction in FY2028)
 - South Howard Street: \$440,000



Street CIP Funding Matrix

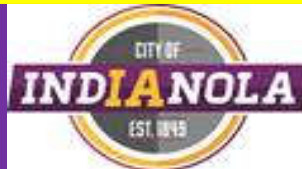
STREET PROJECTS FUNDING SOURCE TOTALS						
	FY 22	FY 23	FY 24	FY25	FY26	FY27
Fund 321 Beginning Balance	4,840,832	5,854,640	5,386,292	2,478,892	1,350,192	136,792
Federal Grants	1,700,000	2,300,000	2,000,000			
State Grants						
Sponsored Projects (IFA-Stormwater)	1,000,000	500,000				
Transfer from RUT (110) (Restricted)	250,000	300,000	300,000	300,000	300,000	300,000
Transfer from Gas Franchise (099)		350,000		500,000		500,000
Transfer from General Gov. (001)						
Transfer from IMU for Infrastructure	702,718					
Transfer in from LOST for Streetscape		2,667,910				
Transfer from TIF						
Property Tax (Regular or Capital Projects Levy?)		300,000	300,000	300,000	300,000	300,000
Other Revenue						
GO Borrowing	7,000,000					
Total	15,493,550	12,272,550	7,986,292	3,578,892	1,950,192	1,236,792
Less Streets/Traffic Control Costs	(9,638,910)	(6,886,258)	(5,507,400)	(2,228,700)	(1,813,400)	(1,065,000)
ENDING FUND BALANCE	5,854,640	5,386,292	2,478,892	1,350,192	136,792	171,792



CIP Infrastructure -WRRD FY2023-2027

CIP Projects

- FY2023-2025
 - Demolition of Structures at South Plant Lift Station
 - South C St Sewer (W 1st and W Salem)
 - Iowa Avenue Sewer Main
- Continued Sewer Manhole and Line Maintenance
- Discussion Item: Demolition of Existing WTP?



Sanitary Sewer CIP Funding Matrix

WRRD FUNDING SOURCE TOTALS						
	FY 22	FY 23	FY24	FY25	FY26	FY27
Fund 710 Beginning Balance	734,634	(200,278)	231,933	34,544	152,824	420,125
WRRD Utility Revenue	4,200,000	4,200,000	4,400,000	4,400,000	4,400,000	4,400,000
Transfer In-LOST for SRF Payment	550,000	2,000,000	2,000,000	2,000,000	1,500,000	1,000,000
Miscellaneous	180,000	100,000	100,000	100,000	100,000	100,000
Less General Engineering Consulting	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)	(50,000)
Less CIP Costs	(1,195,000)	(250,000)	(900,000)	(900,000)	(250,000)	(155,000)
Less Transfer Out to 610:Operations	(1,900,000)	(1,900,000)	(1,900,000)	(1,900,000)	(1,900,000)	(1,900,000)
Less Transfer to Sewer Bonds	(2,506,712)	(3,517,789)	(3,532,389)	(3,531,720)	(3,532,699)	(3,535,000)
Less Transfers Out for Vehicles/Equipment	(184,000)	(150,000)	(315,000)			
Less Transfer to Debt Service	(29,200)					
ENDING FUND BALANCE	(200,278)	231,933	34,544	152,824	420,125	280,125

Note: FY22 Negative Balance is Timing on SRF Loan Payment Schedule



CIP Infrastructure –SWU FY2023-2027

CIP Projects

- FY2023-2024
 - Clinton Ave Culvert: \$565,000
 - 14th St (Hillcrest): \$365,000
- FY2025-2027
 - Jefferson (Boston-Clinton): \$960,000
 - North Y Street (1000 Block): \$120,000
 - 14th Street (Iowa Avenue): \$390,000
 - K Street Culvert: \$390,000
- Continued Administration (Modeling/Data Collection): \$70,000 annually
- Continued Maintenance: \$30,000 annually



Stormwater Infrastructure Improvements

STORM SEWER FUNDING SOURCE TOTALS

	FY 22	FY 23	FY24	FY25	FY26	FY27
Fund 650 Beginning Balance	421,903	743,174	610,445	632,716	884,987	562,258
Storm Sewer Utility Revenue	600,000	600,000	600,000	600,000	600,000	600,000
Grant						
Transfer to Debt Service						
SRF Interest						
Less Transfer for Finance/Billing	(17,729)	(17,729)	(17,729)	(17,729)	(17,729)	(17,729)
Less Transfer to Debt Service						
Less CIP Costs	(261,000)	(715,000)	(560,000)	(330,000)	(905,000)	(890,000)
ENDING FUND BALANCE	743,174	610,445	632,716	884,987	562,258	254,529

Note: Revenue is an estimate at this time. First year of increased rates.



LOOKING FORWARD

Willowcrest Avenue Extension Design: \$30,000

- 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

14th Street Improvements



