



ITEM NO. 7a

OFFICES OF CITY ADMINISTRATION  
Johnston, Iowa  
AGENDA COMMUNICATION  
December 19, 2016

<p>SUBJECT: Public Hearing for the proposed 2017-2018 Capital Improvement Budget and the proposed Capital Improvements Plan 2017-2018 through 2020-2021</p> <ul style="list-style-type: none"> <li>• Resolution 16-285</li> </ul>	<p>ACTION REQUIRED:</p> <p><input type="checkbox"/> Ordinance</p> <p><input checked="" type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Receive/File</p> <p><i>Juan</i></p>
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SYNOPSIS:

Per Code of Iowa 384.15(3) a City is required to hold a public hearing on its Capital Improvement Plan before adoption of the plan.

The public works committee met on September 26 and October 3rd and discussed projects and priorities. The Council discussed the proposed Capital Improvement Plan during CIP work sessions on October 3rd and 17th along with November 7th. In March 2017 the Council will adopt the 2017-2018 budget with the 2017-2018 capital projects included. The City is required to formally adopt a multi-year capital improvements plan.

An electronic copy of the complete CIP will be prepared and available for the Council following formal adoption. Exhibit "A" is the multi-year summary of projects.

FISCAL IMPACT

The 2016-2017 Capital Improvements Budget totals \$26,443,694. This includes an issuance of \$17,494,461 in debt for potential projects which would be supported by tax levy, storm water utility fees, TIF revenue, water and sewer revenue. Additional SRF loans will also be sought. Depending upon the timing of the scheduled projects, the issuance will occur in August 2017. All capital projects will require additional City Council consideration as they proceed.

RECOMMENDATION

Approve Resolution No. 16-285

RESOLUTION NO. 16-285

ADOPTING, FOLLOWING NOTICE AND HEARING, THE  
2017-2018 CAPITAL IMPROVEMENT BUDGET AND  
THE 2017-2018 THROUGH 2020-2021 CAPITAL  
IMPROVEMENT PLAN OF THE CITY OF JOHNSTON, IOWA.

WHEREAS, a recommended Capital Improvement Budget for 2017-2018 and a Capital Improvement Plan for the period of 2017-2018 through 2020-2021 was submitted by the City Administrator to the City Council on December 5, 2016.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Johnston, Iowa: that the 2017-2018 through 2020-2021 Capital Improvement Plan set out in the attached exhibit "A" is hereby approved and adopted as the proposed allocation of City resources for capital improvements as scheduled in years shown, subject to annual review and revisions.

BE IT FURTHER RESOLVED, that the City Administrator is authorized and directed to initiate the projects established in the 2017-2018 Capital Improvement Budget by ensuring that hearings on projects are set as appropriate, preparing design plans, and initiating at the proper time procedures to issue bonds necessary to finance the projects.

Passed and adopted this 19th day of December 2016.

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Paula Dierenfeld, Mayor

ATTEST:

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Cyndee D. Rhames, City Clerk

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>
	<u>2015A</u>	<u>2016A</u>	<u>2017A</u>	<u>2018A</u>	<u>2019A</u>	<u>2020A</u>
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020
Roads	17,021,008	6,487,716	17,269,047	3,160,000	5,370,000	500,000
Parks	3,050,000	2,312,000	1,780,000	1,910,000	1,375,000	1,180,000
Water	400,000	571,900	1,376,000	3,868,000	1,723,000	6,000
Sewer	80,000	823,250	893,250	723,250	693,250	13,250
Storm Water	485,028	614,700	4,730,397	1,040,000	2,140,608	563,081
Others	-	-	395,000	-	-	-
<b>Total Uses</b>	<b>21,036,036</b>	<b>10,809,566</b>	<b>26,443,694</b>	<b>10,701,250</b>	<b>11,301,858</b>	<b>2,262,331</b>
TIF Cash	-	-	(569,586)	-	-	-
Park Fund	-	(160,000)	(1,380,000)	(360,000)	(150,000)	(180,000)
Water SRF	-	-	(1,370,000)	(3,597,000)	(1,707,000)	-
Water Cash	-	(571,900)	(6,000)	(271,000)	(16,000)	(6,000)
Sewer SRF	-	-	(630,000)	(420,000)	(670,000)	-
Sewer Cash	(80,000)	(823,250)	(263,250)	(303,250)	(23,250)	(13,250)
Storm SRF	-	(288,000)	(4,633,497)	(1,040,000)	(1,870,000)	-
Storm Cash	(50,028)	(326,700)	(96,900)	-	(270,608)	(563,081)
<b>Total Other Sources</b>	<b>(130,028)</b>	<b>(2,169,850)</b>	<b>(8,949,233)</b>	<b>(5,991,250)</b>	<b>(4,706,858)</b>	<b>(762,331)</b>
<b>Total GO Requirements</b>	<b>20,906,008</b>	<b>8,639,716</b>	<b>17,494,461</b>	<b>4,710,000</b>	<b>6,595,000</b>	<b>1,500,000</b>
Roads	17,021,008	6,487,716	16,699,461	3,160,000	5,370,000	500,000
Parks	3,050,000	2,152,000	400,000	1,550,000	1,225,000	1,000,000
Water	400,000	-	-	-	-	-
Sewer	-	-	-	-	-	-
Storm	435,000	-	-	-	-	-
Other	-	-	395,000	-	-	-
<b>TOTAL GO BOND NEEDS</b>	<b>20,906,008</b>	<b>8,639,716</b>	<b>17,494,461</b>	<b>4,710,000</b>	<b>6,595,000</b>	<b>1,500,000</b>
	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE

CITY OF JOHNSTON  
CAPITAL IMPROVEMENT PLAN  
2016-2021

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	
	<u>2015A</u>	<u>2016A</u>	<u>2017A</u>	<u>2018A</u>	<u>2019A</u>	<u>2020A</u>	
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020	Notes:
<b>Roadway Project Improvements</b>							
<u>G.O. Debt Projects paid by D/S Levy</u>							
70th Avenue Reconstruction	8,890,000	1,393,756	0	0			TIF #6 - Notes from 10/6 Meeting indicated 2018 could need \$7.75M (Need update from FOTH?)
NW 100th	4,300,968	500,000					
Fiber Optic System	425,000	420,000					
Merle Hay East (GO)	2,975,040	2,743,960	3,120,000	1,580,000	2,870,000	0	Road/Other
NW Beaver Drive Overlay (GO Portion)			3,050,000	650,000	2,000,000		Phase 1 - \$4.05M less \$1M from NW Beaver Drive Trail Fund
54th Avenue Reconstruction			3,300,000				TIF #2 - Impact of Sunset, TIF can only afford \$87,000 per year (750,000 of project)
Kempton Bridge	430,000	430,000	430,000	430,000	0		
Sidewalks	0	0	350,000	500,000	500,000	500,000	
<b>Total Road Project paid by D/S Levy</b>	<b>17,021,008</b>	<b>5,487,716</b>	<b>10,250,000</b>	<b>3,160,000</b>	<b>5,370,000</b>	<b>500,000</b>	
<u>G.O. Debt Projects paid by TIF</u>							
NW 63rd to 59th Place (GO Bonds)		1,000,000					TIF #1
70th Avenue Reconstruction Phase 2/3			6,449,461				
<b>Total Road Project paid by TIF</b>	<b>0</b>	<b>1,000,000</b>	<b>6,449,461</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<u>G.O. Debt Projects paid by Cash</u>							
54th & 100th Intersection (Cash)			569,586				TIF #5
<b>Total Road Projects</b>	<b>17,021,008</b>	<b>6,487,716</b>	<b>17,269,047</b>	<b>3,160,000</b>	<b>5,370,000</b>	<b>500,000</b>	
Merle Hay East (GO)	2,975,040	2,743,960	3,120,000	1,580,000	2,870,000		13,289,000
Merle Hay East (Utility Revenue)	0	0	3,140,000	1,830,000	3,200,000		8,170,000
<b>Merle Hay East - Total</b>	<b>2,975,040</b>	<b>2,743,960</b>	<b>6,260,000</b>	<b>3,410,000</b>	<b>6,070,000</b>		<b>21,459,000</b>

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	
	<b>2015A</b>	<b>2016A</b>	<b>2017A</b>	<b>2018A</b>	<b>2019A</b>	<b>2020A</b>	
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020	Notes:
<b>Parks</b>							
<b>G.O. Debt Projects</b>							
NW Beaver Drive Trail	700,000	700,000					
Terra Lake	2,350,000	1,452,000	350,000				
Pioneer Parkway Trail			50,000	500,000			Construction amount more a placeholder than estimate
Trail Connectivity Behind Public Works				150,000			
Playground at Johnston Commons				250,000	375,000		
Additional Bays for Park Workshop				300,000			In conjunction with Public Works
86th Street Trail				350,000	700,000		
Trail - Library to Middle School					150,000	1,000,000	Possible Grant
<b>Total Projects Funded from D/S Levy</b>	<b>3,050,000</b>	<b>2,152,000</b>	<b>400,000</b>	<b>1,550,000</b>	<b>1,225,000</b>	<b>1,000,000</b>	
<b>Pay Go Projects (Parks &amp; Trail Improvement Fund)</b>							
Crosshaven		160,000	60,000				*Parks are requesting to increase annual funding from \$125,000 to \$160,000
NW Beaver Drive Overlay (Trail Portion)			1,000,000				Phase 1 - \$4.05M less \$1M from NW Beaver Drive Trail Fund
Greenwood Hills			150,000	60,000			
Walk-ability Study			40,000				
Water Trail Development			50,000				Placeholder, project tied to MPO Grants
Green Meadows Shelter Replacement			30,000				
Morningside Shelter Replacement			30,000				
Park Entrance Sign Replacement			20,000				
Dewey Park				300,000			
Adventure Ridge Restroom					150,000		
Dog Park - Site to be determined						50,000	
Ray Schleih's playground						100,000	
Docks/Platform for canoe access - Terra Lake						30,000	
<b>Total Project Funded from (P&amp;T Improvement Fund)</b>		<b>160,000</b>	<b>1,380,000</b>	<b>360,000</b>	<b>150,000</b>	<b>180,000</b>	
<b>Total Parks Projects</b>	<b>3,050,000</b>	<b>2,312,000</b>	<b>1,780,000</b>	<b>1,910,000</b>	<b>1,375,000</b>	<b>1,180,000</b>	

	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
	2015A	2016A	2017A	2018A	2019A	2020A	
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020	Notes:
<b>Water Utility Projects (G.O.)</b>							
Connection to Saylorville	400,000						
<b>Total GO</b>	<b>400,000</b>	-	-	-	-	-	
<b>Water Utility Projects - (SRF)</b>							
Merle Hay East (Water - SRF)			620,000	370,000	660,000		
NW Beaver Drive (Booster Station & Control Valve)			500,000	2,500,000			Projects combined. P&D loan required to the better estimated costs of construction
SCADA Conversion to fiber			250,000	25,000			
100th Street Water Tower - repainting Exterior				312,000			Pushed back a year
Beaver Standpipe Repainting				390,000			Pushed back a year
Construction 16" Transmission Main					1,047,000		
<b>Total Water Projects Funded by SRF Loans</b>	-	-	<b>1,370,000</b>	<b>3,597,000</b>	<b>1,707,000</b>	-	
<b>Water Utility Projects (Pay-Go)</b>							
86th Street Booster Station		555,900					
Additional Bays for Workshop				265,000			
***Automotive Equipment		10,000			10,000		** Included in the cash flow but not in the City CIP
** Computer Hardware		6,000	6,000	6,000	6,000	6,000	** Included in the cash flow but not in the City CIP
<b>Total Water Projects Funded by Cash</b>	-	<b>571,900</b>	<b>6,000</b>	<b>271,000</b>	<b>16,000</b>	<b>6,000</b>	
<b>Total Water Utility CIP</b>	<b>400,000</b>	<b>571,900</b>	<b>1,376,000</b>	<b>3,868,000</b>	<b>1,723,000</b>	<b>6,000</b>	

	<b>FY 2016</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	
	<b>2015A</b>	<b>2016A</b>	<b>2017A</b>	<b>2018A</b>	<b>2019A</b>	<b>2020A</b>	
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020	
<b>Sewer Utility Projects (SRF)</b>							Notes:
Merle Hay East			630,000	420,000	670,000		Possibly can afford the Sewer portion of Merle Hay Improvements from Sewer Cash
<b>Total Sewer Projects funded by SRF</b>	-	-	<b>630,000</b>	<b>420,000</b>	<b>670,000</b>	-	
<b>Sewer Utility Projects (Pay-Go)</b>							
Little Beaver Creek	80,000	600,000					
SCADA Conversion to fiber			250,000	25,000			
Additional Bays for Workshop				265,000			
**Bioxide #2 Project		200,000					** Currently in Cashflow but not in CIP
**Automotive Equipment		10,000			10,000		** Currently in Cashflow but not in CIP
**Computer Hardware/Software		13,250	13,250	13,250	13,250	13,250	** Currently in Cashflow but not in CIP
<b>Total Sewer Projects funded by Cash</b>	<b>80,000</b>	<b>823,250</b>	<b>263,250</b>	<b>303,250</b>	<b>23,250</b>	<b>13,250</b>	
<b>Total Sewer Projects</b>	<b>80,000</b>	<b>823,250</b>	<b>893,250</b>	<b>723,250</b>	<b>693,250</b>	<b>13,250</b>	

	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>
	<u>2015A</u>	<u>2016A</u>	<u>2017A</u>	<u>2018A</u>	<u>2019A</u>	<u>2020A</u>
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020
<b><u>Storm Water Utility Projects (GO)</u></b>						
Greenwood Hills Storm Sewer	435,000	-	-	-	-	-
<b>Total Storm Water Projects Funded by GO</b>	<b>435,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b><u>Storm Water Utility Projects (SRF)</u></b>						
Merle Hay East Projects			1,890,000	1,040,000	1,870,000	
Green Meadows West Channel Stabilization		288,000	2,091,204			
Newgate Drive Channel (Upstream)			350,000			
Newgate Drive Channel (Downstream)						
Beaver Creek Repair Near Augustine (Constr.)			302,293			
Augustine Outlet Near Trail						
Bright Property - Storm Sewer Improv.						
<b>Total Storm Water Projects Funded by SRF</b>	<b>-</b>	<b>288,000</b>	<b>4,633,497</b>	<b>1,040,000</b>	<b>1,870,000</b>	<b>-</b>
<b><u>Storm Water Utility Projects (Pay-Go)</u></b>						
Orchard Meadows #1 - Ridge Crest Drive		86,700				
Beaver Creek Repair Near Augustine (Design)		90,000				
Timberwood Drive Trail Stabilization		150,000				
Trace Court Outlet under Bike Trail			96,900			
North Glenn Stream Improvements					270,608	
Harbour Oaks #2 - Harbour Oaks Drive						99,367
The Harour #2 - Longboat Court						93,847
The Forest - Forest Drive						226,336
The Wilderness						143,531
Miscellaneous	50,028					
<b>Total Storm Water Projects Funded by Cash</b>	<b>50,028</b>	<b>326,700</b>	<b>96,900</b>	<b>-</b>	<b>270,608</b>	<b>563,081</b>
<b>Total Storm Water Projects</b>	<b>485,028</b>	<b>614,700</b>	<b>4,730,397</b>	<b>1,040,000</b>	<b>2,140,608</b>	<b>563,081</b>



	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>	<u>FY 2020</u>	<u>FY 2021</u>	
	<u>2015A</u>	<u>2016A</u>	<u>2017A</u>	<u>2018A</u>	<u>2019A</u>	<u>2020A</u>	
	April 2015	August 2016	August 2017	August 2018	August 2019	August 2020	
<u>Library</u>							Notes:
Replace Carpeting			145,000				\$143,246.40 per Eric Melton on 9/16/2016
<u>Fire Department</u>							
Ambulance			250,000				\$286,000 per CIP - Reduce to \$250,000 if moved up to July 2017 (8 year cycle vs 10 year cycle)
<b>Total Other</b>	-	-	<b>395,000</b>	-	-	-	

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Unscheduled	Source of Funds	Notes
<b>Roadway Project Improvements</b>										
North of 62nd (East of MHR)		2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000		GO Bonds	
NW 62nd Street (Beaver to MHR)		6,000,000							GO Bonds	Includes Trail
NW 107th (NW 70th to NW 78th Ave)			1,000,000						GO Bonds	Joint project with Grimes
100th Street (70th to City Limits)			450,000	2,550,000					GO Bonds	
100th Street (54th to 62nd)	600,000	6,000,000							TIF #5	Modeled in TIF Cashflow - Will cashflow but Need all of \$24M that has been released.
MHR & 62nd Intersection			300,000		2,000,000				TIF #1	
<b>Total Roads</b>	<b>600,000</b>	<b>14,000,000</b>	<b>3,750,000</b>	<b>4,550,000</b>	<b>4,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>			
<b>Storm Water Projects</b>										
Newgate Drive Channel (Downstream)			1,090,103						Storm Water SRF	
Augustine Outlet Near Trail			155,073						Storm Water SRF	
Bright Property - Storm Sewer Improv.			344,606						Storm Water SRF	
<b>Total Storm Water Projects</b>	-	-	<b>1,589,782</b>	-	-	-	-			
<b>Sewer Projects</b>										
Little Beaver Creek								9,000,000	Revenue Bonds	
North Area Trunk Main								?	Revenue Bonds	
<b>Total Sewer Projects</b>										
<b>Water Projects</b>										
Multiple Water Improvements								8,988,600	Revenue Bonds	Additional planning needed after water study
<b>Park Projects</b>										
Bike Lanes on Foxboro								?		
Crown Point Tennis Court Addition								40,000		Project questionable, serious challenges due to space
<b>Other Projects</b>										
Administration Facility				7,000,000					TIF/ Lease Purchase	
<b>Total</b>	<b>600,000</b>	<b>14,000,000</b>	<b>5,339,782</b>	<b>11,550,000</b>	<b>4,000,000</b>	<b>2,000,000</b>	<b>2,000,000</b>	<b>17,988,600</b>		