

CITY OF GRINNELL CAPITAL IMPROVEMENTS PROGRAM FY 24-28

Russell L. Behrens, City Manager

“Linking the Budgetary Process to the Capital Improvements Process”

A capital improvements program (CIP) is a flexible, multi-year schedule of public physical improvements and ‘big ticket’ equipment purchases. The CIP schedule usually covers a period of three to seven years. The city of Grinnell has elected to forecast five years. This process is a significant commitment of time resulting in a logical path to follow based on community priorities. The city of Grinnell is facing a wide array of expensive, complex, and necessary improvements. The purpose of the CIP is to coordinate these improvements to ensure that maximum benefit is achieved for the funds expended.

A capital improvement is defined as a significant and nonrecurring expenditure. Examples include land acquisition for a public purpose, construction of a new facility, additions or remodeling of public facilities, rehabilitation or reconstruction of utilities, and engineering or design studies related to a capital improvement.

Examples that may be included in Grinnell’s CIP include airport apron and taxiway rehabilitation, water distribution improvements, street repairs, expansion of the Grinnell Area Recreation Trail, and vehicle/equipment purchases. This CIP will focus on brick-and-mortar expenditures of \$20,000 or more; significant equipment expenditures will also be addressed. The primary objective of the CIP is to anticipate and coordinate significant public expenditures.

The CIP is a statement of budgetary policy and a long-range planning document. In other words, a CIP is much more than a group of spread sheets with multi-year projections arranged in neat columns. The CIP process is riddled with policy issues and choices. Even though city staff

will provide guidance and information during this process, budgetary decisions are, and should be, made by elected officials.

There are items not clearly identified because they are part of a larger project or similar work occurs regularly, one example would be sidewalk improvements. There is significant sidewalk work completed each year on various road projects and the city includes funds for sidewalk improvements annually in the city budget. Another example of work not included in the CIP is street patching or seal coat. This is recurring work. We often do not include projects that are already bid and under contract or all aspects thought to be firmly in place such as the current downtown façade rehabilitation program.

The CIP's annual cycle will begin immediately following the annual budget preparation and serves as a primer for the next budget preparation cycle. The city of Grinnell has been preparing a formal CIP for more than 20 years. The CIP is not a replacement for our annual operating budget, but our hope is that it will become a valuable supplement to the operating budget.

The involvement of the Mayor and City Council is crucial; however much of the work of gathering information and conducting preliminary screening of the project requests will be conducted by staff. The key leaders in this process are department heads, the City Clerk, contract engineers, City Manager, and municipal financial advisors. The elected officials that make the tough decisions must be involved in developing the CIP.

Potential CIP financing sources range from general obligation bonds, tax increment financing (TIF), revenue bonds, general property tax operating revenue, reserve fund balances, road use tax funds, capital loan notes, special assessments, intergovernmental grants, private donations, and local option sales tax revenue. We can assume that each year there will be more

requests for improvements and equipment than money available to fund these requests.

Inevitably your staff may need to recommend politically unpopular actions such as user fee increases, various referendums, special assessments, property tax rate increases, and/or reductions in other services to fund the CIP improvements.

Early in the process we will attempt to establish general guidelines and address basic questions. We will need to set realistic and achievable goals for this process. We will then decide how to format the document and determine how to organize the information in a usable and understandable manner. Certain tasks will need to be assigned to individuals or small groups. For example, the City Manager will be assigned the task of keeping the project on schedule and developing a format for the compilation of information. The City Clerk may be assigned the task of arranging funding options for the various projects. The various department heads may have assignments such as developing accurate maps, preparing cost estimates, and setting priorities for construction projects. The Mayor and City Council may be responsible for making sure the public is informed and ensuring that staff remain on task.

The CIP will provide guidance for all of us during the annual budget processes; however, this plan is flexible, and projects may be advanced or delayed based on available funds, changing priorities, unforeseen variables, and other reasons. I believe this process will work well for the city of Grinnell since staff and elected leaders have been able to avoid internal power struggles between departments and political posturing that hamper these processes in other communities.

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Improvement Programs Linking Budgeting and Planning

CITY OF GRINNELL
CAPITAL IMPROVEMENTS PROGRAMS
FISCAL YEAR 2024 to 2028

Russell L. Behrens, City Manager

“Executive Summary of the FY 24-28 Grinnell Capital Improvement Programs”

There is one number that stands out when reviewing the FY 23-27 CIP, \$51,605,803 the total expenditure figure. This is the largest total CIP expenditure amount ever by nearly two times. This can be attributed to the addition of the new water treatment plant into the FY 24-28 CIP in the amount of \$22,700,000. In the FY10-14 CIP cycle the total expenditure was \$27,062,929, the second largest figure to date. Many of the largest projects in previous plans have been completed or are in process so no longer included: new wastewater treatment plant, runway reconstruction, and East Street to name a few. The city of Grinnell had developed a backlog of large capital projects over several previous decades, and we have now eliminated that backlog and can settle into a more proactive schedule.

The \$51,605,803 total expenditure is more easily comprehended if broken down by funding source and project category. There are five funding categories that account for slightly more than \$41,965,250 or 81% of the total revenue necessary to complete the projects in this CIP. The largest revenue source results from the addition of the new water plant to the CIP. The CIP calls for the utilization of \$22,700,000 from the Iowa Department of Natural Resources SRF program for the construction of the new water plant.

The second of the five revenue sources that makes up the 82% mentioned above is Revenue Bonds at \$5,370,000. This debt has not been issued at this time. The uses for this \$5.37 million are broken down as follows: Water Storage South Grinnell \$2.47 million; Country Club

Drive Water Main Replacement \$1 million; 10th Avenue Water Main Project – East to Penrose \$650,000; 12” Airport Water Main Extension \$500,000; Ann Street Water Main Project \$300,000; Hobart Street Water Main \$250,000; and the 1st Avenue Water Main Replacement \$200,000.

The third revenue source making up part of the 82% is Local Option Sales Tax Bonds at \$4,862,500. These funds will be used to rebuild several streets, park improvements, and facility maintenance work. This debt has been issued and funds are secured. These projects include Spencer Street – 11th Avenue to Van Horn Park \$905,000; Spring Street – 3rd Avenue to 8th Avenue \$715,000; Iowa Highway 146 Enhancements \$600,000; Broad Street – 6th Avenue to 8th Avenue \$425,000; park improvements \$400,000; Reed Street – 11th Avenue to 14th Avenue \$375,000; Prairie Street – 11th Avenue to 13th Avenue \$370,000; Sunset Street – 13th Avenue to 14th Avenue \$245,000; scheduled maintenance of the Public Safety Building, the GMRC Family Aquatic Center, and the Drake Community Library \$240,000; 14th Avenue – Prairie Street to near Belmont \$230,000; cemetery road improvements \$200,000; and scheduled maintenance in the central business district \$157,500.

The fourth revenue source adding to the 82% from above is Tax Increment Financing Bonds at \$4,596,750. These TIF funds will complete the following projects: 4th Avenue – Pearl Street to near Ferguson \$1.45 million; economic development grants \$1,25 million; Iowa Highway 146 Rebuild and Enhancements \$600,000; Main Street – 1st Avenue to 3rd Avenue \$560,000; Spring Street – 1st Avenue to 3rd Avenue; and the Grinnell Areas Recreation Trail – Industrial Avenue to Stagecoach Road. This bond has already been issued and several projects have been completed utilizing this source. We are also able to replenish this annually by requesting repayment of TIF eligible expenses on projects via our annual TIF certification. We

will have more capacity to request reimbursement of TIF eligible expenses for projects in FY 25 because the 2020B - Urban Renewal - CBD Phase 5 debt will have been retired June 2024 leaving unobligated capacity of near \$650,000.

The fifth and final revenue sources rounding out the 82% figure is Intergovernmental Grants at \$4,436,000. This includes Taxiway and Apron Rehabilitation at the airport \$1,682,000 - secured; Veterans Memorial Building – Prairie Star \$750,00 - secured; Iowa DNR Storm Water Quality Projects \$700,000 - secured; Iowa Highway 146 Rebuild and Enhancements \$600,000 - secured; Grinnell Area Recreation Trail – Industrial Avenue to Stagecoach Road \$450,000 secured; Replace Fire Pumper Truck \$200,000 – application in process; and Land Acquisition for the Partial Parallel Taxiway 31 \$54,000 - secured. It is worth noting here that the future status of the Veterans Memorial Building – Prairie Star is uncertain, and the grant funds associated with this project may not be utilized.

The other revenue sources worth mentioning include Water Fees/Reserves \$1,210,000; Private Donations \$1,145,000; Storm Sewer Fees \$1,082,500; Tax Increment Financing \$884,053; Utility Franchise Fees \$1,114,000; Grinnell College \$680,000; and Local Option Sales Tax \$730,000.

There are many notable projects in this CIP ranging from the completion of the water storage in south Grinnell to the necessary improvements to the Grinnell Regional Airport. There are also plans to replace several pieces of equipment. These purchases include continued replacement of police vehicles, replacement of a fire pumper truck, dump trucks with snowplows, the skid steer, and vehicles. The following are the ten largest projects by total expenditure in the FY 24-28 CIP:

1. \$22,700,000 Water Production Facility

2. \$2,470,000 Water Storage South Grinnell
3. \$2,200,000 Veterans Memorial Building – Prairie Star Residency
4. \$1,915,001 Airport Taxiway and Apron Rehabilitation
5. \$1,910,000 IA Highway 146 Rebuild and Enhancements
6. \$1,875,000 4th Avenue Pearl Street to Ferguson Road
7. \$1,250,000 Community Development Grants
8. \$1,000,000 Country Club Drive Water Main Replacement
9. \$960,750 GART Stagecoach Road to Industrial Avenue
10. \$905,000 Spencer Street – 11th Avenue to Van Horn Park

Over recent decades, Grinnell has established a tremendous record of maintaining, expanding, and improving all aspects of the water production, water distribution, sanitary sewer collection, sanitary sewer treatment and storm sewer system. This CIP has an extraordinarily strong focus on the water distribution system. This is possible due to the tremendous work that has been completed on the sanitary sewer collection system over the past five years and the construction of the new wastewater treatment plant allowing staff to focus on this aspect of our infrastructure system. We recently completed the replacement of 7,450 linear feet of water main at \$1,385,000 utilizing federal grant funds. This address areas where water main breaks have been a significant problem. The FY 24-28 CIP will replace an additional 11,500 linear feet of water main at a cost of \$3,350,000 and the construction of an approximate 1-million-gallon water storage tank at \$2,470,000.

Many cities in Iowa and across the US have been unable to rebuild vital infrastructure in recent decades. The reasons vary from reduced state and federal assistance, reduced road use tax revenue, rapid inflation of construction costs, and resistance to increased property taxes to

having other projects with higher priorities. Due to these reasons cities have lived off the depreciation of their infrastructure assets. Cities' ability to continue to live off this depreciation is diminishing. Grinnell's streets are functional with a few notable exceptions. There are areas where water drainage, safety, ride, and pavement condition are significant concerns. While residents often cite aesthetics, this is seldom a sincere consideration in staffs' decision-making process. The City Council decided to make a substantial investment in streets and other infrastructure in the CBD. This decision was because it was the oldest and most deteriorated infrastructure in the city. This investment is also expected to yield a more vibrant commercial climate in the CBD resulting in increased sales tax and property tax revenues over time.

This CIP outlines the most aggressive street reconstruction program in recent history, and we feel for the first time that we are finally able to direct an appropriate level of resources to improving streets in Grinnell. The community made an \$18 million investment in the streets and other infrastructure in the central business district and now that the debt from that project is retiring, we can address streets at various locations in Grinnell. The street improvements detailed in the CIP include the complete reconstruction or substantial rehabilitation of more than 17,800 linear feet of street, 44 blocks, or 3.4 miles. This does not include the rehabilitation of Iowa Highway 146 which is 3.3 miles. The total cost of these street improvements over this five-year period is \$8,160,000 (not including Iowa Highway 146). Street construction and repair accounts for 16% of all expenditures in the FY 24-28 CIP. This number would be higher except that the data is skewed by the \$22.7 million listed for the new water plant. It would be near 28% of all expenditures if you subtract the cost of the water plant from the total.

We believe we have accounted for all necessary improvements, construction, and purchases in the plan. We are not aware of any large projects looming beyond the five-year term

of this plan. There will always be projects that need to be addressed such as water mains, sewer mains, streets, and related work. It is possible that community growth either in population or land area will require extension of services; however, none are forecast at this time. We are in the initial stages of updating our comprehensive land use plan and this may provide insight into future investments in infrastructure.

One unique attribute of the FY 24-28 CIP is the inclusion of \$1,250,000 for Community Development Grants. These funds were derived from the issuance of the TIF bonds in the amount of \$5 million and is replenished through the annual TIF certification process. These funds could be used to advance projects that have struggled to move forward including the redevelopment of 915 Main Street, projects in the Zone of Confluence, and buildings in the central business district that are not at their full potential to contribute to the vitality of that area such as the Beyer Building. The goal of this program would be to complete projects that support improved housing options for new and existing residents in Grinnell, increase retail sales, add to our property tax base, and create employment opportunities.

Other noteworthy projects in the FY 24-28 CIP include:

- \$500,000 sidewalk improvements (in addition to work with street projects)
- \$200,000 cemetery road improvements
- \$700,000 replace fire pumper
- \$500,000 to replace the jet/vacuum truck
- \$500,000 in TBD park improvements – Park Board working on plan
- \$300,000 to replace the commercial garbage truck
- \$250,000 to replace the residential automated truck
- \$705,000 to replace street equipment - \$500,000 for two dump trucks with plows

- \$275,000 for the replacement of police vehicles

We are fortunate that we have invested in and completed necessary and expensive improvements. The retirement of debt used to fund those projects falls within the timeframe of this CIP and allows for the aggressive schedule developed within the FY 24-28 CIP. The most exciting aspect of this plan to me is that we will be able to accomplish all of this without significant user fee increases and I believe there will opportunities to continue to lower our property tax levy very modestly for the near future.

City of Grinnell, Iowa
Capital Improvement Plan
 FY '24 thru FY '28

PROJECTS BY YEAR

Project Name	Department	Project #	Priority	Project Cost
FY '24				
City Hall Auxiliary Power	Administration	001-24-01	3	75,000
Taxiway and Apron Rehabilitation	Airport	350-25-01	3	1,081,667
Land Use Plan, Zoning Ord., and Design Guidelines	Building and Planning	010-1-23	2	55,000
Veterans Memorial Building - Prairie Star	Building/Facility Maintenance	470-24-01	3	1,505,000
Community Development Grants	Economic Development	125-24-01	3	250,000
Purchase New Self Contained Breathing Apparatus	Fire	150-24-01	3	25,000
Police Vehicle Replacement PL#4 2018 Ford Explorer	Police	115-24-01	3	55,000
2008 F250 Wastewater Truck	Sanitary Sewer Collection	493-24-01	3	55,000
Sidewalk Additions and Improvements	Sidewalks/Trails	372-27-01	3	100,000
IDNR Storm Water Quality Projects	Storm Sewer	840-24-01	1	700,000
4th Avenue - Pearl Street to West to Bridge	Street Construction/Repair	272-24-01	3	1,875,000
4th Avenue Bridge Replacement	Street Construction/Repair	272-24-02	2	860,000
Prairie Street - 11th to 13th	Street Construction/Repair	272-24-03	3	370,000
Reed Street - 11th to 14th	Street Construction/Repair	272-24-04	3	475,000
Spencer - 11th to Van Horn Park	Street Construction/Repair	272-24-06	3	905,000
14th Avenue from Prairie to near Belmont	Street Construction/Repair	272-24-07	3	230,000
Park - 5th to 6th	Street Construction/Repair	272-25-01	3	25,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-25-02	3	60,000
Prairie Street Water Main Replacement	Water Distribution	610-24-01	1	400,000
Replace Dodge Utility Truck	Water Distribution	610-24-02	3	55,000
Construction of new Water Production Facility	Water Production	610-23-04	1	850,000
Total for FY '24				10,006,667
FY '25				
Taxiway and Apron Rehabilitation	Airport	350-25-01	3	0
Veterans Memorial Building - Prairie Star	Building/Facility Maintenance	470-24-01	3	695,000
Community Development Grants	Economic Development	125-24-01	3	250,000
Purchase New Self Contained Breathing Apparatus	Fire	150-24-01	3	25,000
Police Vehicle Replacement PL#1 2020 Ford Explorer	Police	115-25-01	3	55,000
I80 Relocation Project	Sanitary Sewer Collection	493-25-01	2	196,684
GART Stagecoach to Industrial Avenue	Sidewalks/Trails	372-25-01	3	960,750
Sidewalk Additions and Improvements	Sidewalks/Trails	372-27-01	3	100,000
Park - 5th to 6th	Street Construction/Repair	272-25-01	3	505,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-25-02	3	50,000
I80 Bridge Enhancements	Street Construction/Repair	272-25-03	2	10,000
CBD Maintenance	Street Construction/Repair	272-26-01	1	7,500
Spring - 3rd Avenue to 8th Avenue	Street Construction/Repair	272-26-02	3	40,000
Spring Street 1st Avenue to 3rd Avenue	Street Construction/Repair	272-26-03	3	40,000
Replace Skid Steer Loader and Brush Hog Mower	Street Equipment	214-25-01	3	55,000
Street Dump Truck with Box and Plow	Street Equipment	214-25-02	3	250,000
Replace 2004 F250	Water Distribution	610-25-01	3	55,000
Water Storage South Grinnell	Water Distribution	610-25-02	1	1,400,000
Summer Street 2025 Water Main Replacement	Water Distribution	610-25-03	1	200,000
Construction of new Water Production Facility	Water Production	610-23-04	1	8,450,000

Project Name	Department	Project #	Priority	Project Cost
Total for FY '25				13,344,934
FY '26				
Taxiway and Apron Rehabilitation	Airport	350-25-01	3	166,667
Land Acquisition for Partial Parallel Taxiway 31	Airport	350-26-01	3	60,000
Community Development Grants	Economic Development	125-24-01	3	250,000
Purchase New Self Contained Breathing Apparatus	Fire	150-24-01	3	25,000
Police Vehicle Replacement PL#6 2021 Chevy Tahoe	Police	115-26-01	3	55,000
I80 Relocation Project	Sanitary Sewer Collection	493-25-01	2	196,684
Sidewalk Additions and Improvements	Sidewalks/Trails	372-27-01	3	100,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-25-02	3	600,000
CBD Maintenance	Street Construction/Repair	272-26-01	1	157,500
Spring - 3rd Avenue to 8th Avenue	Street Construction/Repair	272-26-02	3	715,000
Spring Street 1st Avenue to 3rd Avenue	Street Construction/Repair	272-26-03	3	460,000
Spring Street 13th Avenue to 16th Avenue	Street Construction/Repair	272-27-01	3	50,000
Sunset Street - 13th Avenue to 14th Avenue	Street Construction/Repair	272-27-02	3	15,000
Broad - 6th Avenue to 8th Avenue	Street Construction/Repair	272-27-03	3	30,000
Pick Up Replacement	Street Equipment	214-26-01	3	50,000
Water Storage South Grinnell	Water Distribution	610-25-02	1	1,070,000
Garfield Water Main Replacement	Water Distribution	610-26-01	1	350,000
Construction of new Water Production Facility	Water Production	610-23-04	1	8,050,000
Total for FY '26				12,400,851
FY '27				
Taxiway and Apron Rehabilitation	Airport	350-25-01	3	666,667
Building Maintenance	Building/Facility Maintenance	480-27-01	3	300,000
Community Development Grants	Economic Development	125-24-01	3	250,000
Purchase New Self Contained Breathing Apparatus	Fire	150-24-01	3	25,000
Replace Fire Pumper Truck	Fire	150-27-01	3	700,000
Park and Recreation Improvement Program	Parks	435-27-01	3	500,000
Cemetery Road Improvements	Parks	450-27-01	3	200,000
Police Vehicle Replacement PL#2 2021 F-150	Police	115-27-01	3	55,000
I80 Relocation Project	Sanitary Sewer Collection	493-25-01	2	196,684
Replace Water Resources Cheverolet	Sanitary Sewer Collection	493-27-01	3	55,000
Sidewalk Additions and Improvements	Sidewalks/Trails	372-27-01	3	100,000
Commercial Garbage Truck Replacement	Solid Waste Commercial	673-26-01	3	300,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-25-02	3	600,000
Spring Street 13th Avenue to 16th Avenue	Street Construction/Repair	272-27-01	3	570,000
Sunset Street - 13th Avenue to 14th Avenue	Street Construction/Repair	272-27-02	3	270,000
Broad - 6th Avenue to 8th Avenue	Street Construction/Repair	272-27-03	3	525,000
Main Street - 3rd Ave to 1st Ave	Street Construction/Repair	272-28-02	3	35,000
Cemetery Dump Truck Replacement - 1982	Street Equipment	214-27-01	3	100,000
1st Avenue Water Main Replacement	Water Distribution	610-27-01	3	200,000
Hobart Street Water Main	Water Distribution	610-27-02	1	250,000
Airport 12" Water Main Extension	Water Distribution	610-28-01	3	30,000
10th Avenue Water Main Project - East to Penrose	Water Distribution	610-28-05	3	60,000
Construction of new Water Production Facility	Water Production	610-23-04	1	5,350,000
Total for FY '27				11,338,351
FY '28				
Community Development Grants	Economic Development	125-24-01	3	250,000
Purchase New Self Contained Breathing Apparatus	Fire	150-24-01	3	25,000
Police Vehicle Replacement PL#5 Chevy Traverse	Police	115-28-01	3	55,000
Replace the Jet/Vaccum Truck	Sanitary Sewer Collection	493-28-01	3	500,000

Project Name	Department	Project #	Priority	Project Cost
Sidewalk Additions and Improvements	Sidewalks/Trails	372-27-01	3	100,000
Replace Residential Automated Truck	Solid Waste Residential	672-28-01	3	250,000
Iowa Highway 146 Rebuild and Enhancements	Street Construction/Repair	272-25-02	3	600,000
Main Street - 3rd Ave to 1st Ave	Street Construction/Repair	272-28-02	3	525,000
Street Dump Truck with Box and Plow #2	Street Equipment	214-28-01	3	250,000
Airport 12" Water Main Extension	Water Distribution	610-28-01	3	470,000
Airport Water Main Connection	Water Distribution	610-28-02	3	25,000
Ann Street Water Main Project	Water Distribution	610-28-03	2	300,000
Country Club Drive Water Main Replacement	Water Distribution	610-28-04	2	1,000,000
10th Avenue Water Main Project - East to Penrose	Water Distribution	610-28-05	3	590,000
Total for FY '28				4,940,000
GRAND TOTAL				52,030,803

City of Grinnell, Iowa
Capital Improvement Plan
 FY '24 thru FY '28

DEPARTMENT SUMMARY

Department	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Administration	75,000					75,000
Airport	1,081,667	0	226,667	666,667		1,975,001
Building and Planning	55,000					55,000
Building/Facility Maintenance	1,505,000	695,000		300,000		2,500,000
Economic Development	250,000	250,000	250,000	250,000	250,000	1,250,000
Fire	25,000	25,000	25,000	725,000	25,000	825,000
Parks				700,000		700,000
Police	55,000	55,000	55,000	55,000	55,000	275,000
Sanitary Sewer Collection	55,000	196,684	196,684	251,684	500,000	1,200,052
Sidewalks/Trails	100,000	1,060,750	100,000	100,000	100,000	1,460,750
Solid Waste Commercial				300,000		300,000
Solid Waste Residential					250,000	250,000
Storm Sewer	700,000					700,000
Street Construction/Repair	4,800,000	652,500	2,027,500	2,000,000	1,125,000	10,605,000
Street Equipment		305,000	50,000	100,000	250,000	705,000
Water Distribution	455,000	1,655,000	1,420,000	540,000	2,385,000	6,455,000
Water Production	850,000	8,450,000	8,050,000	5,350,000		22,700,000
TOTAL	10,006,667	13,344,934	12,400,851	11,338,351	4,940,000	52,030,803

City of Grinnell, Iowa
Capital Improvement Plan
 FY '24 thru FY '28

FUNDING SOURCE SUMMARY

Source	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)	80,000	80,000	80,000	80,000	80,000	400,000
Grinnell College (GC)	25,000	455,000		200,000		680,000
Hotel Tax (HT)	35,000	140,000		100,000		275,000
Intergovernmental Grants (IG)	2,382,000	450,000	804,000	800,000		4,436,000
Iowa DNR SRF	850,000	8,450,000	8,050,000	5,350,000		22,700,000
Local Option Sales Tax (ST)	250,000	50,000	30,000	250,000		580,000
Local Option Sales Tax Bond (STB)	1,880,000		872,500	1,510,000	600,000	4,862,500
Private Donations (PD)	540,000	505,000		100,000		1,145,000
Revenue Bonds (RB)		100,000	2,370,000	540,000	2,360,000	5,370,000
Road Use Tax Fund (RUTF)	110,000	50,000	50,000	150,000	50,000	410,000
Sanitary Sewer Fees (SSWF)	55,000			25,000	250,000	330,000
Solid Waste Fees Comm Depr (SW-CD)				300,000		300,000
Solid Waste Fees Res Deprec (SW-RD)					250,000	250,000
Storm Sewer Fees (StSw)	300,000	117,500	90,000	325,000	300,000	1,132,500
Street Equipment Depreciation (ST DEP)		235,000	25,000		250,000	510,000
Tax Increment Financing (TIF)	169,667	206,684	219,351	263,351	25,000	884,053
Tax Increment Financing Bonds (TIFB)	2,150,000	526,750	710,000	885,000	775,000	5,046,750
Utility Franchise Fee (UFF)	540,000	174,000	50,000	300,000	50,000	1,114,000
Veterans Building Tax Levy (VMB)	180,000	150,000				330,000
Water Fees / Reserves (WF)	455,000	305,000	350,000	100,000		1,210,000
GRAND TOTAL	10,001,667	11,994,934	13,700,851	11,278,351	4,990,000	51,965,803

City of Grinnell, Iowa
Capital Improvement Plan
 FY '24 thru FY '28

PROJECTS BY DEPARTMENT

Department	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Administration								
City Hall Auxiliary Power	001-24-01	3	75,000					75,000
Administration Total			75,000					75,000
Airport								
Taxiway and Apron Rehabilitation	350-25-01	3	1,081,667	0	166,667	666,667		1,915,001
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3			60,000			60,000
Airport Total			1,081,667	0	226,667	666,667		1,975,001
Building and Planning								
Land Use Plan, Zoning Ord., and Design Guidelines	010-1-23	2	55,000					55,000
Building and Planning Total			55,000					55,000
Building/Facility Maintenance								
Veterans Memorial Building - Prairie Star	470-24-01	3	1,505,000	695,000				2,200,000
Building Maintenance	480-27-01	3				300,000		300,000
Building/Facility Maintenance Total			1,505,000	695,000		300,000		2,500,000
Economic Development								
Community Development Grants	125-24-01	3	250,000	250,000	250,000	250,000	250,000	1,250,000
Economic Development Total			250,000	250,000	250,000	250,000	250,000	1,250,000
Fire								
Purchase New Self Contained Breathing Apparatus	150-24-01	3	25,000	25,000	25,000	25,000	25,000	125,000
Replace Fire Pumper Truck	150-27-01	3				700,000		700,000
Fire Total			25,000	25,000	25,000	725,000	25,000	825,000
Parks								
Park and Recreation Improvement Program	435-27-01	3				500,000		500,000
Cemetery Road Improvements	450-27-01	3				200,000		200,000
Parks Total						700,000		700,000
Police								
Police Vehicle Replacement PL#2 2021 F-150	115-27-01	3				55,000		55,000
Police Vehicle Replacement PL#5 Chevy Traverse	115-28-01	3					55,000	55,000
Police Vehicle Replacement PL#4 2018 Ford Explorer	115-24-01	3	55,000					55,000
Police Vehicle Replacement PL#1 2020 Ford Explorer	115-25-01	3		55,000				55,000
Police Vehicle Replacement PL#6 2021 Chevy Tahoe	115-26-01	3			55,000			55,000
Police Total			55,000	55,000	55,000	55,000	55,000	275,000

Department	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Sanitary Sewer Collection								
2008 F250 Wastewater Truck	493-24-01	3	55,000					55,000
I80 Relocation Project	493-25-01	2		196,684	196,684	196,684		590,052
Replace Water Resources Cheverolet	493-27-01	3				55,000		55,000
Replace the Jet/Vaccum Truck	493-28-01	3					500,000	500,000
Sanitary Sewer Collection Total			55,000	196,684	196,684	251,684	500,000	1,200,052
Sidewalks/Trails								
GART Stagecoach to Industrial Avenue	372-25-01	3		960,750				960,750
Sidewalk Additions and Improvements	372-27-01	3	100,000	100,000	100,000	100,000	100,000	500,000
Sidewalks/Trails Total			100,000	1,060,750	100,000	100,000	100,000	1,460,750
Solid Waste Commercial								
Commercial Garbage Truck Replacement	673-26-01	3				300,000		300,000
Solid Waste Commercial Total						300,000		300,000
Solid Waste Residential								
Replace Residential Automated Truck	672-28-01	3					250,000	250,000
Solid Waste Residential Total							250,000	250,000
Storm Sewer								
IDNR Storm Water Quality Projects	840-24-01	1	700,000					700,000
Storm Sewer Total			700,000					700,000
Street Construction/Repair								
Spencer - 11th to Van Horn Park	272-24-06	3	905,000					905,000
4th Avenue - Pearl Street to West to Bridge	272-24-01	3	1,875,000					1,875,000
4th Avenue Bridge Replacement	272-24-02	2	860,000					860,000
Prairie Street - 11th to 13th	272-24-03	3	370,000					370,000
14th Avenue from Prairie to near Belmont	272-24-07	3	230,000					230,000
Park - 5th to 6th	272-25-01	3	25,000	505,000				530,000
Iowa Highway 146 Rebuild and Enhancements	272-25-02	3	60,000	50,000	600,000	600,000	600,000	1,910,000
I80 Bridge Enhancements	272-25-03	2		10,000				10,000
CBD Maintenance	272-26-01	1		7,500	157,500			165,000
Spring - 3rd Avenue to 8th Avenue	272-26-02	3		40,000	715,000			755,000
Spring Street 1st Avenue to 3rd Avenue	272-26-03	3		40,000	460,000			500,000
Spring Street 13th Avenue to 16th Avenue	272-27-01	3			50,000	570,000		620,000
Sunset Street - 13th Avenue to 14th Avenue	272-27-02	3			15,000	270,000		285,000
Broad - 6th Avenue to 8th Avenue	272-27-03	3			30,000	525,000		555,000
Main Street - 3rd Ave to 1st Ave	272-28-02	3				35,000	525,000	560,000
Reed Street - 11th to 14th	272-24-04	3	475,000					475,000
Street Construction/Repair Total			4,800,000	652,500	2,027,500	2,000,000	1,125,000	10,605,000
Street Equipment								
Cemetery Dump Truck Replacement - 1982	214-27-01	3				100,000		100,000
Street Dump Truck with Box and Plow #2	214-28-01	3					250,000	250,000
Street Dump Truck with Box and Plow	214-25-02	3		250,000				250,000
Replace Skid Steer Loader and Brush Hog Mower	214-25-01	3		55,000				55,000
Pick Up Replacement	214-26-01	3			50,000			50,000

Department	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Street Equipment Total				305,000	50,000	100,000	250,000	705,000
Water Distribution								
Summer Street 2025 Water Main Replacement	610-25-03	1		200,000				200,000
10th Avenue Water Main Project - East to Penrose	610-28-05	3				60,000	590,000	650,000
Country Club Drive Water Main Replacement	610-28-04	2					1,000,000	1,000,000
Ann Street Water Main Project	610-28-03	2					300,000	300,000
Airport Water Main Connection	610-28-02	3					25,000	25,000
Airport 12" Water Main Extension	610-28-01	3				30,000	470,000	500,000
Hobart Street Water Main	610-27-02	1				250,000		250,000
Prairie Street Water Main Replacement	610-24-01	1	400,000					400,000
Garfield Water Main Replacement	610-26-01	1			350,000			350,000
Water Storage South Grinnell	610-25-02	1		1,400,000	1,070,000			2,470,000
Replace 2004 F250	610-25-01	3		55,000				55,000
Replace Dodge Utility Truck	610-24-02	3	55,000					55,000
1st Avenue Water Main Replacement	610-27-01	3				200,000		200,000
Water Distribution Total			455,000	1,655,000	1,420,000	540,000	2,385,000	6,455,000
Water Production								
Construction of new Water Production Facility	610-23-04	1	850,000	8,450,000	8,050,000	5,350,000		22,700,000
Water Production Total			850,000	8,450,000	8,050,000	5,350,000		22,700,000
GRAND TOTAL			10,006,667	13,344,934	12,400,851	11,338,351	4,940,000	52,030,803

City of Grinnell, Iowa
Capital Improvement Plan
 FY '24 thru FY '28

PROJECTS BY FUNDING SOURCE

Source	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)								
Police Vehicle Replacement PL#4 2018 Ford Explorer	115-24-01	3	55,000					55,000
Police Vehicle Replacement PL#1 2020 Ford Explorer	115-25-01	3		55,000				55,000
Police Vehicle Replacement PL#6 2021 Chevy Tahoe	115-26-01	3			55,000			55,000
Police Vehicle Replacement PL#2 2021 F-150	115-27-01	3				55,000		55,000
Police Vehicle Replacement PL#5 Chevy Traverse	115-28-01	3					55,000	55,000
Purchase New Self Contained Breathing Apparatus	150-24-01	3	25,000	25,000	25,000	25,000	25,000	125,000
Capital Loan Notes (CLN) Total			80,000	80,000	80,000	80,000	80,000	400,000
Grinnell College (GC)								
Replace Fire Pumper Truck	150-27-01	3				200,000		200,000
Park - 5th to 6th	272-25-01	3	25,000	455,000				480,000
Grinnell College (GC) Total			25,000	455,000		200,000		680,000
Hotel Tax (HT)								
GART Stagecoach to Industrial Avenue	372-25-01	3		100,000				100,000
Park and Recreation Improvement Program	435-27-01	3				100,000		100,000
Veterans Memorial Building - Prairie Star	470-24-01	3	35,000	40,000				75,000
Hotel Tax (HT) Total			35,000	140,000		100,000		275,000
Intergovernmental Grants (IG)								
Replace Fire Pumper Truck	150-27-01	3				200,000		200,000
Iowa Highway 146 Rebuild and Enhancements	272-25-02	3			600,000			600,000
Taxiway and Apron Rehabilitation	350-25-01	3	932,000		150,000	600,000		1,682,000
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3			54,000			54,000
GART Stagecoach to Industrial Avenue	372-25-01	3		450,000				450,000
Veterans Memorial Building - Prairie Star	470-24-01	3	750,000					750,000
IDNR Storm Water Quality Projects	840-24-01	1	700,000					700,000
Intergovernmental Grants (IG) Total			2,382,000	450,000	804,000	800,000		4,436,000
Iowa DNR SRF								
Construction of new Water Production Facility	610-23-04	1	850,000	8,450,000	8,050,000	5,350,000		22,700,000
Iowa DNR SRF Total			850,000	8,450,000	8,050,000	5,350,000		22,700,000
Local Option Sales Tax (ST)								
Land Use Plan, Zoning Ord., and Design Guidelines	010-1-23	2	15,000					15,000
Replace Fire Pumper Truck	150-27-01	3				100,000		100,000
Cemetery Dump Truck Replacement - 1982	214-27-01	3				100,000		100,000

Source	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
4th Avenue - Pearl Street to West to Bridge	272-24-01	3	175,000					175,000
Spring Street 13th Avenue to 16th Avenue	272-27-01	3				50,000		50,000
Broad - 6th Avenue to 8th Avenue	272-27-03	3			30,000			30,000
GART Stagecoach to Industrial Avenue	372-25-01	3		50,000				50,000
Building Maintenance	480-27-01	3	60,000					60,000
Local Option Sales Tax (ST) Total			250,000	50,000	30,000	250,000		580,000

Local Option Sales Tax Bond (STB)

Prairie Street - 11th to 13th	272-24-03	3	370,000					370,000
Reed Street - 11th to 14th	272-24-04	3	375,000					375,000
Spencer - 11th to Van Horn Park	272-24-06	3	905,000					905,000
14th Avenue from Prairie to near Belmont	272-24-07	3	230,000					230,000
Iowa Highway 146 Rebuild and Enhancements	272-25-02	3					600,000	600,000
CBD Maintenance	272-26-01	1			157,500			157,500
Spring - 3rd Avenue to 8th Avenue	272-26-02	3			715,000			715,000
Sunset Street - 13th Avenue to 14th Avenue	272-27-02	3				245,000		245,000
Broad - 6th Avenue to 8th Avenue	272-27-03	3				425,000		425,000
Park and Recreation Improvement Program	435-27-01	3				400,000		400,000
Cemetery Road Improvements	450-27-01	3				200,000		200,000
Building Maintenance	480-27-01	3				240,000		240,000
Local Option Sales Tax Bond (STB) Total			1,880,000	872,500	1,510,000	600,000		4,862,500

Private Donations (PD)

Replace Fire Pumper Truck	150-27-01	3				100,000		100,000
Veterans Memorial Building - Prairie Star	470-24-01	3	540,000	505,000				1,045,000
Private Donations (PD) Total			540,000	505,000		100,000		1,145,000

Revenue Bonds (RB)

Water Storage South Grinnell	610-25-02	1		100,000	2,370,000			2,470,000
1st Avenue Water Main Replacement	610-27-01	3				200,000		200,000
Hobart Street Water Main	610-27-02	1				250,000		250,000
Airport 12" Water Main Extension	610-28-01	3				30,000	470,000	500,000
Ann Street Water Main Project	610-28-03	2					300,000	300,000
Country Club Drive Water Main Replacement	610-28-04	2					1,000,000	1,000,000
10th Avenue Water Main Project - East to Penrose	610-28-05	3				60,000	590,000	650,000
Revenue Bonds (RB) Total				100,000	2,370,000	540,000	2,360,000	5,370,000

Road Use Tax Fund (RUTF)

4th Avenue Bridge Replacement	272-24-02	2	60,000					60,000
Spring Street 13th Avenue to 16th Avenue	272-27-01	3				100,000		100,000
Sidewalk Additions and Improvements	372-27-01	3	50,000	50,000	50,000	50,000	50,000	250,000
Road Use Tax Fund (RUTF) Total			110,000	50,000	50,000	150,000	50,000	410,000

Sanitary Sewer Fees (SSWF)

2008 F250 Wastewater Truck	493-24-01	3	55,000					55,000
Replace Water Resources Chevrolet	493-27-01	3				25,000		25,000
Replace the Jet/Vaccum Truck	493-28-01	3					250,000	250,000

Source	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Sanitary Sewer Fees (SSWF) Total			55,000			25,000	250,000	330,000
Solid Waste Fees Comm Depr (SW-CD)								
Commercial Garbage Truck Replacement	673-26-01	3				300,000		300,000
Solid Waste Fees Comm Depr (SW-CD) Total						300,000		300,000
Solid Waste Fees Res Deprec (SW-RD)								
Replace Residential Automated Truck	672-28-01	3					250,000	250,000
Solid Waste Fees Res Deprec (SW-RD) Total							250,000	250,000
Storm Sewer Fees (StSw)								
Replace Skid Steer Loader and Brush Hog Mower	214-25-01	3		20,000				20,000
Street Dump Truck with Box and Plow	214-25-02	3		50,000				50,000
Pick Up Replacement	214-26-01	3			25,000			25,000
Street Dump Truck with Box and Plow #2	214-28-01	3					50,000	50,000
4th Avenue - Pearl Street to West to Bridge	272-24-01	3	100,000					100,000
4th Avenue Bridge Replacement	272-24-02	2	100,000					100,000
Reed Street - 11th to 14th	272-24-04	3	100,000					100,000
CBD Maintenance	272-26-01	1		7,500				7,500
Spring - 3rd Avenue to 8th Avenue	272-26-02	3		40,000				40,000
Spring Street 13th Avenue to 16th Avenue	272-27-01	3			50,000	270,000		320,000
Sunset Street - 13th Avenue to 14th Avenue	272-27-02	3			15,000	25,000		40,000
Replace Water Resources Chevrolet	493-27-01	3				30,000		30,000
Replace the Jet/Vaccum Truck	493-28-01	3					250,000	250,000
Storm Sewer Fees (StSw) Total			300,000	117,500	90,000	325,000	300,000	1,132,500
Street Equipment Depreciation (ST D)								
Replace Skid Steer Loader and Brush Hog Mower	214-25-01	3		35,000				35,000
Street Dump Truck with Box and Plow	214-25-02	3		200,000				200,000
Pick Up Replacement	214-26-01	3			25,000			25,000
Street Dump Truck with Box and Plow #2	214-28-01	3					250,000	250,000
Street Equipment Depreciation (ST DEP) Total				235,000	25,000		250,000	510,000
Tax Increment Financing (TIF)								
Land Use Plan, Zoning Ord., and Design Guidelines	010-1-23	2	20,000					20,000
I80 Bridge Enhancements	272-25-03	2		10,000				10,000
Taxiway and Apron Rehabilitation	350-25-01	3	149,667		16,667	66,667		233,001
Land Acquisition for Partial Parallel Taxiway 31	350-26-01	3			6,000			6,000
I80 Relocation Project	493-25-01	2		196,684	196,684	196,684		590,052
Airport Water Main Connection	610-28-02	3					25,000	25,000
Tax Increment Financing (TIF) Total			169,667	206,684	219,351	263,351	25,000	884,053
Tax Increment Financing Bonds (TIFB)								
Community Development Grants	125-24-01	3	250,000	250,000	250,000	250,000	250,000	1,250,000

Source	Project #	Priority	FY '24	FY '25	FY '26	FY '27	FY '28	Total
4th Avenue - Pearl Street to West to Bridge	272-24-01	3	1,450,000					1,450,000
4th Avenue Bridge Replacement	272-24-02	2	450,000					450,000
Iowa Highway 146 Rebuild and Enhancements	272-25-02	3				600,000		600,000
Spring Street 1st Avenue to 3rd Avenue	272-26-03	3		40,000	460,000			500,000
Main Street - 3rd Ave to 1st Ave	272-28-02	3				35,000	525,000	560,000
GART Stagecoach to Industrial Avenue	372-25-01	3		236,750				236,750
Tax Increment Financing Bonds (TIFB)			2,150,000	526,750	710,000	885,000	775,000	5,046,750
Total								
Utility Franchise Fee (UFF)								
City Hall Auxiliary Power	001-24-01	3	75,000					75,000
Land Use Plan, Zoning Ord., and Design Guidelines	010-1-23	2	15,000					15,000
Replace Fire Pumper Truck	150-27-01	3				100,000		100,000
4th Avenue - Pearl Street to West to Bridge	272-24-01	3	150,000					150,000
4th Avenue Bridge Replacement	272-24-02	2	250,000					250,000
Spring Street 13th Avenue to 16th Avenue	272-27-01	3				150,000		150,000
GART Stagecoach to Industrial Avenue	372-25-01	3		124,000				124,000
Sidewalk Additions and Improvements	372-27-01	3	50,000	50,000	50,000	50,000	50,000	250,000
Utility Franchise Fee (UFF) Total			540,000	174,000	50,000	300,000	50,000	1,114,000
Veterans Building Tax Levy (VMB)								
Veterans Memorial Building - Prairie Star	470-24-01	3	180,000	150,000				330,000
Veterans Building Tax Levy (VMB) Total			180,000	150,000				330,000
Water Fees / Reserves (WF)								
Park - 5th to 6th	272-25-01	3		50,000				50,000
Broad - 6th Avenue to 8th Avenue	272-27-03	3				100,000		100,000
Prairie Street Water Main Replacement	610-24-01	1	400,000					400,000
Replace Dodge Utility Truck	610-24-02	3	55,000					55,000
Replace 2004 F250	610-25-01	3		55,000				55,000
Summer Street 2025 Water Main Replacement	610-25-03	1		200,000				200,000
Garfield Water Main Replacement	610-26-01	1			350,000			350,000
Water Fees / Reserves (WF) Total			455,000	305,000	350,000	100,000		1,210,000
GRAND TOTAL			10,001,667	11,994,934	13,700,851	11,278,351	4,990,000	51,965,803

Capital Improvement Plan

FY '24 *thru* FY '28

Department Administration

City of Grinnell, Iowa

Contact City Manager

Project # 001-24-01

Type Safety

Project Name City Hall Auxiliary Power

Useful Life 25 years

Category Safety & Security

Budget Code

Priority 3 Important

Description

During the 2020 Derecho the Grinnell City Hall was forced to close and relocate to the Public Safety Building due to loss of power. This was not only inconvenient, it hindered our ability to effectively respond to this disaster.

Justification

During disasters maintaining operations of City Hall is essential. It is imperative that we are able to continue communications, payroll, billing, and have a location for staff to work from in addressing the needs of the community.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings	75,000					75,000
Total	75,000					75,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Utility Franchise Fee (UFF)	75,000					75,000
Total	75,000					75,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Airport

City of Grinnell, Iowa

Contact City Manager

Project # 350-25-01

Type New Construction

Project Name Taxiway and Apron Rehabilitation

Useful Life 40 years

Category Unassigned

Budget Code

Priority 3 Important

Description

This project involves the reconstruction of the apron areas and taxiways within the aprons. The grants are broken down as follows but the project will be built as one project:

Taxiway Rehab Phase I (FAA Funded) - \$600,000 (90% federal) FY 24

Apron Rehab (FAA Funded) - \$750,000 (90% federal) FY 25

Taxiway Rehab Phase I (State Funded) - \$368,000 (80% state) FY 24

The first phase includes all the taxiway and apron areas from the runway in the area of the hangars. Phase 2 is the large apron area south of the terminal building and southeast of the fuel station to the main taxiway.

Justification

The existing pavement is failing and is more than 30 years old. There has been significant patching and crack sealing done; however the pavement is now simply failing and additional maintenance is not the proper solution.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	149,000	0	166,667	99,000		414,667
Construction/Maintenance	932,667		0	567,667		1,500,334
Total	1,081,667	0	166,667	666,667		1,915,001

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Intergovernmental Grants (IG)	932,000		150,000	600,000		1,682,000
Tax Increment Financing (TIF)	149,667		16,667	66,667		233,001
Total	1,081,667		166,667	666,667		1,915,001

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Airport

City of Grinnell, Iowa

Contact City Manager

Project # 350-26-01

Type New Construction

Project Name Land Acquisition for Partial Parallel Taxiway 31

Useful Life 50 years

Category Safety & Security

Budget Code

Priority 3 Important

Description

The project will purchase land to construct a partial parallel taxiway to runway end 31 creating a link for planes to travel from the apron/hangars to the holding area at 31.

Justification

This will improve safety and efficiency since planes will be able to taxi without using the runway.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering			6,000			6,000
Land Acquisition			54,000			54,000
Total			60,000			60,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Intergovernmental Grants (IG)			54,000			54,000
Tax Increment Financing (TIF)			6,000			6,000
Total			60,000			60,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Building and Planning

City of Grinnell, Iowa

Contact

Project # 010-1-23
Project Name Land Use Plan, Zoning Ord., and Design Guidelines

Type Design

Useful Life 15 Years

Category Unassigned

Budget Code

Priority 2 Very Important

Description

A comprehensive land use plan is intended to help guide a variety of work in a community ranging from public infrastructure investments to housing developments. The plan helps to identify current trends and improve utilization of all resources. The zoning ordinance is an important tool in shaping the physical environment of the community and ensuring that incompatible uses are measured and the ordinances should also ensure that we are not segregating people based on income or housing options. Grinnell has long discussed building design standards for properties in the downtown and possibly in historic districts. This would make community expectations in these areas more predicable and less subjective.

Justification

The city of Grinnell's current comprehensive land use plan was adopted in 2002 and no one really knows the last time the zoning ordinance was reviewed comprehensively. Grinnell currently has no downtown building design standards. These have been identified as middle level priorities by the City Council in recent strategic planning sessions. We are wrapping up work on a number of plans and studies which may provide adequate staff time and availability to take on this significant and important work.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	55,000					55,000
Total	55,000					55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax (ST)	15,000					15,000
Tax Increment Financing (TIF)	20,000					20,000
Utility Franchise Fee (UFF)	15,000					15,000
Total	50,000					50,000

Budget Impact/Other

Capital Improvement Plan

FY '24 thru FY '28

Department Building/Facility Maintenance

City of Grinnell, Iowa

Contact City Manager

Project # 470-24-01

Type Improvement

Project Name Veterans Memorial Building - Prairie Star

Useful Life 40 years

Category Building Maintenance Constru

Budget Code

Priority 3 Important

Description

This project involves investment in the total amount of \$2+ million to renovate the Veterans Memorial Building located in Central Park. Much of the design work has been completed and paid. The renovated building will host the Prairie Star Residency and provide space for community meetings and veteran functions.

Justification

The building was originally completed in 1959. The building was underutilized in the 2000's and in 2010 it was discovered that the building was highly contaminated with both friable and non-friable asbestos containing materials. The city of Grinnell was fined by the Occupational Safety and Health Administration and the Veterans Memorial Building Commission ordered the building vacated. All possible solutions related to the future of the building would require asbestos abatement. The Veterans Memorial Building recognized this and requested that the city of Grinnell coordinated and pay for the asbestos testing and abatement. This work has been completed. The asbestos abatement required removal of much of the ceiling finishes, acoustical materials, flooring, insulating pipe wrap, and similar building materials. This left the building in disrepair and unusable. The voters of Grinnell passed a property tax levy to support the project.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	60,000	20,000				80,000
Construction/Maintenance	1,445,000	675,000				2,120,000
Total	1,505,000	695,000				2,200,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Hotel Tax (HT)	35,000	40,000				75,000
Intergovernmental Grants (IG)	750,000					750,000
Private Donations (PD)	540,000	505,000				1,045,000
Veterans Building Tax Levy (VMB)	180,000	150,000				330,000
Total	1,505,000	695,000				2,200,000

Budget Impact/Other

The building will require establishment of a depreciation fund along with annual operating expenses. The veterans memorial building property tax levy approved by the voters will generate approximately \$123,000 in FY 21-22. It is expected that this levy will be the sole source of operating funds provided via the city of Grinnell annual budget.

Iowa Great Places Grant - \$300,000 secured
 Enhance Iowa Grant \$400,000 - anticipated
 \$50,000 - other grants anticipated.

The city of Grinnell has previously provided \$514,148 to fund parking improvements, storm water drainage, asbestos abatement, utility service improvements, patio reconstruction, and related work

Capital Improvement Plan

FY '24 *thru* FY '28

Department Building/Facility Maintenance

City of Grinnell, Iowa

Contact City Manager

Project #	480-27-01
Project Name	Building Maintenance

Type Maintenance

Useful Life 25 years

Category Building Maintenance Constru

Budget Code

Priority 3 Important

Description

The Grinnell Mutual Family Aquatic Center, the Drake Community Library, and the Public Safety Building are approaching 20 years of age. This place holder is also available for possible City Hall maintenance that might be needed. This place holder sets aside funding for improvements that could range from flooring and fixtures to HVAC and roofs. Although no specific improvements are identified this will be analyzed in the coming years. The library has requested funds in the future to power wash their exterior - \$10,000.

Justification

Our goal is to maintain these facilities to the highest level. Proper maintenance will reduce the risk of unforeseen expenses and more costly repairs.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance				300,000		300,000
Total				300,000		300,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax (ST)	60,000					60,000
Local Option Sales Tax Bond (STB)				240,000		240,000
Total	60,000			240,000		300,000

Budget Impact/Other

This will reduce long term maintenance costs and helps to avoid costly surprise repairs.

Capital Improvement Plan

FY '24 thru FY '28

Department Economic Development

City of Grinnell, Iowa

Contact City Manager

Project # 125-24-01
Project Name Community Development Grants

Type Grants

Useful Life 25 years

Category Grants

Priority 3 Important

Budget Code

Description

The City Council is considering issuance of community development grants to preserve historic properties and to advance the redevelopment of underutilized properties in a few strategic locations. Examples of these could be the redevelopment of 915 Main Street, preservation of the Beyer Building, the former RC Industries site and redevelopment work in the Zone of Confluence. The redevelopment of the 11 11th Avenue property was the primary impetus for this grant program; however it appears that we will not need any of these funds for that project. We area also working on a project for the repurposing of the former RC Industries property that would not require any funding from this program. This will allow us to look at projects in the downtown and others. Another point of emphasis will be smart parking solutions.

Justification

There are a number of quality projects that have been designed and nearly advanced in recent years. There tends to be a financial gap that often prevents the projects from being completed. Significant economic investment in redevelopment projects has been slow in recent years. There are a number of vacant properties in some prominent locations that are starting to cause negative impacts on neighboring properties and we are concerned that these underutilized properties will have negative impacts on otherwise vibrant ones.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Economic Development Grants	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Tax Increment Financing Bonds (TIFB)	250,000	250,000	250,000	250,000	250,000	1,250,000
Total	250,000	250,000	250,000	250,000	250,000	1,250,000

Budget Impact/Other

Long term we will benefit from added property tax income, sales tax income, and more generally from increased vitality. In many of these projects there are opportunities for quality housing units to be developed which will help to support housing options for new and existing residents. Population loss is a significant threat to the community.

We have been able to repay TIF Bond fund annually from our TIF certification. At the and of FY '23 the TIF Bond is anticipated to have a balance of \$1.94 million. Below are the amounts that we may be able to certify each year:

FY 24 = \$1.94 + \$750,000 = \$2,690,000 - \$2.0 million = \$690,000
 FY 25 = \$690,000 + \$600,000 = \$1.29 million - \$285,000 = \$1,005,000
 FY 26 = \$1,005,000 + \$500,000 = \$1,505,000 - \$775,000 = \$730,000
 FY 27 = \$730,000 + \$500,000 = \$1.23 million - \$250,000 = \$980,000
 FY 28 = \$980,000 + \$250,000 = \$1.23 million

Capital Improvement Plan

FY '24 *thru* FY '28

City of Grinnell, Iowa

Department Fire
Contact Fire Chief
Type Equipment
Useful Life 15 Years
Category Safety & Security
Priority 3 Important

Project # 150-24-01
Project Name Purchase New Self Contained Breathing Apparatus

Budget Code

Description
 This will include purchase of 60 new SCBA bottles.

Justification
 These SCBA bottles must be replaced every 15 years and much of our inventory is reaching the end of the recommended life cycle.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)	25,000	25,000	25,000	25,000	25,000	125,000
Total	25,000	25,000	25,000	25,000	25,000	125,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Fire
Contact Fire Chief
Type Vehicle
Useful Life 25 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 150-27-01
Project Name Replace Fire Pumper Truck

Budget Code

Description

This project will replace the city fire pumper.
 We show Grinnell College contributing \$200,000 and this is based on their past support for the aerial truck and ambulances. This request has not been formally made.

Justification

The current pumper is 20 years old.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings				700,000		700,000
Total				700,000		700,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Grinnell College (GC)				200,000		200,000
Intergovernmental Grants (IG)				200,000		200,000
Local Option Sales Tax (ST)				100,000		100,000
Private Donations (PD)				100,000		100,000
Utility Franchise Fee (UFF)				100,000		100,000
Total				700,000		700,000

Budget Impact/Other

The debt issued to pay for the new ladder truck will be retired by this time.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Parks

City of Grinnell, Iowa

Contact Parks and Recreation Director

Project # 435-27-01
Project Name Park and Recreation Improvement Program

Type Improvement
Useful Life 25 years
Category Park Improvements
Priority 3 Important

Budget Code

Description

The Park and Recreation Board is working on a plan to make a number of improvements to the parks in Grinnell. This may include a number of projects such as rebuilding the shelter at Bailey Park, sidewalk improvements in parks, facility upgrades, and even providing seed funding for an indoor activity center. This could also include maintenance on the improvements made at Central Park as needed.

The Park Shop building is also in need of significant repairs - I would estimate this will require \$100,000 to repair.

Aquatic Center - •Refurbishment of play feature- \$90,000 (would like to get this done prior to 2024 operating season)

Van Horn - \$25,000 •Re-do basketball court- still awaiting pricing

Merrill Ball Diamond - •Re-do infield- \$15,000

Miller - •New playground structure- \$150,000

Arbor Lake/Lions Park - •Restroom facility along bike trail- awaiting pricing but a prefabricated two restroom facility without plumbing comes in around \$220,000
 •New playground- \$150,000 working with Lions Club on this. •Water bottle filling station on trail- \$10,000

Central Park -•Inclusive playground- in works \$252,000 with fundraising. •Mass plantings in flower beds-

Justification

Park improvements and a possible activity center continue to receive strong support from the community as evidence by the reception to the Central Park improvements and the mention of the activity center in planning and community input session.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance				500,000		500,000
Total				500,000		500,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Hotel Tax (HT)				100,000		100,000
Local Option Sales Tax Bond (STB)				400,000		400,000
Total				500,000		500,000

Budget Impact/Other

This will reduce pressure on annual operating funds to pay for maintenance and improvements.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Parks
Contact Public Services Director
Type Improvement
Useful Life 40 years
Category Park Improvements
Priority 3 Important

City of Grinnell, Iowa

Project # 450-27-01
Project Name Cemetery Road Improvements

Budget Code

Description

Many of the roadways in the cemetery were in very poor condition when the cemetery was taken over by the city. The roadways currently have curb and gutter on portions and this may not be necessary when reconstructed which will lower the cost of construction.

The most likely design option would be 6" of Portland Cement Concrete with 4" road stone base. Some areas may require some type of sub drain. On less traveled roads an asphalt mat may be an option.

We made good progress over the past five years but it has slowed as the Capital Loan Note funds have diminished with the need to increase the Trust and Agency Levy to cover increased health care costs and reductions in property tax revenues.

Justification

These roads do not receive large volumes of traffic; however they have deteriorated to the point that reconstruction is necessary on significant portions. The cemetery has many visitors and is an important part of our community. Seal coat streets are 'bleeding' and often get messy in the hot weather. This is time consuming to address and can be frustrating for residents.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance				200,000		200,000
Total				200,000		200,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)				200,000		200,000
Total				200,000		200,000

Budget Impact/Other

This will reduce annual maintenance expenses and reduce pressure on annual operating funds.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Police
Contact Chief of Police
Type Vehicle
Useful Life 5 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 115-24-01
Project Name Police Vehicle Replacement PL#4 2018 Ford Explorer

Budget Code

Description

Purchase new police vehicles as part of the replacement program.
 PL #4 2018 Ford Explorer with 53,000. Bought on 04/20.

Justification

Presently there are seven vehicles assigned to the police department. Historically, one or two vehicles are replaced each year due to depreciation. At times, three or four have been purchased at one time. Cars are typically taken out of service at 100,000 miles approximately 5 years after purchase to rotate older vehicles out of the fleet. With a staff of 14 to 16 sworn officers (two or three on duty at all times), plus large public events frequently scheduled, the police department requests six patrol vehicles.

Maintaining a quality fleet of vehicles is critical to the Police Department operations. Officers work many hours in these vehicles and units are extremely visible in the community. Vehicles are expensive to purchase, maintain, and operate; thus it is important to control these costs as best as possible.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings	55,000					55,000
Total	55,000					55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)	55,000					55,000
Total	55,000					55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Police
Contact Chief of Police
Type Vehicle
Useful Life 5 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 115-25-01
Project Name Police Vehicle Replacement PL#1 2020 Ford Explorer

Budget Code

Description

Purchase new police vehicles as part of the replacement program.

PL #1 2020 Ford Explorer 36,000 miles - purchased on 06/20.

Justification

Presently there are seven vehicles assigned to the police department. Historically, one or two vehicles are replaced each year due to depreciation. At times, three or four have been purchased at one time. Cars typically are taken out of service at 100,000 miles approximately 5 years after purchase to rotate older vehicles out of the fleet. With a staff of 14 to 16 sworn officers (two or three on duty at all times), plus large public events frequently scheduled, the police department requests six patrol vehicles.

Maintaining a quality fleet of vehicles is critical to the Police Department operations. Officers work many hours in these vehicles and units are extremely visible in the community. Vehicles are expensive to purchase, maintain, and operate; thus it is important to control these costs as best as possible.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings		55,000				55,000
Total		55,000				55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)		55,000				55,000
Total		55,000				55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Police
Contact Chief of Police
Type Vehicle
Useful Life 4 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 115-26-01
Project Name Police Vehicle Replacement PL#6 2021 Chevy Tahoe

Budget Code

Description

Purchase new police vehicles as part of the replacement program.
 PL#6 with 2021 Chevy Tahoe with 11,500 miles. Purchased 01/22.

Justification

Presently there are seven vehicles assigned to the police department. Historically, one or two vehicles are replaced each year due to depreciation. At times, three or four have been purchased at one time. Cars typically are taken out of service at 100,000 miles approximately 5 years after purchase to rotate older vehicles out of the fleet. With a staff of 14 to 16 sworn officers (two or three on duty at all times), plus large public events frequently scheduled, the police department requests six patrol vehicles.

Maintaining a quality fleet of vehicles is critical to the Police Department operations. Officers work many hours in these vehicles and units are extremely visible in the community. Vehicles are expensive to purchase, maintain, and operate; thus it is important to control these costs as best as possible.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings			55,000			55,000
Total			55,000			55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)			55,000			55,000
Total			55,000			55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Police

City of Grinnell, Iowa

Contact Chief of Police

Project # 115-27-01
Project Name Police Vehicle Replacement PL#2 2021 F-150

Type Vehicle

Useful Life 4 years

Category Vehicles

Budget Code

Priority 3 Important

Description
 Purchase new police vehicles as part of the replacement program.
 PL #2 Ford F-150 2,100 miles. Purchased 01/22.

Justification
 Historically, one or two vehicles are replaced each year due to depreciation. At times three or four have been purchased at one time. Cars are typically taken out of service at 100,000 miles or approximately 5 years after purchase to rotate older vehicles out of the fleet. With a staff of 14 sworn officers (two or three on duty at all times), plus large public events frequently scheduled, the police department requests to have six patrol vehicles.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings				55,000		55,000
Total				55,000		55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)				55,000		55,000
Total				55,000		55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Police
Contact Chief of Police
Type Vehicle
Useful Life 5 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 115-28-01
Project Name Police Vehicle Replacement PL#5 Chevy Traverse

Budget Code

Description

Purchase new police vehicles as part of the replacement program.
 PL #5 Chevy Traverse. Bought on 04/23.

Justification

Presently there are seven vehicles assigned to the police department. Historically, one or two vehicles are replaced each year due to depreciation. At times, three or four have been purchased at one time. Cars are typically taken out of service at 100,000 miles approximately 5 years after purchase to rotate older vehicles out of the fleet. With a staff of 14 to 16 sworn officers (two or three on duty at all times), plus large public events frequently scheduled, the police department requests six patrol vehicles.

Maintaining a quality fleet of vehicles is critical to the Police Department operations. Officers work many hours in these vehicles and units are extremely visible in the community. Vehicles are expensive to purchase, maintain, and operate; thus it is important to control these costs as best as possible.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings					55,000	55,000
Total					55,000	55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Capital Loan Notes (CLN)					55,000	55,000
Total					55,000	55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Sanitary Sewer Collection

City of Grinnell, Iowa

Contact Wastewater Director

Project # 493-24-01
Project Name 2008 F250 Wastewater Truck

Type Vehicle

Useful Life 10 years

Category Vehicles

Budget Code

Priority 3 Important

Description

This project will replace the 2008 Ford F250 used by the wastewater staff.

Justification

This is the 2008 F250 utility pickup at the wastewater department.

This vehicle currently has 99,180 miles.

The vehicle is starting to have mechanical issues.

Replacement cost with utility box \$37,000.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings	55,000					55,000
Total	55,000					55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Sanitary Sewer Fees (SSWF)	55,000					55,000
Total	55,000					55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Sanitary Sewer Collection

City of Grinnell, Iowa

Contact Public Services Director

Project # 493-25-01

Type Maintenance

Project Name I80 Relocation Project

Useful Life 50 years

Budget Code

Category Utilities

Priority 2 Very Important

Description

The city of Grinnell is required to relocate a sanitary sewer main that travels under I80 as part of the plan to replace the bridges at I80 and Iowa Highway 146.

The cost of the sanitary sewer relocation per the IDOT is \$590,051. We will be allowed to repay this over a three year period. The city will make three equal installments of \$196,683.67 annually after the project is complete - starting July 1, 2024. The project bids came in higher than estimated so the amounts in the original contracts may differ from these numbers.

The I80 Fund has \$204,969.23 anticipated FY 22-23 YE.

See email from Greg Roth dated 2/3/22 on this topic for more information.

Justification

The city's sanitary sewer main is located in the Iowa DOT right-of-way and will be in conflict with the construction of the new bridges.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance		196,684	196,684	196,684		590,052
Total		196,684	196,684	196,684		590,052
Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Tax Increment Financing (TIF)		196,684	196,684	196,684		590,052
Total		196,684	196,684	196,684		590,052

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Sanitary Sewer Collection

City of Grinnell, Iowa

Contact Wastewater Director

Project # 493-27-01
Project Name Replace Water Resources Cheverolet

Type Vehicle

Useful Life 15 Years

Category Vehicles

Budget Code

Priority 3 Important

Description

This involves the replacement for the 2005 Cheverolet that was previously used by the Water Resources Director.

Justification

This unit is approaching 20 years old and has 87,000 miles. The body of the truck has very significant rust. Our employees rely on these trucks at all times.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings				55,000		55,000
Total				55,000		55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Sanitary Sewer Fees (SSWF)				25,000		25,000
Storm Sewer Fees (StSw)				30,000		30,000
Total				55,000		55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Sanitary Sewer Collection

City of Grinnell, Iowa

Contact Wastewater Director

Project # 493-28-01
Project Name Replace the Jet/Vaccum Truck

Type Vehicle

Useful Life 25 years

Category Vehicles

Budget Code

Priority 3 Important

Description

The jet/vaccum truck is used in a vareity of storm sewer, sanitary sewer, and other maintenance applications. The current truck was purchased in approximately 2005.

Justification

The veichle is nearing the end of its useful life and a reliable unit is critical to care of a vareity of infrastrcuture. Finding parts and making repairs becomes more difficult and expensive each season.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings					500,000	500,000
Total					500,000	500,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Sanitary Sewer Fees (SSWF)					250,000	250,000
Storm Sewer Fees (StSw)					250,000	250,000
Total					500,000	500,000

Budget Impact/Other

New unit will be more reliable and reduce maintenance costs.

Capital Improvement Plan

FY '24 thru FY '28

Department Sidewalks/Trails

City of Grinnell, Iowa

Contact City Manager

Project # 372-25-01

Type New Construction

Project Name GART Stagecoach to Industrial Avenue

Useful Life 25 years

Budget Code

Category Sidewalks Maintenance / Trails

Priority 3 Important

Description

In August 2007 the city of Grinnell Parks and Recreation Board worked with Imagine Grinnell, a local quality of life organization to prepare both a Master Parks Improvement Plan and the Imagine Grinnell Trails Plan. Both of these plans are in the implementation stages. This phase of the trail project will build the trail from Stage Coach Road to Industrial Avenue (6,825'). We also hope to extend the trail as part of this project from I80 south to GMRC.

Justification

This segment of the trail connects the residential portions of the community to the large employers in the south part of Grinnell. The trail passes JELD-WEN Windows and Doors, ASI Signs, Engineered Plastic Components, Grinnell Mutual Reinsurance (eventually), United McGill, HW Brand, many hotels, and several other large employers. It is an important segment in the overall plan to connect to Jacob Krumm Nature Preserve.

Upon completion of this trail segment, the community will have access to a trail that travels nearly 12 miles from Rock Creek State Park in Jasper County through Grinnell ending at the second largest employer in Grinnell, Grinnell Mutual Reinsurance Company (or very close to GMRC after this project).

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering		60,750				60,750
Construction/Maintenance		900,000				900,000
Total		960,750				960,750

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Hotel Tax (HT)		100,000				100,000
Intergovernmental Grants (IG)		450,000				450,000
Local Option Sales Tax (ST)		50,000				50,000
Tax Increment Financing Bonds (TIFB)		236,750				236,750
Utility Franchise Fee (UFF)		124,000				124,000
Total		960,750				960,750

Budget Impact/Other

The trail will require maintenance and repairs. To date maintenance and repair costs of our existing trail system has been modest.

The Intergovernmental Grant in this case is via the Region 6 STP Enhancement funds.

The trail segment traveling from Stagecoach under Interstate 80 would have been the most challenging aspect of this effort to connect the trail at Industrial Avenue to GMRC, fortunately that project was completed in 2014.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Sidewalks/Trails

City of Grinnell, Iowa

Contact Building and Planning Directo

Project # 372-27-01

Type Maintenance

Project Name Sidewalk Additions and Improvements

Useful Life 50 years

Category Sidewalks Maintenance / Trails

Budget Code

Priority 3 Important

Description

The city of Grinnell has made significant improvements related to sidewalks and trails in recent history but the City Council has made it a priority to accomplish more improvement. This project is not clearly defined at this time; however the intent would be to both improve existing sidewalks and add sidewalks to areas where they do not currently exist.

Justification

Sidewalks are critical for resident safety, health, and for many it is a primary sources of transportation. It is expected that these funds will be used to improve areas where the population is most concentrated, access to community facilities, and in areas where residents may struggle to fund these improvements on their own.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance	100,000	100,000	100,000	100,000	100,000	500,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Road Use Tax Fund (RUTF)	50,000	50,000	50,000	50,000	50,000	250,000
Utility Franchise Fee (UFF)	50,000	50,000	50,000	50,000	50,000	250,000
Total	100,000	100,000	100,000	100,000	100,000	500,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Solid Waste Commercial

City of Grinnell, Iowa

Contact Public Services Director

Project # 673-26-01
Project Name Commercial Garbage Truck Replacement

Type Vehicle

Useful Life 10 years

Category Vehicles

Budget Code

Priority 3 Important

Description

This is a scheduled rotation of the commercial solid waste truck. The unit being replaced will rotate to the back up position and the 2007 will be sold or scraped.

Justification

Repair costs on these units is expensive as they age and these vehicles are heavily relied upon to perform commercial solid waste. We are scheduling replacement at approximately every eight years.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings				300,000		300,000
Total				300,000		300,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Solid Waste Fees Comm Depr (SW-CD)				300,000		300,000
Total				300,000		300,000

Budget Impact/Other

Repair costs will be lower and less frequent.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Solid Waste Residential

City of Grinnell, Iowa

Contact Public Services Director

Project # 672-28-01
Project Name Replace Residential Automated Truck

Type Vehicle

Useful Life 10 years

Category Vehicles

Budget Code

Priority 3 Important

Description

We bought a new truck in the winter of 2022/2023. We anticipate that truck will last five years and be reliable during that time. We only have one truck and it is a significant disruption to our efficiency when it is not available.

Justification

The first unit we purchased was very unreliable and it was a major disruption when it was not in service. The system is very inefficient when the automated truck is not operating.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings					250,000	250,000
Total					250,000	250,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Solid Waste Fees Res Deprec (SW-RD)					250,000	250,000
Total					250,000	250,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Storm Sewer
Contact Wastewater Director
Type Improvement
Useful Life 50 years
Category Utilities
Priority 1 High Priority

City of Grinnell, Iowa

Project # 840-24-01
Project Name IDNR Storm Water Quality Projects

Budget Code 630-840-3-6775

Description

This project involves a number of storm water improvements in Grinnell.

Blakely Circle Wetland: This will ultimately be a native prairie area with over ground flowage.

4th Avenue Riffle Pools: This will be on the former RC Industries property. This will slow the flow of water and creates ponding for aquatic life. These are most effective during 1/2" of less rainfall events.

Fire Department parking lot - pervious pavement.

Justification

We were awarded a grant from the IDNR related to the SRF loan on the new WWTP. This is a 100% grant. These projects will allow us to address some storm water drainage and water quality challenges that we have been facing for a number of years.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	125,000					125,000
Construction/Maintenance	575,000					575,000
Total	700,000					700,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Intergovernmental Grants (IG)	700,000					700,000
Total	700,000					700,000

Budget Impact/Other

Some of these practices will require ongoing maintenance; however the cost are not expected to be substantial or onerous.

Capital Improvement Plan

FY '24 thru FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-24-01
Project Name 4th Avenue - Pearl Street to West to Bridge

Type Improvement

Useful Life 25 years

Category Street Construction

Budget Code

Priority 3 Important

Description

This road segment serves all of west Grinnell but most notably the Grinnell Regional Medical Center. This road also serves several multi-family housing developments in west Grinnell. The road segment is 3,900 feet long and includes both rural and urban sections - we plan to leave all sections as is. We have scheduled replacement of 1,900' from Pearl Street to near the Grinnell Area Recreational Trail. The balance will receive rehabilitation.

The urban section from Pearl Street to west of GMRC will be reconstructed. The rural section west of the bridge (2,000') will likely be an overlay or some form of maintenance. The section from Pearl Street to the bridge (1,150') will be reconstructed.

All sidewalks will be improved or added from Pearl Street to the GART. We will examine the water distribution system in this area and include as appropriate.

Justification

The bridge on 4th Avenue west of Prince Street needs to be replaced soon. We plan to replace the bridge with a box culvert at a cost of approximately \$975,000. ADT for the segment near the hospital is over 2,000. There is also the potential for the development of the 32 acre school property to be developed as a school, housing, commercial, industrial or a mix of these uses. The entire road segment is in poor condition.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	75,000					75,000
Construction/Maintenance	1,800,000					1,800,000
Total	1,875,000					1,875,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax (ST)	175,000					175,000
Storm Sewer Fees (StSw)	100,000					100,000
Tax Increment Financing Bonds (TIFB)	1,450,000					1,450,000
Utility Franchise Fee (UFF)	150,000					150,000
Total	1,875,000					1,875,000

Budget Impact/Other

This will reduce annual maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-24-02
Project Name 4th Avenue Bridge Replacement

Type New Construction

Useful Life 50 years

Category Street Construction

Budget Code

Priority 2 Very Important

Description

This bridge was built in 1900 and an inspection completed on the bridge 04/17/2018 indicates that the bridge is in need of replacement in the near term. The bridge would likely be replaced with a box culvert. This culvert would be made wide enough to provide for sidewalks on both the north and south sides. This replacement would also fit in nicely to the longer term plan to rebuild 4th Avenue in this area. This would include approximately 750" of total street replacement too.

Justification

The bridge inventory and inspection report suggests posting the bridge as 20 tons maximum. The report also notes significant timber deterioration, backwall movement, cracking, and spalling of panels. This report recommends that this bridge be scheduled for replacement. The deck and superstructure received ratings of #3 on a scale of 0-9 "Serious Condition-Primary structural elements affected by section loss, deterioration, cracking, or scour. Posting for most truck traffic is warranted immediately."

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	60,000					60,000
Construction/Maintenance	800,000					800,000
Total	860,000					860,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Road Use Tax Fund (RUTF)	60,000					60,000
Storm Sewer Fees (StSw)	100,000					100,000
Tax Increment Financing Bonds (TIFB)	450,000					450,000
Utility Franchise Fee (UFF)	250,000					250,000
Total	860,000					860,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-24-03

Type New Construction

Project Name Prairie Street - 11th to 13th

Useful Life 40 years

Category Street Construction

Budget Code

Priority 3 Important

Description

This PCC street is in poor condition and street surface shows signs of pavement failure. This is a residential area and the street is estimated to have an ADT below 1,000. There are many PCC streets in the NW part of Grinnell that are in a similar state.

This will include 700' of reconstruction (2/3) and the balance patching.

Justification

Many of the PCC streets in NW Grinnell are beginning to fail due to age, poor subbase and poor subgrade. Although there has been significant patching done and other maintenance, we believe complete reconstruction is now the best option. The curb and gutter is in good condition and will likely be salvaged. Subdrains will be installed along with proper subgrade preparation and appropriate subbase.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	20,000					20,000
Construction/Maintenance	350,000					350,000
Total	370,000					370,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)	370,000					370,000
Total	370,000					370,000

Budget Impact/Other

This will reduce our long term maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-24-04

Type New Construction

Project Name Reed Street - 11th to 14th

Useful Life 40 years

Budget Code

Category Street Construction

Priority 3 Important

Description

This PCC street is in poor condition and street surface shows signs of pavement failure. This is a residential area and the street is estimated to have an ADT below 1,000. There are many PCC streets in the NW part of Grinnell that are in a similar state.

Justification

Many of the PCC streets in NW Grinnell are beginning to fail due to age, poor subbase and poor subgrade. Although there has been significant patching done and other maintenance, we believe complete reconstruction is now the best option. The curb and gutter is in good condition and will likely be salvaged. Subdrains will be installed along with proper subgrade preparation and appropriate subbase.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	25,000					25,000
Construction/Maintenance	450,000					450,000
Total	475,000					475,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)	375,000					375,000
Storm Sewer Fees (StSw)	100,000					100,000
Total	475,000					475,000

Budget Impact/Other

This will reduce our maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-24-06
Project Name Spencer - 11th to Van Horn Park

Type New Construction

Useful Life 40 years

Category Street Construction

Budget Code

Priority 3 Important

Description

This PCC street is in poor condition and street surface shows signs of pavement failure. This is a residential area and the street is estimated to have an ADT below 1,000. There are many PCC streets in the NW part of Grinnell that are in a similar state.

Justification

Many of the PCC streets in NW Grinnell are beginning to fail due to age, poor subbase and poor subgrade. Although there has been significant patching done and other maintenance, we believe complete reconstruction is now the best option. The curb and gutter is in good condition and will likely be salvaged. Subdrains will be installed along with proper subgrade preparation and appropriate subbase.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	55,000					55,000
Construction/Maintenance	850,000					850,000
Total	905,000					905,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)	905,000					905,000
Total	905,000					905,000

Budget Impact/Other

This will reduce our long term maintenance costs.

11th to 13th - mill/overlay - 700' - \$340,000
 13th to 15th - inlay 1,175' - \$625,000

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-24-07

Type New Construction

Project Name 14th Avenue from Prairie to near Belmont

Useful Life 50 years

Category Street Construction

Budget Code

Priority 3 Important

Description

14th Avenue from Prairie Street to near Belmont Drive is a PCC street. Like most of the streets in NW Grinnell it was constructed without proper subbase and no subdrains. This work will align with the Prairie Street, Reed Street, and Spencer Street projects.

Justification

The road has failed and maintenance is a poor option due to the lack of proper subbase and no subdrains.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	30,000					30,000
Construction/Maintenance	200,000					200,000
Total	230,000					230,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)	230,000					230,000
Total	230,000					230,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-25-01

Type New Construction

Project Name Park - 5th to 6th

Useful Life 40 years

Category Street Construction

Budget Code

Priority 3 Important

Description

This street segment was originally planned to be reconstructed as part of Phase 5 of the CBD work but Grinnell College asked us to remove it to give them time to determine the use of several properties along this segment. The adjacent properties are all owned by Grinnell College and include the short term stay use of Grinnell House, the Grinnell College Daycare, and a number of residential use properties. We anticipate Grinnell College paying 100% of the cost to improve this roadway.

550' of reconstruction.

Justification

The street surface shows strong signs of fatigue and severe cracking is occurring. The street did receive seal coat in 2019 which will help to preserve it until it can be replaced. The curb and gutter is also in very poor condition.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	25,000	25,000				50,000
Construction/Maintenance		480,000				480,000
Total	25,000	505,000				530,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Grinnell College (GC)	25,000	455,000				480,000
Water Fees / Reserves (WF)		50,000				50,000
Total	25,000	505,000				530,000

Budget Impact/Other

This will reduce our long term maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-25-02
Project Name Iowa Highway 146 Rebuild and Enhancements

Type Improvement

Useful Life 25 years

Category Street Construction

Budget Code

Priority 3 Important

Description

The city of Grinnell will partner with the Iowa DOT to rebuild Iowa Highway 146 from I80 north to US Highway 6. The Iowa DOT will fund the improvements to roadway and the city of Grinnell will be responsible for utility improvements, pedestrian facility improvements, lighting, landscaping, some signs, traffic signals, and related work.

The community has long expressed interest in improving the aesthetics of the 146 corridor from I80 to 6th Avenue. RDG has completed a series of designs for consideration. We would like to complete the first series of improvement in conjunction with the construction of the recreation trail from Industrial to Stagecoach in 2022.

Justification

Iowa Highway 146 from I80 north to US highway 6 is the highest traffic count route in Grinnell. This is our primary entrance and our primary commercial route.

Improving the aesthetics of the Iowa Highway 146 corridor has been identified as a priority in several community planning sessions over the past 20 years. A number of studies and design options have been created.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	60,000	50,000				110,000
IDOT Short Term Loan Repayment			600,000	600,000	600,000	1,800,000
Total	60,000	50,000	600,000	600,000	600,000	1,910,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Intergovernmental Grants (IG)			600,000			600,000
Local Option Sales Tax Bond (STB)					600,000	600,000
Tax Increment Financing Bonds (TIFB)				600,000		600,000
Total			600,000	600,000	600,000	1,800,000

Budget Impact/Other

We will pursue a \$600,000 Surface Transportation Grant.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-25-03
Project Name I80 Bridge Enhancements

Type New Construction

Useful Life 50 years

Category Street Construction

Budget Code

Priority 2 Very Important

Description

The city of Grinnell has been working with the Iowa DOT to include some branding elements to the new I80 overpass bridges that are planned for reconstruction. This includes a variety of custom terra cotta tiles and bricks that draw on the architecture found in the downtown and specifically Merchant's National Bank.

The I80 Fund has \$204,969.23 anticipated FY 22-23 YE.

Justification

During recent listening session conducted jointly between the city and the chamber of commerce, aesthetic enhancements along the Iowa Highway 146 corridor were identified as a high priority. These type of enhancements have been called for in many previous planning documents and processes. These bridges form a gateway to the Grinnell community.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance		10,000				10,000
Total		10,000				10,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Tax Increment Financing (TIF)		10,000				10,000
Total		10,000				10,000

Budget Impact/Other

Long term maintenance will be performed by the Iowa DOT. Safety and security lighting will be provided by the Iowa DOT as part of their investment.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact Wastewater Director

Project # 272-26-01

Type Maintenance

Project Name CBD Maintenance

Useful Life 15 Years

Budget Code

Category Street Maintenance

Priority 1 High Priority

Description

This project will provide funding to complete a variety of maintenance work in the CBD. This will include replacement of curbs damaged during snow removal operations, brick resetting, possible light pole replacements, fix sidewalk offsets, and painting.

Justification

The city has invested \$18 million in the public infrastructure in the downtown and proper maintenance will extend the life of this investment. This will be the third round of maintenance work completed. The most recent was in 2019.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering		7,500	7,500			15,000
Construction/Maintenance			150,000			150,000
Total		7,500	157,500			165,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)			157,500			157,500
Storm Sewer Fees (StSw)		7,500				7,500
Total		7,500	157,500			165,000

Budget Impact/Other

This will limit the amount of time required by city employees to make repairs in the downtown.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact Public Services Director

Project # 272-26-02
Project Name Spring - 3rd Avenue to 8th Avenue

Type Maintenance

Useful Life 25 years

Category Street Maintenance

Budget Code

Priority 3 Important

Description

This street segment serves the Grinnell Public Safety Building, City Hall, several single-family homes, a large multi-family residential complex, and several commercial uses. This will be a mill and overlay. We will install new walks as needed, the one challenge to this will be the railroad crossing between 3rd Avenue and 4th Avenue. All ADA ramps will be improved.

Justification

The road has a significant 'crown' and needs to be reduced. This will also greatly improve the road profile and increase the longevity of the street. This area has moderate to high pedestrian traffic and improving the sidewalks and ADA ramps will be helpful.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering		40,000	40,000			80,000
Construction/Maintenance			675,000			675,000
Total		40,000	715,000			755,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)			715,000			715,000
Storm Sewer Fees (StSw)		40,000				40,000
Total		40,000	715,000			755,000

Budget Impact/Other

This will reduce our maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-26-03
Project Name Spring Street 1st Avenue to 3rd Avenue

Type New Construction

Useful Life 25 years

Category Street Maintenance

Budget Code

Priority 3 Important

Description

Spring Street from 1st Avenue to 3rd Avenue serves both a residential area and the southwest corner of our downtown. The curb and gutter is generally in good condition. The pedestrian facilities are in good condition; however there are some ADA ramps at 2nd Avenue that need to be improved. This will require substantial grading and addition of retaining walls.

Justification

The street surface is in poor condition. Portions of this street segment carry more than 4,000 vehicles per day. Much of this traffic is using this route to avoid use of Iowa Highway 146 to access the commercial uses in this area. There is very little underground work necessary so costs are lower and overall the budget is modest for this many blocks of street rehab.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering		40,000	10,000			50,000
Construction/Maintenance			450,000			450,000
Total		40,000	460,000			500,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Tax Increment Financing		40,000	460,000			500,000
Bonds (TIFB)						
Total		40,000	460,000			500,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-27-01
Project Name Spring Street 13th Avenue to 16th Avenue

Type New Construction

Useful Life 25 years

Category Street Maintenance

Budget Code

Priority 3 Important

Description

This project was suggested by Public Services Director Duane Neff and after review it is worthy of consideration. This is a PCC street that is deteriorating. The primary project will include Spring Street from 13th Avenue to 16th Avenue with some patching on street near the intersection of 13th and Spring Street.

Justification

Although this street does not carry a large volumes of traffic, it falls into the category of PCC streets in NW Grinnell that due to age and poor subbase are in need of replacement. The curb and gutter are in good condition and will likely be preserved.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering			50,000	10,000		60,000
Construction/Maintenance				560,000		560,000
Total			50,000	570,000		620,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax (ST)				50,000		50,000
Road Use Tax Fund (RUTF)				100,000		100,000
Storm Sewer Fees (StSw)			50,000	270,000		320,000
Utility Franchise Fee (UFF)				150,000		150,000
Total			50,000	570,000		620,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-27-02
Project Name Sunset Street - 13th Avenue to 14th Avenue

Type New Construction

Useful Life 40 years

Category Street Construction

Budget Code

Priority 3 Important

Description

This PCC street is in poor condition and street surface shows signs of pavement failure. This is a residential area and the street is estimated to have an ADT below 1,000. There are many PCC streets in the NW part of Grinnell that are in a similar state.

Justification

Many of the PCC streets in NW Grinnell are beginning to fail due to age, poor subbase and poor subgrade. Although there has been significant patching done and other maintenance, we believe complete reconstruction is now the best option. The curb and gutter is in good condition and will likely be salvaged. Subdrains will be installed along with proper subgrade preparation and appropriate subbase.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering			15,000	20,000		35,000
Construction/Maintenance				250,000		250,000
Total			15,000	270,000		285,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax Bond (STB)				245,000		245,000
Storm Sewer Fees (StSw)			15,000	25,000		40,000
Total			15,000	270,000		285,000

Budget Impact/Other

This will reduce our long term maintenance costs.

Capital Improvement Plan

FY '24 thru FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-27-03
Project Name Broad - 6th Avenue to 8th Avenue

Type New Construction

Useful Life 40 years

Category Street Construction

Budget Code

Priority 3 Important

Description

This road is in a transition area connecting the CBD to the North Grinnell Historic Residential Neighborhood. The area has some commercial uses, rental properties, and single family homes. There is a modest amount of pedestrian traffic in the area and special attention will be given to improving pedestrian facilities. The project will include some lighting enhancement similar to the ones implemented on 10th Avenue from West to Park.

1,110' of curb and gutter and asphalt inlay.

If possible, as this project gets closer to design we will look to see if we can find the funding to expand this project to 10th Avenue. This is not likely but will be examined.

Justification

Although the ADT is pretty light on this road at just under 1,000, this street is an important link between the downtown and historic residential district and Grinnell College traffic. The curb and gutters are in poor condition and lighting needs to be improved to increase pedestrian safety and security.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering			30,000	25,000		55,000
Construction/Maintenance				500,000		500,000
Total			30,000	525,000		555,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax (ST)			30,000			30,000
Local Option Sales Tax Bond (STB)				425,000		425,000
Water Fees / Reserves (WF)				100,000		100,000
Total			30,000	525,000		555,000

Budget Impact/Other

This will reduce long term maintenance costs.

There is \$100,000 added to the construction costs for water main upgrades.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Construction/Repair

City of Grinnell, Iowa

Contact City Manager

Project # 272-28-02

Type New Construction

Project Name Main Street - 3rd Ave to 1st Ave

Useful Life 50 years

Budget Code

Category Street Construction

Priority 3 Important

Description

This project involves the reconstruction of Main Street from 3rd Avenue south to 1st Avenue.

We may elect to change the schedule for this project bases on the plans for the water plant reconstruction.

Justification

This street serves as an important link between the downtown and residential properties in south Grinnell. It also links to Davis School, Mayflower, and several commercial business. This road also provides critical access to Alliant Energy's substation and the Grinnell Water Production Plant.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering				35,000	25,000	60,000
Construction/Maintenance					500,000	500,000
Total				35,000	525,000	560,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Tax Increment Financing				35,000	525,000	560,000
Bonds (TIFB)						
Total				35,000	525,000	560,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Equipment
Contact Public Services Director
Type Equipment
Useful Life 25 years
Category Street Maintenance
Priority 3 Important

City of Grinnell, Iowa

Project # 214-25-01
Project Name Replace Skid Steer Loader and Brush Hog Mower

Budget Code

Description

This is part of an equipment replacement schedule. This unit is used for many tasks including street repairs, snow removal, debris removal, park projects, and related work. We recently replaced the breaker attachment.

Justification

The current skid steer was purchased in 1999. This is critical equipment for repairs, water main breaks and other times when we need access utilities beneath pavement. We have contracted out some of the brush hog mowing at the parks and it would be more cost effective to have our own mower attachment.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings		55,000				55,000
Total		55,000				55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Storm Sewer Fees (StSw)		20,000				20,000
Street Equipment Depreciation (ST DEP)		35,000				35,000
Total		55,000				55,000

Budget Impact/Other

This will provide reliable and safe equipment for staff. It will also reduce maintenance costs and unplanned repairs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Equipment
Contact Public Services Director
Type Vehicle
Useful Life 25 years
Category Street Maintenance
Priority 3 Important

City of Grinnell, Iowa

Project # 214-25-02
Project Name Street Dump Truck with Box and Plow

Budget Code

Description

This is part of our equipment replacement program. These trucks are vital to our operations, especially in the winter months.

Justification

This purchase will replace a vehicle that is 30+ years old and simply needs to be replaced due to age.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings		250,000				250,000
Total		250,000				250,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Storm Sewer Fees (StSw)		50,000				50,000
Street Equipment Depreciation (ST DEP)		200,000				200,000
Total		250,000				250,000

Budget Impact/Other

This will reduce vehicle maintenance and costly unplanned repairs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Equipment
Contact Public Services Director
Type Vehicle
Useful Life 10 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 214-26-01
Project Name Pick Up Replacement

Budget Code

Description
 Purchase pickup as part of replacement program.

Justification
 Vehicle being replaced is 20+ years old with increasing maintenance costs.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings			50,000			50,000
Total			50,000			50,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Storm Sewer Fees (StSw)			25,000			25,000
Street Equipment Depreciation (ST DEP)			25,000			25,000
Total			50,000			50,000

Budget Impact/Other
 Reduced maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Equipment
Contact Public Services Director
Type Vehicle
Useful Life 25 years
Category Park Equipment
Priority 3 Important

City of Grinnell, Iowa

Project # 214-27-01
Project Name Cemetery Dump Truck Replacement - 1982

Budget Code

Description
 The current truck is a 1982 and has been fully depreciated.

Justification
 The current truck is 40 years old.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings				100,000		100,000
Total				100,000		100,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Local Option Sales Tax (ST)				100,000		100,000
Total				100,000		100,000

Budget Impact/Other
 Reduced maintenance costs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Street Equipment
Contact Public Services Director
Type Equipment
Useful Life 25 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 214-28-01
Project Name Street Dump Truck with Box and Plow #2

Budget Code

Description

This is part of our equipment replacement program. These trucks are vital to our operations, especially in the winter months.

Justification

This purchase will replace a vehicle that is 30+ years old and simply needs to be replaced due to age.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings					250,000	250,000
Total					250,000	250,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Storm Sewer Fees (StSw)					50,000	50,000
Street Equipment Depreciation (ST DEP)					250,000	250,000
Total					300,000	300,000

Budget Impact/Other

This will reduce vehicle maintenance and costly unplanned repairs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact Water Director

Project # 610-24-01

Type New Construction

Project Name Prairie Street Water Main Replacement

Useful Life 50 years

Category Utilities

Budget Code

Priority 1 High Priority

Description

This project will replace an existing 4" water main that is located in Prairie Street from 1st Avenue to 2nd Avenue. It will also replace the 4" water main located at 2nd Avenue from Prairie Street to Reed Street. We will also abandon the redundant 4" water main on 2nd Avenue from Reed Street to Spring Street along with the redundant water main at Reed Street from 2nd Avenue to 3rd Avenue. This will include the reconnection of private water services from the water main to the curb stop. Other work included is valve replacements, new hydrants, and street patches.

Justification

Prairie Street has notoriously high numbers of water main breaks. Abandoning the redundant 4" water mains will allow us to set hydrants off the new 10" water main that will be installed, as well as reduce the total linear footage of water main that will in turn reduce our maintenance costs. This allows us to bring the 10" water main from Reed Street and 2nd to Prairie Street and 1st Avenue to improve water supply to the 8" dead end leg that runs west on 1st Avenue past the corporate limits.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	40,000					40,000
Construction/Maintenance	360,000					360,000
Total	400,000					400,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Water Fees / Reserves (WF)	400,000					400,000
Total	400,000					400,000

Budget Impact/Other

This will reduce costs associated with water main breaks and eliminates several redundant lines that reduces maintenance costs long term.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution
Contact Water Resources Director
Type Vehicle
Useful Life 10 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 610-24-02
Project Name Replace Dodge Utility Truck

Budget Code

Description

This project will replace the 2007 Dodge utility truck used by water department staff.

Justification

This vehicle currently has 57,000 miles. The vehicle is starting to experience some mechanical issues.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings	55,000					55,000
Total	55,000					55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Water Fees / Reserves (WF)	55,000					55,000
Total	55,000					55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution
Contact Water Resources Director
Type Vehicle
Useful Life 10 years
Category Vehicles
Priority 3 Important

City of Grinnell, Iowa

Project # 610-25-01
Project Name Replace 2004 F250

Budget Code

Description

This project will replace the 2004 F250 used by the water department staff.

Justification

This vehicle currently has 64,000 miles and is having some mechanical problems.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Equip/Vehicles/Furnishings		55,000				55,000
Total		55,000				55,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Water Fees / Reserves (WF)		55,000				55,000
Total		55,000				55,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution
Contact Water Resources Director
Type New Construction
Useful Life 50 years
Category Utilities
Priority 1 High Priority

City of Grinnell, Iowa

Project # 610-25-02
Project Name Water Storage South Grinnell

Budget Code 492-750-3-6775

Description

This project will involve the construction of an approximately 750,000 gallon elevated water storage facility in south Grinnell near Ogan Avenue and East Street. The city completed a water system modeling report in January 2010 to help identify the costs and benefits of additional elevated water storage. Significant effort was put forth in regard to appropriate siting for the water tower. There are also several projects that will impact the timing and development of this project. Some of these projects include the water needs of GMRC, Brownell's, and other commercial developments.

Justification

Currently the city has 300,000 gallons of elevated storage and one million gallons of ground storage that is equal to the community's average daily use. The 1989 "Stanley Report" indicated that the city needs some type of additional water storage and this is supported by the 2010 V & K water distribution system report. As expansion continues in south Grinnell this item will be necessary to meet fire flow needs and provide reliability for the distribution system. Due to the anticipated commercial and industrial growth both experienced and anticipated for south Grinnell, this is a very high priority. The Grinnell City Council has had this as a priority project for nearly ten years. The city has been putting funds into a construction account and increased water rates in anticipation of this work.

The impact on the water system will be beneficial. Reliability will be increased and this will be a tremendous improvement to the ability to flow water to fires. The new storage facility should have a useful life in excess of 50 years. The city's current elevated water storage was built in 1927.

The new tower may also serve as a host for communications equipment. This will provide revenue for the project and prevent the construction of additional towers in the area that could interfere with airport operations.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering		70,000				70,000
Construction/Maintenance		1,330,000	1,070,000			2,400,000
Total		1,400,000	1,070,000			2,470,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)		100,000	2,370,000			2,470,000
Total		100,000	2,370,000			2,470,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact Water Director

Project # 610-25-03

Type New Construction

Project Name Summer Street 2025 Water Main Replacement

Useful Life 50 years

Category Utilities

Budget Code

Priority 1 High Priority

Description

This project will replace the 4" water main in Summer Street from 10th Avenue to 11th Avenue and replace the 6" water main in right-of-way of Summer Street from 11th to what would be 12th Avenue.

There will also be valves installed, service line connections, and fire hydrant relocations. Any lead service lines encountered will be replaced from the water main to the curb stops.

Justification

Summer Street from 11th Avenue to 12th Avenue has a very high main break count. This will also align with planned work on 10th Avenue to improve water supply/fire flows in the area.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering		20,000				20,000
Construction/Maintenance		180,000				180,000
Total		200,000				200,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Water Fees / Reserves (WF)		200,000				200,000
Total		200,000				200,000

Budget Impact/Other

This will reduce the costs associated with water main breaks.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact Water Director

Project # 610-26-01

Type New Construction

Project Name Garfield Water Main Replacement

Useful Life 50 years

Budget Code

Category Utilities

Priority 1 High Priority

Description

This project will replace an existing 6" water main that is located along Garfield Avenue from Main Street to Broad Street. We will abandon the redundant 4" water main from Garfield Avenue to 2nd Avenue.

Justification

Garfield Avenue has had several significant water main breaks along with a high frequency of breaks. The 4" water main that will be abandoned on Main Street has had many water main breaks. This will also reduce our linear feet of water main reducing maintenance costs.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering			35,000			35,000
Construction/Maintenance			315,000			315,000
Total			350,000			350,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Water Fees / Reserves (WF)			350,000			350,000
Total			350,000			350,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact

Project # 610-27-01
Project Name 1st Avenue Water Main Replacement

Type New Construction

Useful Life 50 years

Category Unassigned

Budget Code

Priority 3 Important

Description

This project will involve the replacement of the existing 4" water main on 1st Avenue with a new 8" water main from Willow Court to the west and connect to the existing 12" water main located at East Street.

Justification

Since January 1, 2005, 2 to 3 main breaks have occurred per year. Replacement of the main will provide better fire flows to the east of East Street on 1st Avenue.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Construction/Maintenance				200,000		200,000
Total				200,000		200,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)				200,000		200,000
Total				200,000		200,000

Budget Impact/Other

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact Water Director

Project # 610-27-02

Type New Construction

Project Name Hobart Street Water Main

Useful Life 50 years

Budget Code

Category Utilities

Priority 1 High Priority

Description

This project will replace the 4" water main at Hobart from 8th Avenue to 10th Avenue with an 8" water main.

Justification

This section of water main has a significant amount of water main breaks. This will increase fire flows in the area around Fairview School. This compliments the installation of the new larger water main on 10th Avenue to the north.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering				25,000		25,000
Construction/Maintenance				225,000		225,000
Total				250,000		250,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)				250,000		250,000
Total				250,000		250,000

Budget Impact/Other

This will reduce costs associated with water main breaks.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution
Contact Water Resources Director
Type New Construction
Useful Life 50 years
Category Utilities
Priority 3 Important

City of Grinnell, Iowa

Project # 610-28-01
Project Name Airport 12" Water Main Extension

Budget Code

Description

Due to the purchase of several accounts in the vicinity of the airport and Stage Coach Road, the city will need to build a water system in this area.

Justification

This will allow the city to provide adequate water pressure and fire protection to this area. This is also an area with substantial development potential in the coming years. This system will be necessary for these developments to occur. This will also result in the looping of the system for this area, improving flows and reducing the risk of the loss of water.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering				30,000	20,000	50,000
Water Distribution					450,000	450,000
Total				30,000	470,000	500,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)				30,000	470,000	500,000
Total				30,000	470,000	500,000

Budget Impact/Other

Allows us to serve customers purchased from PWA.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution
Contact Water Resources Director
Type Improvement
Useful Life 50 years
Category Utilities
Priority 3 Important

City of Grinnell, Iowa

Project # 610-28-02
Project Name Airport Water Main Connection

Budget Code

Description

The airport has been serviced by the Poweshiek Water Association in the past. The city recently acquired this account from PWA. There is currently an 8" in place; however it needs to be connected to our city system.

Justification

This will provide greatly improved fire flows for protection at the airport. There will be hydrants added as part of this project.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Water Distribution					25,000	25,000
Total					25,000	25,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Tax Increment Financing (TIF)					25,000	25,000
Total					25,000	25,000

Budget Impact/Other

As the provider, the city will not charge the airport for water used.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact Water Director

Project # 610-28-03
Project Name Ann Street Water Main Project

Type New Construction

Useful Life 50 years

Category Utilities

Budget Code

Priority 2 Very Important

Description

This project will replace the 4" water main that is located along 7th Avenue from Penrose Street to Ann Street. It will also replace the water main that is located along Ann Street from 7th Avenue to 10th Avenue. This will include valve replacement, service line connections to the curb stops, and hydrants.

Justification

The 4" water main from 9th Avenue to 10th Avenue has frequent water main breaks. This will increase fire flows in this area. This will connect this larger diameter pipe to other water mains that have been recently installed in the area. Compliments the 10th Avenue water main project.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering					30,000	30,000
Construction/Maintenance					270,000	270,000
Total					300,000	300,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)					300,000	300,000
Total					300,000	300,000

Budget Impact/Other

This will reduce cost associated with water main break repairs.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution

City of Grinnell, Iowa

Contact Water Director

Project # 610-28-04

Type New Construction

Project Name Country Club Drive Water Main Replacement

Useful Life 50 years

Category Utilities

Budget Code

Priority 2 Very Important

Description

This project will replace the water main in the right-of-way along Country Club Drive from 13th Avenue to Manor Circle. It will replace all existing 6" water main on Manor Circle. We will also replace the 6" water main on 16th Avenue from West Street to the existing 12" water main. The redundant 6" water main on the north side of 16th Avenue will be abandoned.

This will include valve replacements, water service replacement to the curb stops as needed, and hydrants.

Justification

There has been an increasing frequency of water main breaks on Country Club Drive from 13th Avenue to Manor Circle. There have also been water main breaks on the western portion of Manor Circle. This will increase water supply to the area. This also sets up the looping of a larger diameter pipe to 10th Avenue in the future.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering					100,000	100,000
Construction/Maintenance					900,000	900,000
Total					1,000,000	1,000,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)					1,000,000	1,000,000
Total					1,000,000	1,000,000

Budget Impact/Other

This will reduce the costs of repairs for water main breaks.

Capital Improvement Plan

FY '24 *thru* FY '28

Department Water Distribution
Contact Water Resources Director
Type Improvement
Useful Life 50 years
Category Utilities
Priority 3 Important

City of Grinnell, Iowa

Project # 610-28-05
Project Name 10th Avenue Water Main Project - East to Penrose

Budget Code 492-4.750.3.6775

Description

The project will replace the existing water main on 10th Avenue from East Street to Penrose Street.

Justification

The replacement follows the 1989 Stanley Report for improving flows in northeast Grinnell. This also positions the city to loop a large diameter water main to 16th Avenue, west of the UP rail line. This project schedule may be adjusted for better coordination with the possible reconstruction of this segment of 10th Avenue in the future.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering				60,000	40,000	100,000
Construction/Maintenance					550,000	550,000
Total				60,000	590,000	650,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Revenue Bonds (RB)				60,000	590,000	650,000
Total				60,000	590,000	650,000

Budget Impact/Other

Capital Improvement Plan

FY '24 thru FY '28

Department Water Production

City of Grinnell, Iowa

Contact

Project # 610-23-04
Project Name Construction of new Water Production Facility

Type New Construction
Useful Life 50 years
Category Unassigned
Priority 1 High Priority

Budget Code

Description

The City Council supports the construction of a new water production facility. The city will work with the project engineers to examine options, design a new facility, build the new facility, and bring this new facility on line. Although the primary reason for building a new facility is the age and poor condition of the current plant, a significant benefit will be achieved by switching to the reverse osmosis plant and the quality of the water produced. This will eliminate the need for water softeners in the community, saving residents money and effort.

This project will also include the construction of at least one new well along with improvements to wells 7, 8, and 9. There may also be work on several water mains and transmission lines.

Justification

The current water production facility is estimated to be approximately 100 years old. The piping and equipment exists in a corrosive environment due to the significant amount of salt used in production and high humidity levels. All four water softeners are currently offline. The use of salt in the production process also results in high chloride levels in the wastewater stream and this pollution creates a challenge and possible expense for the community at the water reclamation facility. Two critical considerations are the installation of a more reliable backup power system and the very poor condition of the 'pipe gallery' that brings raw water into the facility and pushes finished water to the distribution system. We also plan to use a different production process that will require a modified facility configuration.

Expenditures	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Planning/Design/Engineering	850,000	950,000	550,000	350,000		2,700,000
Construction/Maintenance		7,500,000	7,500,000	5,000,000		20,000,000
Total	850,000	8,450,000	8,050,000	5,350,000		22,700,000

Funding Sources	FY '24	FY '25	FY '26	FY '27	FY '28	Total
Iowa DNR SRF	850,000	8,450,000	8,050,000	5,350,000		22,700,000
Total	850,000	8,450,000	8,050,000	5,350,000		22,700,000

Budget Impact/Other

This work will reduce the risk of large unforeseen maintenance costs associated with an old facility. We will eliminate the purchase of salt at the water plant saving approximately \$250,000 annually. We may also be able to reduce the large annual 'contingency' line items in the budget - currently \$325,000.