

CITY OF POLK CITY, IOWA

CAPITAL IMPROVEMENTS PLAN
(CIP)
2020-2025



Mayor

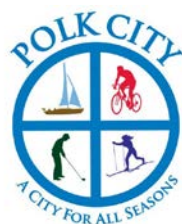
Jason Morse

City Council

Ron Anderson	Dave Dvorak
Rob Sarchet	Mandy Vogel
Jeff Walters	

City Manager

Chelsea Huisman





City of Polk City, Iowa Capital Improvement Plan

Date: August 24, 2020
To: Mayor Jason Morse & City Council
From: Chelsea Huisman, City Manager
Subject: 5-year Capital Improvement Plan (CIP)

1. General Overview and Introduction

A. INTRODUCTION

The Mayor and City Council requested that a Capital Improvement Plan (CIP) for future capital projects in Polk City be implemented. The main components of a CIP are to identify the projects and estimated costs of each project and devise a way to pay for these projects over a period of years.

A CIP is a tool for the scheduling, planning, and financing of large-scale projects and equipment purchases. A CIP provides the elected officials, city staff and the citizens with a list of the future projects that the City plans to complete over a period of 5 years. With that being said, it is not a plan that is definite, and it can be revised at any time. The adoption of a CIP does not obligate the City to take any course of authorization. It does not obligate the current or any future City Council to complete a project. The main focus is when a project or purchase may be completed and how it will be paid for. The final decision will be decided by the City Council during the preparation of the annual city budget and the actual award of a contract to complete any given project.

The City Council has set a Public Hearing for the proposed CIP on September 14, 2020 at 6pm. Comments are welcomed and encouraged from the public. Questions and comments may be sent to jgibbons@polkcityia.gov prior to 5pm on September 14, 2020.

After Polk City's CIP is adopted, we will review and possibly amend each year. Completed projects will be checked off the City's list. New projects may be added to the CIP. Some projects may change in scope or cost.

B. PHASE I-IDENTIFICATION OF POTENTIAL PROJECTS

The City began the CIP by identifying all projects and equipment purchases. The elected officials and city staff identified 41 capital projects and 69 equipment purchases. While acknowledged early on that the City does not have the capability of completing all projects identified, it is a good exercise for the City to identify the long-term infrastructure needs in Polk City.

The City Council held its first work session related to the 5-year CIP on May 11, 2020. At that work session, a list of all projects was reviewed and discussed. The Mayor and City Council were directed to individually grade each project prior to the upcoming work session. Each elected official participated in the exercise and submitted rankings to the City Manager.

A complete list of the projects and equipment are attached as Exhibit A and is located at the back of this plan.

C. PHASE II-RANKING OF CAPITAL PROJECTS

The second phase of the CIP process involved the ranking of the proposed projects. Once each elected official graded the 41 listed projects, a ranking was designated to each project. The following A to F grades were used by the elected officials when rating a particular project:

- An "A" (4 points) ranking determines this is a very high priority project
- A "B" (3 points) ranking determines this is a high priority project
- A "C" (2 points) ranking determines this is a moderate priority project
- A "D" (1 point) ranking would indicate that this project should be postponed to some date beyond
- An "F" (0 points) ranking indicates that you are not interested in completing this project

The projects were then ranked accordingly. A project could receive anywhere from 0-24 points. A perfectly scored project, 24 points, would be graded "A" amongst 6 elected officials. The rankings were tabulated and discussed at the work session on June 8, 2020. All projects were placed accordingly into their respective years, and some project adjustments were made by the City Council.

A complete list of the project rankings is attached as Exhibit B and is located at the back of this plan.

D. POTENTIAL SOURCES OF FUNDING FOR CAPITAL PROJECTS

The City has multiple sources of revenue and means of accomplishing the capital projects and equipment purchases identified in this Capital Improvement Plan. Listed below is an overview of the sources of revenue the City will be utilizing to implement these projects:

1. *General Obligation Loans*-The City currently has 3 outstanding General Obligation loans (G.O. 2014 sewer improvements, G.O. 2018 water improvements, and 2020 G.O. 2020 asphalt overlay street project). Many cities utilize GO loans to pay for capital projects. The main restriction regarding general obligation is the amount borrowed cannot exceed the City's constitutional debt limit. A city's constitutional debt limit is 5% of all their taxable valuations. A City can borrow the full amount of their debt limit, however, for good financial planning I would recommend at a maximum we try to stay somewhere between 75%-80% to allow for emergency purposes.

It is also important to note that the City also has 10 Tax Increment Financing (TIF) rebate agreements. Each agreement does count against the City's constitutional debt limit, however, it is important to note that because the Council annually appropriates those agreements (meaning that the Council has to agree to pay each year) that only the annual dollar amount counts against the City's constitutional debt limit.

This proposed CIP includes borrowing for General Obligation bonds for 4 Capital Improvement projects in the following years:

- 2020-2021 Project #33 HMA Overlay street project-total amount borrowed: \$1,750,000
- 2022-2023 Project #9 Regional Park Facility (financing for this project also includes grant funding and General Fund cash) & Project #15 N. 3rd Street trail connection to outer city limits-total amount borrowed: \$2,184,000
- 2023-2024 Project #14 N. 3rd Street trail and intersection alignment at Northside Dr- total amount borrowed: \$1,227,000
- 2024-2025 Project #2 City Hall/Fire Station/Police rebuild/remodel-total amount borrowed: \$2,000,000

2. *General Fund*-The City has the option of financing some of the less expensive projects with money from the General Fund. The largest revenue source for the General Fund is property taxes.

This proposed CIP includes utilizing General Fund money for the following projects:

- 2020-2021 Project #4 Town Square Parking Study
- 2020-2021 Project #17 Trail Study-Town Center
- 2020-2021 Project #1 Facility Needs Assessment
- 2020-2021 Project #30 2020 Street repair project
- 2022-2023 Project #9 Regional Park Facility (financing for this project also includes grant funding and GO Loan)

- 2024-2025 Project #29 Sump Pump collector lines (Option for special assessment)
 - 2024-2025 Project #21 North Broadway sidewalks (Option for special assessment)
3. *Sanitary Sewer and Water Revenue Loans*-The City can issue sanitary sewer revenue and water revenue bonds or loans to finance sewer and water capital projects. To repay back these loans, the City pledges sanitary sewer or water user fee revenues to pay back these loans. Revenue loans do not count against the City's constitutional debt limit. They are a great source of borrowing for some of those larger projects for the sanitary sewer or water systems.

This proposed CIP includes borrowing for water revenues bonds for 2 capital improvement projects, slated to occur in the same year:

- 2022-2023 Project #36 Eastside Water Tower project with Des Moines Water Works & Project #41 Water Tower Painting-total amount borrowed \$2,404,800
4. *Enterprise Funds (Water & Sewer)*- The City has the option of financing some of the less expensive projects with money from the water or sewer fund, or in other words utilizing money from the water or sewer operating budget. The revenue for both funds comes from user fees.

This proposed CIP includes utilizing Water money for the following projects:

- 2021-2022 Project #37 W. Bridge Road water main loop
- 2021-2022 Project #38 New water well

This proposed CIP includes utilizing Sewer money for the following projects:

- 2021-2022 Project #26 Inflow/Infiltration study
- 2021-2022 Project #23 North trunk sewer study
- 2022-2023 Project #24 Northeast trunk sewer study
- 2023-2024 Project #27 Parker Lift station upgrade
- 2024-2025 Project #28 TCI Lift station upgrade

5. *Road Use Tax*-The City does receive RUT money. Some of the less expensive projects (equipment purchases) could be financed from this fund.

This proposed CIP includes utilizing RUT for one project:

- 2023-2024 Project #35 WhiteTail Parkway Corridor Study

6. *Grants*-The City should consider grant programs for some capital projects. Some of the proposed grants include Enhance Iowa CAT (Community Attraction and Tourism), Resource Enhancement

and Protection Grant (REAP), Land and Water Conservation Fund (LWCF), Revitalize Iowa's Sound Economy (RISE), Surface Transportation Block Grant (STBG), and Surface Transportation Program (TAP). There are other smaller grant programs available, however, this grant list is comprised of the larger opportunities available for funding.

The City will apply for any grant opportunities available for projects outlined in this CIP. One of the benefits of having a CIP in place is it sets guidelines for the city staff to apply for possible grant opportunities. This project utilizes grant funding for 2 projects:

- 2022-2023 Project #9 Regional Park Facility-estimated \$2,000,000 in grants/private donations
- 2023-2024 Project #14 N. 3rd Street Trail and intersection alignment at Northside Dr.-STBG awarded \$393,000

7. *Donations*-It is common for cities to receive donations for library related projects, park improvements, trails, fire department and police department equipment and building updates/remodels. These contributions can be individual, service clubs, gaming establishments, and corporations within the community.
8. *Local Option Sales Tax*-The voters of Polk City approved local option sales tax in 1985. The City Council at the time adopted a resolution which stated that LOST would be used for the following:
 - a. *50% Property Tax Relief*
 - b. *50% General Purpose*

Since the resolution states that 50% of the LOST will be used for property tax relief, the City can allocate this revenue for any public purpose in the General Fund. For example, it could be used for general operating expenses, such as salaries.

For this proposed CIP, we will spend 50% on general fund activities, and 50% for projects outlined in the plan. Those projects include:

- 2021-2022 Project #11 Lost Lakes Park-Phase II
- 2022-2023 Project #3 City Hall Parking lot
- 2022-2023 Project #15 N. 3rd Street Trail connection to outer city limits (\$380,000 LOST, remainder paid with GO Loan)
- 2023-2024 Project #18 West Bridge Road trail gap at Van Dorn property
- 2023-2024 Project #32 Van Dorn/3rd Street Intersection improvements
- 2023-2024 Project #34 East Broadway Street improvements

- 2024-2025 Project #19 West Bridge trail-Parker to Neal Smith Trail
- 2024-20205 Project #10 Twelve Oaks Parks-Phase II

9. *Low to Moderate Income (LMI) money-* Under the Code of Iowa, the City is required by law to set-aside a percentage of money to be used for low to moderate income families when TIF incentives are given to a residential developer. That percentage in Polk County is 39% in FY20-21. The City has incurred a large amount of LMI money over the years and has incorporated spending a portion of that to finance projects that benefit residential properties that meet the requirements. The LMI rate in Polk City is currently 28%. The City can utilize 28% of LMI money on critical infrastructure needs for the water and sewer utility. These projects include:

- 2021-2022 Project #37 W. Bridge Road water main loop
- 2021-2022 Project #38 New Water well
- 2022-2023 Project #36 Eastside Water Tower project with DMWW & Project #41 Water Tower Painting(financed together)
- 2022-2023 Project #8 Property purchase
- 2023-2024 Project #27 Parker lift station upgrades
- 2024-2025 Project #29 Sump Pump collector lines
- 2024-2025 Project #28 TCI lift station upgrades

E. OPTIONAL FUNDING SOURCES-NOT USED IN THIS CIP

The City could generate additional revenue for capital projects by authorizing any of the below sources:

1. *Capital Improvement Fund Tax Levy-* The City has the opportunity to levy 67.5 cents per \$1,000 assessed of taxable valuations, if approved by the voters. Many cities utilize this to fund capital projects. This additional voted on levy would generate an additional \$183,500. It is important to note this is a separate levy, and if the city did levy for the full amount, we would be adding \$.67500 to the City's overall tax levy.
2. *Franchise Fees for Electric and Gas-*The City can impose up to a 5% fee on electric, cable, and gas utility revenues. The City of Polk City is currently receiving a 1% franchise fee from both the electric and natural gas utilities, which will generate \$40,000 for the City's General Fund. The City retains the option of increasing the fees from 1% to 5% for the purpose of funding capital projects in the future. If the City should ever decide to request the additional 4% in franchise fees, the City would allocate an additional \$160,000 per year to finance capital projects, or an additional \$40,000 annually per percentage implemented. These additional fees have not been included in this proposed CIP.

3. *Special Assessments*- The City may construct infrastructure and then assess a portion of the cost back to the properties that benefit from the improvements. Two projects in the CIP are being financed with General Fund reserve money, with an opportunity to special assess after construction.
4. *Storm Water Utility*- The City can establish a storm water utility with user fees to help pay for some storm water related projects. Cities can either charge a flat fee for classification of property or may calculate based upon the amount of runoff from the property. We have discussed this amongst the Council and there seems to be some interest. A \$1 monthly charge for residential and \$2 for commercial would generate approximately \$30,000 annually.
5. *Tax Increment Financing*- The City has the capability of paying for capital projects through Tax Increment Financing, also known as TIF. As long as the City incurs a debt or contractual obligation to fund a project located in an urban renewal area, the City can request TIF to finance infrastructure improvements. TIF has not been utilized to pay for projects within the CIP, and that could still be an option.

F. CASH FLOW PROJECTIONS

Incorporated into this CIP are cash flows for all the city funds intended to be used for this plan. Those documents are located at the back of the CIP, and identified as Exhibits C-N.

G. AMORTIZATION SCHEDULES

Incorporated into this CIP are amortization schedules used for the 4 projects the City plans to issue new debt for. Those documents are located at the back of the CIP and identified as Exhibits 1-4.

H. PROJECT PROFILES

After the City Council narrowed down the list of projects further, and placed projects into their appropriate fiscal year, I asked the City's Engineering firm to provide up to date cost estimates for each project within their respective year planned for construction. Of the 41 projects presented to the City Council, 31 have been incorporated into this 5-year plan and 10 have not.

The following is a list of the project profiles, with up to date cost estimates.

CAPITAL IMPROVEMENT PROGRAM - EQUIPMENT							
Equipment List	FY 20-21	FY21-22	FY 22-23	FY 23-24	FY 24-25	Beyond 5 years	NOTES
POLICE DEPARTMENT							
1. NEW lease #22 replacement (23 to LT)	\$ 15,530.00	\$ 15,530.00	\$ 15,530.00	\$ 15,531.00			
2. NEW Server Migration & Body Camera Implementation	\$ 42,907.00						
3. NEW Evidence/Processing Video Cameras		\$ 25,750.00					
4. Bullet proof vests Replacement		\$ 6,000.00					
5. NEW Purchase #20 Charger (Chief Vehicle) Buyout	\$ 9,377.00	\$ 9,377.00	\$ 22,277.00				
6. Vehicle Lease replacement #21: K9 Unit				\$ 17,500.00	\$ 17,500.00		
7. Lease #25 replacement				\$ 17,500.00	\$ 17,500.00		
8. Handgun replacement				\$ 12,000.00			
9. Vehicle Lease #22 replacement					\$ 17,000.00		
10. Vehicle Lease #23 Replacement					\$ 17,500.00		
11. Body Camera Replacement						\$ 30,000	FY25-26
12. NEW vehicle						\$ 17,500	FY25-26
FIRE DEPARTMENT							
13. NEW Cot Power Load	\$ 30,000.00						
14. Mobile Computer M4 Replacement		\$ 6,000.00					
15. Bunker Gear replacement		\$ 50,000.00					
16. c461 replacement			\$ 65,000.00				
17. NEW (2) ambulance Cots (\$8,000 each)			\$ 16,000.00				
18. Mobile Computer M58 Replacement			\$ 6,000.00				
19. LifePak Cardiac Monitors (\$35,000 each) replacement			\$ 70,000.00				
20. E451 Replacement				\$ 700,000.00			
21. Mobile Computer-M3 Replacement				\$ 6,000.00			
22. Ambulance E451 Replacement					\$ 300,000.00		
23. Gator Replacement					\$ 25,000.00		
24. Mobile computer-459 Replacement					\$ 6,000.00		
25. Boat Replacement						\$ 90,000	FY25-26
26. Mobile Computer M4 Replacement						\$ 6,000	FY25-26
27. Mobile Computer M451 Replacement						\$ 6,000	FY25-26
28. B457 Replacement						\$ 150,000	FY26-27
29. Mobile Computer-C461 Replacement						\$ 6,000	FY26-27
30. E458 Replacement						\$ 800,000	FY27-28
31. Mobile Computer-C450 Replacement						\$ 6,000	FY27-28
32. U459 Replacement						\$ 60,000	FY28-29
33. Cot Power Load Replacement						\$ 24,000	FY28-29
PARKS AND RECREATION							
34. NEW 15 passenger van		\$37,000					
TOTAL GENERAL FUND	\$ 97,814.00	\$ 149,657.00	\$ 194,807.00	\$ 768,531.00	\$ 400,500.00	\$ 1,195,500	
GENERAL FUND SET ASIDE		\$ 175,000.00	\$ 175,000.00				
TOTAL GENERAL FUND EQUIPMENT		\$ 324,657.00	\$ 369,807.00	\$ 418,531.00	\$ 400,500.00		
PUBLIC WORKS							
35. Trash Pump Replacement	\$ 35,000.00						
36. Snow Blower Replacement	\$ 15,000.00						
37. NEW-UTV	\$ 20,000.00						
38. F-350 Pickup Replacement (2008)	\$ 50,000.00						
39. John Deer 3720 Replacement (2006)		\$ 45,000.00					
40. Soil Reliever Replacement (2007)		\$ 15,000.00					
41. John Deere Mower Replacement (1985)		\$ 20,000.00					
42. Tractor Tiller Replacement (2005)		\$ 7,000.00					
43. Tractor Brush Cutter Replacement (2005)		\$ 5,000.00					
44. John Deere Snow Blower Replacement (2000)		\$ 2,000.00					
45. Bobcat Auger Replacement		\$ 6,000.00					
46. Single Axle Dump Truck Replacement (2008)			\$ 120,000.00				
47. Case Endloader (2009) + Plow and wing Replacement			\$ 125,000.00				
48. F-350 Pickup Replacement (2012)			\$ 40,000.00				
49. Bobcat S750 Replacement (2013)				\$ 50,000.00			
50. NEW John Deere Zero Turn mower				\$ 20,000.00			
51. John Deere Front-Mount mower Replacement (2011)				\$ 20,000.00			
52. Mosquito Sprayer Replacement				\$ 10,000.00			
53. Bobcat concrete breaker replacement (2009)					\$ 10,000.00		
54. Bobcat street broom with curb attachment (2008) Replacement					\$ 15,000.00		
55. Bobcat Land Plan replacement (2012)					\$ 5,000.00		
56. Grapple Bucket replacement (2012)					\$ 5,000.00		
57. F-350 Pick-up replacement (2014)					\$ 40,000.00		
58. Tandem Axle Dump Truck Replacement (2016)						\$ 150,000	FY25-26
59. Bucket Truck Replacement (2005)						\$ 50,000	FY25-26
60. F-350 Pickup Replacement (2015)						\$ 50,000	FY25-26
61. Gang Mower Replacement (2005)						\$ 20,000	FY26-27
62. Pick-up sander replacement						\$ 15,000	FY26-27
63. Bobcat Angle Broom replacement (2011)						\$ 10,000	FY26-27
64. F-250 Pickup replacement (2017)						\$ 50,000	FY26-27
65. Portable Air Compressor replacement (2007)						\$ 20,000	FY27-28
66. NEW Pickup Sander (stainless steel)						\$ 15,000	FY27-28
67. F-350 Pickup Replacement (2018)						\$ 50,000	FY27-28
68. NEW Single Axle Dump Truck						\$ 180,000	FY28-29
69. F-350 Pick-up replacement (2008)						\$ 50,000	FY28-29
PUBLIC WORKS EQUIPMENT TOTAL	\$ 120,000.00	\$ 100,000.00	\$ 285,000.00	\$ 100,000.00	\$ 75,000.00	\$ 660,000	
RUT EQUIPMENT	\$ 40,000.00	\$ 33,333.33	\$ 95,000.00	\$ 33,333.33	\$ 25,000.00		
WATER EQUIPMENT	\$ 40,000.00	\$ 33,333.33	\$ 95,000.00	\$ 33,333.33	\$ 25,000.00		
SEWER EQUIPMENT	\$ 40,000.00	\$ 33,333.33	\$ 95,000.00	\$ 33,333.33	\$ 25,000.00		
GRAND TOTAL EQUIPMENT	\$ 217,814	\$ 249,657	\$ 479,807	\$ 868,531	\$ 475,500	\$ 2,515,500	\$ -

CAPITAL IMPROVEMENT PROGRAM - PROJECTS		FY 20-21	FY21-22	FY 22-23	FY 23-24	FY 24-25	Beyond 5 years	Cost estimate
BUILDINGS								
1. Facility needs assessment		\$ 50,000.00						\$ 50,000.00
2. City Hall/Police/Fire Station Rebuild/Remodel						\$ 2,000,000.00		\$ 2,000,000.00
3. City Hall Parking Lot				\$ 231,000.00				\$ 231,000.00
4. Town Square Parking study		\$ 15,000.00						\$ 15,000.00
5. Public Works Maintenance shop expansion							\$ 400,000.00	\$ 400,000.00
6. Library Expansion Project							\$ 2,000,000.00	\$ 2,000,000.00
7. City Pool/Aquatic Facility							\$ 3,000,000.00	\$ 3,000,000.00
8. Property Purchase-				\$ 190,000.00				\$ 190,000.00
PARKS AND RECREATION								
9. Regional Park Facility (Park)				\$ 5,000,000.00				\$ 5,000,000.00
10. Twelve Oaks Parks-Phase II (Park)						\$ 181,250.00		\$ 181,250.00
11. Lost Lakes Park-Phase II (Park)			\$ 203,000.00					\$ 203,000.00
12. 3rd Street & Davis vacant lot (Harvey Property) (Park)							\$ 400,000.00	\$ 400,000.00
13. Leonard Park parking lot (Park)							\$ 200,000.00	\$ 200,000.00
14. N. 3rd Street Trail and intersection alignment at Northside (Phase I)					\$ 1,620,000.00			\$ 1,620,000.00
15. N. 3rd Street Trail connection to outer city limits (Phase 2)				\$ 495,000.00				\$ 495,000.00
16. High Trestle Trail connector construction (Trail) (Phase 3)					\$ 1,029,200.00			\$ 1,029,200.00
17. Trail Study-Town Center (Trail)		\$ 20,000.00						\$ 20,000.00
18. West Bridge Road Trail gap @ VanDorn Property (Trail)					\$ 47,000.00			\$ 47,000.00
19. West Bridge Trail-Parker to Neal Smith (Trail)						\$ 99,000.00		\$ 99,000.00
20. Woodhaven Linear Park Trail connection (Trail)						\$ 64,000.00		\$ 64,000.00
21. North Broadway sidewalks (sidewalks)						\$ 476,000.00		\$ 250,000.00
22. Crossroads trail connection to DeerHaven Trail & Neal Smith Trail							\$ 350,000.00	\$ 350,000.00
SANITARY SEWER								
23. North Trunk Sewer Study			\$ 20,000.00					\$ 20,000.00
24. Northeast Trunk Sewer Study				\$ 20,000.00				\$ 20,000.00
25. E. Southside Trunk Sewer							\$ 558,600.00	\$ 558,600.00
26. Inflow/Infiltration Study			\$ 30,000.00					\$ 30,000.00
27. Parker Lift Station Upgrade					\$ 124,000.00			\$ 124,000.00
28. TCI Lift Station Upgrade						\$ 96,000.00		\$ 96,000.00
STORM SEWER								
29. Sump Pump Collector lines						\$ 344,000.00		\$ 344,000.00
STREETS								
30. 2020 Street Repair Project		\$ 200,000.00						\$ 200,000.00
31. NW Hugg Drive/NW 72nd Street Project							\$ 1,000,000.00	\$ 1,000,000.00
32. Van Dorn/3rd Street Intersection					\$ 182,000.00			\$ 182,000.00
33. HMA Overlay project (2020)		\$ 1,950,000.00						\$ 1,950,000.00
34. East Broadway Street improvements					\$ 323,000.00			\$ 323,000.00
35. WhiteTail Parkway Corridor Study					\$ 25,000.00			\$ 25,000.00
WATER								
36. Eastside Water Tower-project with DMWW				\$ 3,050,000.00				\$ 3,050,000.00
37. W. Bridge Road Water Main loop			\$ 58,000.00					\$ 58,000.00
38. New Water Well			\$ 513,000.00					\$ 513,000.00
39. Purchase Capacity-DMWW								\$ 500,000.00
40. NW 72nd Street Water Main							\$ 251,000.00	\$ 251,000.00
41. Water Tower Painting				\$ 290,000.00				\$ 290,000.00
GRAND TOTAL		\$ 2,235,000.00	\$ 824,000.00	\$ 9,276,000.00	\$ 3,350,200.00	\$ 3,260,250.00	\$ 8,159,600.00	\$25,988,430 - \$39,738,430

FY 2020-2021

Town Square Parking Lot Study

Trail Study – Town Center (Trail)

Facility Needs Assessment

2020 Street Repair Project

HMA Overlay Project – 2020

FY 2021-2022

Inflow/Infiltration Study

W. Bridge Road Water Main Loop

New Water Well

North Trunk Sewer Study

Lost Lakes Park – Phase II (Parks)

FY 2022-2023

N. 3rd Street Trail Connection to Outer City Limits

Regional Park Facility

City Hall Parking Lot

Eastside Water Tower Project with DMWW

Northeast Trunk Sewer Study

Property Purchase

Water Tower Painting

FY 2023-2024

N. 3rd Street Trail and Intersection Align at Northside Dr

High Trestle Trail Connector

White Tail Parkway Corridor Study

Parker Lift Station Upgrade

West Bridge Road Trail Gap @ Van Dorn Property (Trail)

Van Dorn / 3rd Street Improvements

East Broadway Street Improvements

FY 2024-2025

West Bridge Trail - Parker to Neal Smith (Trail)

Sump Pump Collector Lines

TCI Lift Station Upgrade

Twelve Oaks Park – Phase II (Parks)

North Broadway Sidewalks

City Hall / Police / Fire Station - Remodel / Rebuild

Woodhaven Trail Connection (Trail)

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Buildings

PROJECT: Project #4 Town Square Parking Study

COUNCIL RANKING: A/24 points

PROPOSED DATE FOR CONSTRUCTION: FY20-21 July 1, 2020-June 30, 2021

SOURCE OF REVENUE: General Fund

Description of Project: This project consists of an assessment of the town square parking issues. The study would focus on the possibility of re-striping the square, as well as initiating one-ways to maximize parking.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$15,000

Justification for Project: There is a need for parking on the square and with the small amount of space for expansion the need for evaluating different methods for parking. This study has been budgeted for in the FY20-21 budget.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #17 Trail Study-Town Center (Trail)

COUNCIL RANKING: A/24 points

PROPOSED DATE FOR CONSTRUCTION: FY20-21 July 1, 2020-June 30, 2021

SOURCE OF REVENUE: General Fund

Description of Project: This study consists of planning and budgeting for connection of E. Broadway Street, S. 3rd Street, and N. 3rd Street trails to the City square.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$20,000

Justification for Project: This study is a priority for the City to have multiple trail avenues to the center of the City, providing additional economic dollars into the local community. The study will analyze possible connections as well as cost estimates for those connections. Future construction of the trails would be potential future projects depending on the outcome of the study. This study has been budgeted for in the FY20-21 budget.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Buildings

PROJECT: Project #1 Facility Needs Assessment

COUNCIL RANKING: A/24 points

PROPOSED DATE FOR CONSTRUCTION: FY20-21 July 1, 2020-June 30, 2021

SOURCE OF REVENUE: General Fund

Description of Project: This project consists of a study of all city facilities. The assessment would provide the City with a list of deficiencies for all city facilities (to include City Hall, Police Department, Fire Station, Public Works Facility, Community Center, Public Library, and Miller Park Shelter house) and would give us cost opinions to remodel vs. rebuild for each building.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$50,000

Justification for Project: This assessment will provide the City with a good understanding of what it will cost the City to build new facilities vs. remodel the current city facilities. The study will take things into consideration such as: future growth of the community, future growth for staffing, and different alternatives for remodeling options. Future construction of buildings related to this study would be potential future projects depending on the outcome of the study. This study has been budgeted in the FY20-21 budget.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Streets

PROJECT: Project #30 2020 Street Repair Project

COUNCIL RANKING: A/24 points

PROPOSED DATE FOR CONSTRUCTION: FY20-21 July 1, 2020-June 30, 2021

SOURCE OF REVENUE: General Fund

Description of Project: This program has been ongoing for 3 budget years for minor street repairs. The City has designated annually \$200,000 - \$300,000 to repair concrete street panels throughout the community. After the FY20-21 budget, the City will move this expense to the Road Use Fund, and this project will be ongoing each year to repair and replace portions of city streets.

Cost Estimate:

Item	Total
Construction Costs	\$165,300
Construction Contingency	\$16,500
Engineering & Project Administration	<u>\$18,200</u>
	\$200,000

Justification for Project: This project is an ongoing project. In 2018 the City identified multiple concrete streets in town that needed to be repaired. Each year the City designates a dollar amount to repair as many streets as possible to increase the longevity of the City's streets.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Streets

PROJECT: Project #33 HMA Overlay Project 2020

COUNCIL RANKING: A/24 points

PROPOSED DATE FOR CONSTRUCTION: FY20-21 July 1, 2020-June 30, 2021

SOURCE OF REVENUE: General Obligation Loan/General Fund

Description of Project: Overlay all asphalt streets in Polk City.

Cost Estimate:

Item	Total
Construction Costs	\$1,928,633.50
In-kind contribution	<u>\$165,088</u>
	\$1,928,633.50

A detailed cost estimate from Polk County is attached.

Justification for Project: The City had an opportunity to join Polk County's contract for asphalt overlay in 2020. The estimated cost for the City to construct the project as a stand-alone project was \$2.8 million. The City was able to save significantly by joining Polk County's contract. An in-kind contribution of \$165,088 for Design and Construction Administration services was contributed from Polk County. This project was budgeted for in the FY20-21 budget.



Grimes Asphalt and Paving Corporation
 Post Office Box 3374
 5550 NE 22nd Street
 Des Moines, IA 50316
 Phone: (515) 266-5173 Fax: (515) 266-5255
www.grimesasphalt.com

To:	Polk County	Contact:	Matt Yonker
Address:	5885 NE 14th Street	Phone:	
	Des Moines, IA 50313	Fax:	
Project Name:	Polk Cty 2020 HMA Resurfacing	Bid Number:	
Project Location:		Blid Data:	

Item #	Description	Quantity	Unit	Unit Price	Total Price
	4" HMA Resurfacing	17,327.00	TON	\$n .00	\$1,334,179.00
2	Mitug Butt Joints- Includes Cleaning And Prep	16,355.00	SY	\$5.50	\$89,952.50
3	Manhole Boxouts- Includes New Castings And Chimney Seals And Water Valves	n .00	EACH	\$2,000.00	\$144,000.00
4	HMA Shouldering	860.00	TON	\$n .00	\$66,220.00
5	Pavement Markings	133.00	ST	\$60.00	\$7,980.00
6	Traffic Control	1.00	LS	\$25,000.00	\$25,000.00
7	Mobmization	1.00	LS	\$25,000.00	\$25,000.00
8	Earth Shouldering	43.00	TON	\$205.00	\$1n,s1s.00
9	Granular Shouldering	1,351.00	TON	\$37.00	\$49,980.00
10	Agggers	30.00	mAY	\$450.00	\$13,500.00

Total Bid Price: \$1,928,633.50

Payment Terms:

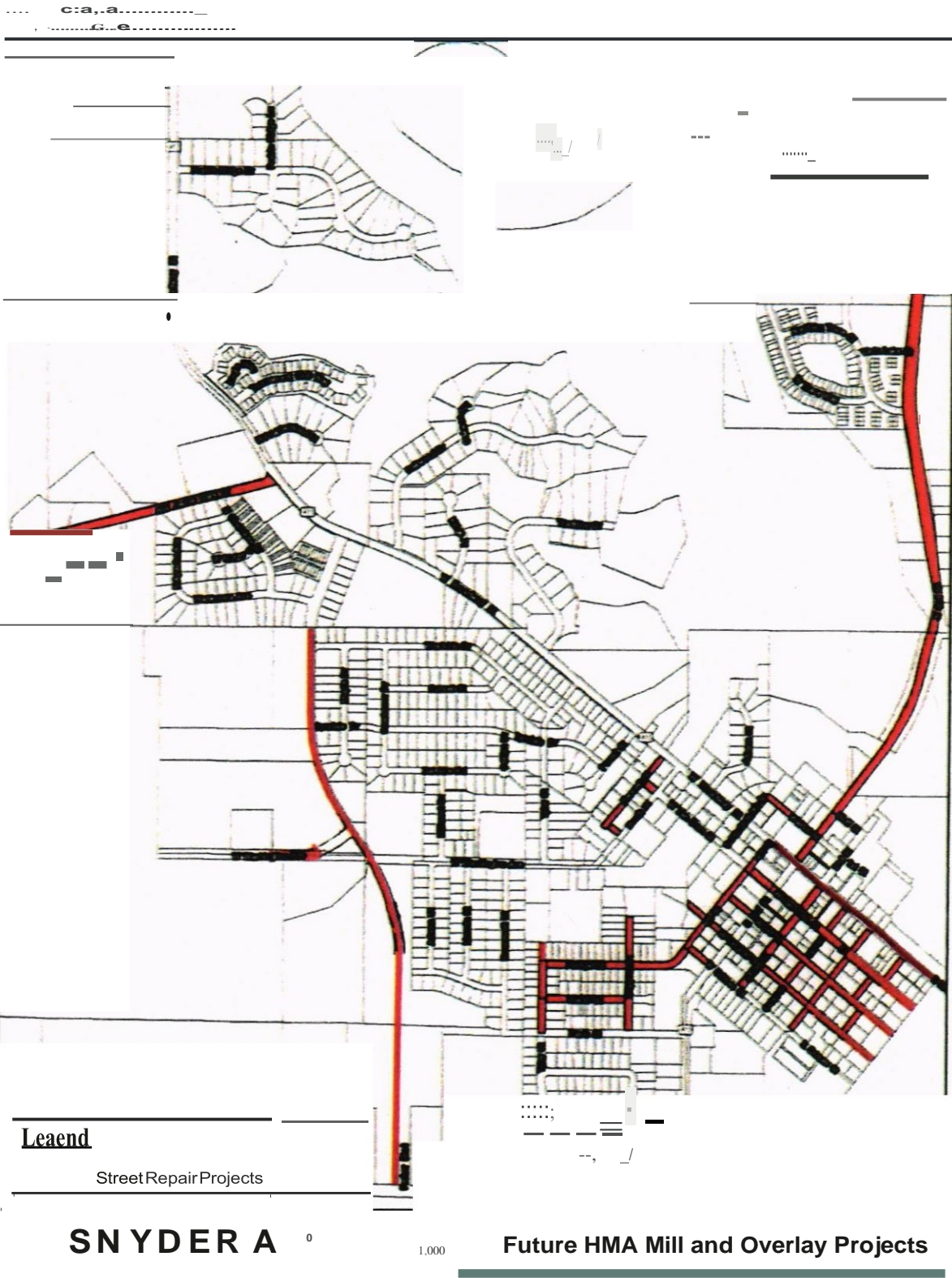
This proposal may be withdrawn by us if not accepted within 30 days.

It is understood that progress payments shall be made as WONC progresses, final payment due upon completion. A service charge of 1 1/2% will be added if not paid within 30 days from date of invoice.

This proposal voids all previous proposals.

It is understood that Grimes Asphalt may require audit assurances from the customer and/or owner, including but not limited to bank letters of guarantee and/or payments deposited into escrow accounts before WONC commences at anytime during the performance of WONC.

ACCEPTED: The above prices, specifications and conditions are satisfactory and are hereby accepted. Buyer: _____ Signature: _____ Date of Acceptance: _____	CONFIRMED: Grimes Asphalt and Paving Corporation Authorized Signature: _____ EstiffatDr: _____
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CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Sanitary Sewer

PROJECT: Project #26 Inflow/Infiltration (I/I) study

COUNCIL RANKING: B/21 points

PROPOSED DATE FOR CONSTRUCTION: FY21-22 July 1, 2021-June 30, 2022

SOURCE OF REVENUE: Sewer Fund

Description of Project: This study will analyze the original area of Polk City and identify I/I issues within the sanitary sewer collection system.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$30,000

Justification for Project: This study will help the City to identify potential I/I problems in the original area of town. Once the study is complete, the City will plan accordingly to reduce I/I in this area identified. Completing the study is the first step of the process. Once the study is complete, the City will then need to implement a plan for construction/repair. Future construction of repairs would be potential future projects depending on the outcome of the study. Those repairs have not been incorporated into this CIP, however, the Council may need to make some changes once results from the study are finalized. A plan to address I/I issues could provide a cost savings as the City pays per gallon all discharge going to the Treatment Plant (WRA).

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Water

PROJECT: Project #37 W. Bridge Road Water main loop

COUNCIL RANKING: B/20 points

PROPOSED DATE FOR CONSTRUCTION: FY21-22 July 1, 2021-June 30, 2022

SOURCE OF REVENUE: Water Fund

Description of Project: Install approximately 250 feet of 12" water main to fill a gap in the City's water system.

Cost Estimate:

Item	Total
Construction Costs	\$39,675
Construction Contingency	\$8,325
Engineering & Project Administration	<u>\$8,000</u>
	\$56,000
 Cost to construct in FY21-22:	 \$58,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The completion of this project will create a critical water main loop on the southeast side of Polk City. The result of the project will produce better water flows and circulation within the system. The gap in this main is due to a residential lot (1401 W. Bridge Road) within a commercial district.

ENGINEER'S PRELIMINARY BUDGETARY OPINION OF PROBABLE PROJECT COSTS



CONNECTION OF EXISTING WATER MAINS
BETWEEN PARKER BOULEVARD AND LAKESIDE FELLOWSHIP CHURCH

Polk City, Iowa

120.0001.01

June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	WATER MAIN AND APPURTENANCES				
5.1	12" PVC Water Main (1)	300	LF	\$ 100.00	\$ 30,000.00
	STREETS AND RELATED WORK				
7.1	Removal of Pavement	35	SY	\$ 20.00	\$ 700.00
7.2	Driveway, PCC, 7"	35	SY	\$ 85.00	\$ 2,975.00
	SITE WORK AND LANDSCAPING				
9.1	Permanent Seeding (2)	0.6	ACRE	\$ 5,000.00	\$ 3,000.00
	GENERAL PROVISIONS				
11.1	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
<p style="text-align: right;">Subtotal: \$ 39,675.00</p> <p style="text-align: right;">Contingency (~20%): \$ 8,325.00</p> <p style="text-align: right;">CONSTRUCTION TOTAL: \$ 48,000.00</p> <p style="text-align: right;">Engineering, Construction, and Administration (~15%): \$ 8,000.00</p> <p style="text-align: right;">TOTAL PROJECT COST (FY 2020): \$ 56,000.00</p> <p style="text-align: right;">TOTAL PROJECT COST (FY 2021): \$ 58,000.00</p>					

Notes

- (1) Item will include removal and replacement of existing paved driveway.
- (2) Assumes a disturbed width of 30' over all trenched water main.



Connection of Existing Water Mains Along W. Bridge Road

Polk City, Iowa | 06/25/2020

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Water

PROJECT: Project #38 New water well

COUNCIL RANKING: B/19 points

PROPOSED DATE FOR CONSTRUCTION: FY21-22 July 1, 2021-June 30, 2022

SOURCE OF REVENUE: Water Fund

Description of Project: This project would include a new well and upgrades at the water treatment plant.

Cost Estimate:

Item	Total
Construction Costs	\$390,000
Construction Contingency	\$39,000
Engineering & Project Administration	<u>\$64,000</u>
	\$493,000
 Cost to construct in FY21-22:	 \$513,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The City currently produces approximately 50% of water sold and purchases approximately 50% from Des Moines Water Works (DMWW). A new well and upgrades will increase the City's water production. Producing additional water would help the City during peak capacity days from DMWW and paying a premium for those peak days. A new well could also allow for less reliability on DMWW for water.

ENGINEER'S PRELIMINARY BUDGETARY OPINION OF PROBABLE PROJECT COSTS



NEW WATER WELL

Polk City, Iowa

120.0001.01

July 9, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1.0	New Well (1)	1	LS	\$ 180,000.00	\$ 180,000.00
2.0	Remove Existing Filters #1 & #2 and Piping	1	LS	\$ 25,000.00	\$ 25,000.00
3.0	One New 90" Diameter Filter	1	LS	\$ 155,000.00	\$ 155,000.00
4.0	High Service Pump Replacement	1	LS	\$ 5,000.00	\$ 5,000.00
5.0	Chemical Feed Revisions	1	LS	\$ 5,000.00	\$ 5,000.00
6.0	Water Plant Cellular Alarm Dialer	1	LS	\$ 20,000.00	\$ 20,000.00
Subtotal:					\$ 390,000.00
Contingency (~10%):					\$ 39,000.00
CONSTRUCTION TOTAL:					\$ 429,000.00
Engineering, Construction, and Administration (~15%):					\$ 64,000.00
TOTAL PROJECT COST (FY 2020):					\$ 493,000.00
TOTAL PROJECT COST (FY 2021):					\$ 513,000.00

Notes

- (1) Includes test holes, test well, permanent well, new electrical power service, and 500 feet of new raw water main. This cost opinion is based on the finding of an acceptable location for the proposed well within 500' of the existing facilities. If well investigation determines there are no suitable locations within 500' of the existing facilities, raw water main length and associated costs may increase significantly depending on the final location of the new well.
- (2) This cost opinion does not include upgrades to the City's existing control system, or potential acquisition of a supervisory control and data acquisition (SCADA) system. The scope and cost of these upgrades will be determined during the design phase of the project.
- (3) This cost opinion does not include any testing or monitoring of the existing City Iron Lagoon. This testing may be required by the Iowa DNR at the time of design. The scope and cost of these measures will be determined during the design process.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Sanitary Sewer

PROJECT: #23 North Trunk Sewer Study

COUNCIL RANKING: B/19 points

PROPOSED DATE FOR CONSTRUCTION: FY21-22 July 1, 2021-June 30, 2022

SOURCE OF REVENUE: Sewer Fund

Description of Project: This is a study of the sanitary sewer capacity in the area north of Whitetail Ridge Development.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$20,000

Justification for Project: This study will help the City to understand how much more development can occur north of Hugg Dr. and Whitetail Ridge before the sanitary sewer capacity is met. Once the capacities have been met, the City would have to look at other options to provide the area with sanitary sewer service.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: #11 Lost Lakes Park-Phase II (Parks)

COUNCIL RANKING: D/16 points

PROPOSED DATE FOR CONSTRUCTION: FY21-22 July 1, 2021-June 30, 2022

SOURCE OF REVENUE: LOST

Description of Project: This project consists of additional improvements in Lost Lakes Park, which includes playground equipment, a sidewalk connection and landscaping.

Cost Estimate:

Item	Total
Construction Costs	\$186,955
Construction Contingency	<u>\$16,045</u>
	\$203,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The improvements to Lost Lakes park are outlined in the Master Park Plan. The plan identified a need for playground equipment in this area of town. The project will include playground equipment, playground surfacing for safety and ADA compliance, a sidewalk connection to the playground, and landscaping. The City Council prioritized moving this project into FY21-22.



POLK CITY PARK IMPROVEMENTS
LOST LAKE PARK - PHASE 2- 2022 PROJECTION

CITY OF POLK CITY, IOWA

Opinion of Probable Construction Cost

Updated 06/30/20

117.0001

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
PCC Pavement					
1.1	5" PCC Sidewalk	100	SY	\$ 54.00	\$ 5,400.00
1.2	Perimeter Curbing	230	LF	\$ 26.00	\$ 5,980.00
				Subtotal:	\$ 11,380.00
Miscellaneous					
2.1	Play Structure	1	LS	\$ 78,000.00	\$ 78,000.00
2.2	Safety Surfacing w PCC Base and Trench Drain	3,400	SF	\$ 24.00	\$ 81,600.00
				Subtotal:	\$ 159,600.00
Surface Restoration					
3.1	Canopy Tree	21	EA	\$ 475.00	\$ 9,975.00
3.2	Type I Lawn Seeding	1	AC	\$ 4,000.00	\$ 4,000.00
3.3	Wetland Seeding	0.5	AC	\$ 4,000.00	\$ 2,000.00
				Subtotal:	\$ 15,975.00
CONSTRUCTION TOTAL:					\$ 186,955.00
Contingency (10%):					\$ 16,000.00
TOTAL PROJECT COST:					\$ 203,325.00

Notes

- (1) This opinion of probable cost was completed using conceptual site layout. Snyder & Associates, Inc. is not responsible for an discrepancies between this assumed layout and quantities and the actual bids of the final plans and final quantities
- (2) This opinion of probable cost includes only those items related to site development known by Snyder & Associates, Inc. pertaining to the project; and does not include engineering, legal items, abstracing, appraisal fees, architectural fees, bonds, park site dedication, marketing soils geotechnical and or utility testing, administration, land costs, buildings, off-street parking, walls, and landscaping



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #15 N. 3rd Street Trail connection to outer city limits (trail)

COUNCIL RANKING: B/19 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: General Obligation Loan/LOST

Description of Project: This project consists of installing a trail beginning at Madison Drive, through the Technology Campus to the end of city limits. This would be considered Phase II of the trail connection to the High Trestle Trail.

Cost Estimate:

Item	Total
Construction Costs	\$338,450
Construction Contingency	\$85,550
Engineering & Project Administration	<u>\$51,000</u>
	\$475,000
 Cost to construct in FY22-23:	 \$495,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The justification for this project is to connect this area of town to the town square, and future trail connections. The future possibility of connecting to the High Trestle Trail (HTT) would extend beyond City limits. The trail will also provide for a sidewalk/trail path to the new proposed elementary school site to be located in the Technology campus. The City will utilize 2 funding sources for this project-\$380,000 in LOST, and the remainder paid for with General Obligation bonds.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

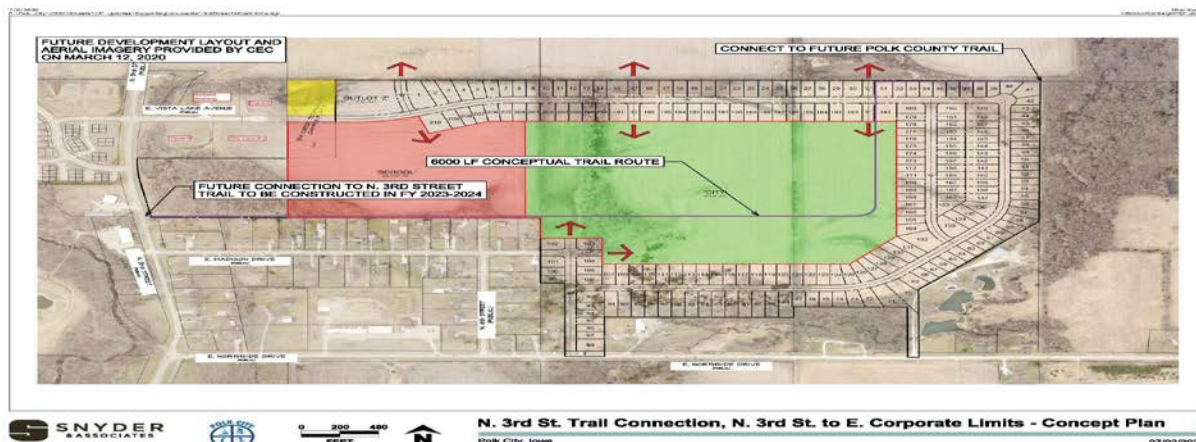


N. 3RD STREET TRAIL CONNECTION
3RD STREET TO EAST CORPORATE LIMITS
 POLK CITY, IOWA
 120.0001.01
 July 2, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Excavation, Class 10 (1)	2000	CY	\$ 15.00	\$ 30,000.00
2.2	Special Subgrade Preparation for Shared Use Path (2)	8200	SY	\$ 3.00	\$ 24,600.00
STREETS AND RELATED WORK					
7.1	Shared Use Path, PCC, 5"	5900	SY	\$ 40.00	\$ 236,000.00
SITE WORK AND LANDSCAPING					
9.1	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1 (3)	2	ACRE	\$ 4,500.00	\$ 9,000.00
9.2	Filter Sock, 8" (4)	5300	LF	\$ 3.00	\$ 15,900.00
9.3	Filter Sock, Removal (4)	5300	LF	\$ 1.50	\$ 7,950.00
GENERAL PROVISIONS					
11.1	Mobilization	1	LS	\$ 15,000.00	\$ 15,000.00
Subtotal:					\$ 338,450.00
Contingency (~25%):					\$ 85,550.00
CONSTRUCTION TOTAL:					\$ 424,000.00
Engineering, Construction, and Administration (~12%): \$ 51,000.00 TOTAL					
PROJECT COST (FY 2020): \$ 475,000.00 TOTAL					
PROJECT COST (FY 2022): \$ 495,000.00					

Notes

- (1) Assumes 1' of excavation over trail width and one (1) additional foot on each side.
- (2) Assumes subgrade preparation under trail and one (1) additional foot on each side.
- (3) Assumes seeding will be required for 5' on each side of shared use path.
- (4) Assumes filter sock to be placed along downhill side of shared use path.



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #9 Regional Park Facility (Park)

COUNCIL RANKING: B/19 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: General Obligation Loan/Grants/Private Donations

Description of Project: This project consists of a new park facility with multiple recreation amenities in Polk City. The project cost does not include purchase of property. A master park plan would need to be implemented as the next step for this project. Once a plan is implemented, a cost estimate will be provided and implemented into the CIP as an addendum.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$5,000,000

Justification for Project: The City is in need of additional green space and fields and has prioritized this large-scale project. Although a master park plan is not yet completed, the City has a desire and plans to secure a property for a large park facility. The City will utilize multiple funding sources for this project-estimated issuance of \$2 million in General Obligation bonds, \$1 million General Fund fund balance, and \$2 million in grants and private donations. Although a trail connection is not part of this project, but as a separate project, there would be trail access to the facility.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Buildings

PROJECT: Project #3 City Hall Parking lot

COUNCIL RANKING: C/18 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: LOST

Description of Project: This project consists of providing 42 new spaces for additional parking at City facilities at 302 S. 3rd Street. This project consists of paving a new parking lot on city owned property.

Cost Estimate:

Item	Total
Construction Costs	\$143,625
Construction Contingency	\$29,375
Landscaping	\$12,000
Engineering & Project Administration	<u>\$37,000</u>
	\$222,000
 Cost to construct in FY22-23:	 \$231,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The City needs additional parking at City Hall, and during our non-peak hours it could provide additional parking for the town square in general. The parking lot would have two access points, one on Van Dorn Street and the second on S. 4th Street.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

POLK CITY CITY HALL PARKING LOT
302 W. VAN DORN STREET
 POLK CITY, IOWA
 June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Topsoil, On-Site	300	CY	\$ 20.00	\$ 6,000.00
2.2	Class 10 Excavation	500	CY	\$ 20.00	\$ 10,000.00
2.3	Subgrade Preparation, 12 Inches (1)	1500	SY	\$ 5.00	\$ 7,500.00
SEWERS AND DRAINS					
4.1	Storm Sewer, 2000D RCP, 15 Inch Dia.	12	LF	\$ 150.00	\$ 1,800.00
STRUCTURES FOR SANITARY AND STORM					
6.1	Intake	1	EA	\$ 3,500.00	\$ 3,500.00
STREETS AND RELATED WORK					
7.1	Pavement, PCC, 6"	1375	SY	\$ 60.00	\$ 82,500.00
7.2	Driveway, Paved, PCC, 7"	125	SY	\$ 65.00	\$ 8,125.00
8.3	Removal of Sidewalk	10	SY	\$ 35.00	\$ 350.00
8.4	Sidewalk, PCC, 4 Inch	10	SY	\$ 95.00	\$ 950.00
TRAFFIC CONTROL					
8.1	Temporary Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
8.2	Painted Pavement Markings, Solvent/Waterborne (2)	7.4	STA	\$ 500.00	\$ 3,700.00
SITE WORK AND LANDSCAPING					
9.1	Conventional Seeding, Seeding, Fertilizing, and Mulching	1	ACRE	\$ 4,500.00	\$ 4,500.00
9.2	Silt Fence or Silt Fence Ditch Check (3)	550	LF	\$ 3.00	\$ 1,650.00
9.3	Silt Fence or Silt Fence Ditch Check, Removal of Device (3)	550	LF	\$ 1.00	\$ 550.00
GENERAL PROVISIONS					
11.1	Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00
				Subtotal:	\$ 143,625.00
				Contingency (~20%):	\$ 29,375.00
				CONSTRUCTION TOTAL:	\$ 173,000.00
				<u>Other Project Costs</u>	
				Landscaping: (4)	\$ 12,000.00
				Engineering, Construction, and Administration (~20%):	\$ 37,000.00
				TOTAL PROJECT COST (FY 2020):	\$ 222,000.00
				TOTAL PROJECT COST (FY 2022):	\$ 231,000.00

**Notes**

- (1) Assumes 12 inches of subgrade preparation under all paved areas.
- (2) Includes parking stall lines only.
- (3) Assumes one line of silt fence around entire proposed paving area.
- (4) Assumes one shrub to be placed every 3 feet around all sides of parking lot for screening. Assumes a unit price of \$80 per shrub to be furnished, placed, and established.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Water

PROJECT: Project #36 Eastside Water Tower Project with DMWW

COUNCIL RANKING: C/18 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: SRF Loan/Water

Description of Project: New elevated storage (water tower) in partnership with DMWW.

Cost Estimate:

Item	Total
Estimated Polk City construction costs	<u>\$3,050,000</u>
	\$3,050,000

Justification for Project: Polk City needs additional elevated storage for the water system. The City currently has a 330,000-gallon tower. This new proposed tower would provide an additional 500,000-gallon storage capacity. The additional storage will protect the City for fire protection and emergency water supply. In 2015 the City completed a study, which resulted in the recommendation of additional water storage for the community. The proposed site of the water tower has not yet been established. This is a dual project between the City of Polk City and DMWW.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Sanitary Sewer

PROJECT: Project #24 Northeast Trunk sewer study

COUNCIL RANKING: C/17 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: Sewer Fund

Description of Project: This study will study the sanitary sewer capacity in the area north of Hugg Dr. and Creekview Estates.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$20,000

Justification for Project: This study will allow Polk City to understand how much more development can happen in the area north of Hugg Dr. and Creekview Estates before the sanitary sewer capacity is met. When the sewer main and pump station capacities are met, Polk City would review other options to get sewer service to the new area.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Buildings

PROJECT: Project #8 Property purchase

COUNCIL RANKING: C/17 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: General Fund/LMI

Description of Project: This purchase is to acquire property for future facility expansion.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$190,000

Justification for Project: The City will need to expand facilities in the future.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Water

PROJECT: Project #41 Water Tower painting

COUNCIL RANKING: C/17 points

PROPOSED DATE FOR CONSTRUCTION: FY22-23 July 1, 2022-June 30, 2023

SOURCE OF REVENUE: SRF Loan/Water

Description of Project: Painting the outside and inside of the Booth Street water tower.

Cost Estimate:

Item	Total
Construction Costs	\$194,000
Construction Contingency	\$39,000
Engineering & Project Administration	<u>\$35,000</u>
	\$268,000
 Cost to construct in FY22-23:	 \$290,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The tower has not been painted in approximately 25 years and is at its maintenance life expectancy. Painting the tower will provide an immediate beautification effort, but as well expand its longevity. The City plans to complete the painting of the water tower once the new tower is online.

ENGINEER'S PRELIMINARY BUDGETARY OPINION OF PROBABLE PROJECT COSTS**WATER TOWER PAINTING**

Polk City, Iowa

120.0001.01

June 30, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1.0	Surface Preparation & Painting (Interior) (1)	7400	SF	\$ 10.00	\$ 74,000.00
2.0	Surface Preparation & Painting (Exterior) (2)	14000	SF	\$ 8.00	\$ 112,000.00
3.0	Repairs (3)	1	LS	\$ 8,000.00	\$ 8,000.00
Subtotal:					\$ 194,000.00
Contingency (~20%):					\$ 39,000.00
CONSTRUCTION TOTAL:					\$ 233,000.00
Engineering, Construction, and Administration (~15%):					\$ 35,000.00
TOTAL PROJECT COST (FY 2020):					\$ 268,000.00
TOTAL PROJECT COST (FY 2022):					\$ 290,000.00

Notes

- (1) Item will include complete repainting of 300,000 gallon tank interior.
- (2) Item will include overcoating of 300,000 gallon tank exterior.
- (3) Amount for repairs is assumed and may vary.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #14 N. 3rd Street Trail and intersection alignment at Northside Dr.

COUNCIL RANKING: A/24 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: General Obligation Loan/Grants

Description of Project: This project consists of addressing alignment at the intersection of N. 3rd Street and Northside Drive, and installing a trail starting at Kiwanis Park and ending at Madison Dr on N. 3rd St. The City has received grant funding for this project in the amount of \$393,000 and the City Council has prioritized this project for FY23-24.

Cost Estimate:

Item	Total
Construction Costs	\$1,065,575
Construction Contingency	\$213,115
Right of Way costs	\$25,000
Engineering & Project Administration	<u>\$192,000</u>
	\$1,496,000
 Cost to construct in FY23-24:	 \$1,620,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The City Council has prioritized this project as a phased approach to connecting to the High Trestle Trail. This project would be considered Phase 1 of that important trail connection but would also realign the intersection at Northside Drive and N. 3rd Street.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS
**N. 3RD STREET CURVE RECONSTRUCTION AND TRAIL
BROADWAY STREET TO NORTH CORPORATE LIMITS
FLATTEN CURVE TO SHIFT WEST**

POLK CITY, IOWA

120.0001.01

June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Clearing & Grubbing	2.5	ACRE	\$ 5,000.00	\$ 12,500.00
2.2	Excavation, Class 10, Roadway and Borrow	6000	CY	\$ 16.00	\$ 96,000.00
2.3	Subgrade Preparation (1)	3400	SY	\$ 3.00	\$ 10,200.00
2.4	Subgrade Preparation, Recreation Trail	3300	SY	\$ 3.00	\$ 9,900.00
2.5	Special Backfill (8" Thickness) (1)	1100	TON	\$ 40.00	\$ 44,000.00
SEWERS AND DRAINS					
4.1	Storm Sewer Gravity Main, Trenched, RCP, 2000D, 12"	120	LF	\$ 80.00	\$ 9,600.00
4.2	Storm Sewer Gravity Main, Trenched, RCP, 2000D, 15"	440	LF	\$ 75.00	\$ 33,000.00
4.3	Storm Sewer Gravity Main, Trenched, RCP, 2000D, 18"	225	LF	\$ 95.00	\$ 21,375.00
4.4	Storm Sewer Gravity Main, Trenched, RCP, 2000D, 48"	120	LF	\$ 250.00	\$ 30,000.00
STRUCTURES FOR SANITARY AND STORM					
6.1	Removal of Existing Culverts	200	LF	\$ 30.00	\$ 6,000.00
6.2	Apron, Concrete, 18"	2	EA	\$ 1,500.00	\$ 3,000.00
6.3	Manhole, Storm Sewer, SW-401, 48"	2	EA	\$ 4,500.00	\$ 9,000.00
6.4	Intake, SW-503	3	EA	\$ 5,000.00	\$ 15,000.00
6.5	Intake, SW-512, 24"	4	EA	\$ 2,800.00	\$ 11,200.00
6.6	Removal of Existing Concrete Headwall	1	EA	\$ 8,000.00	\$ 8,000.00
6.7	Connection of Dissimilar Pipes	3	EA	\$ 1,500.00	\$ 4,500.00
6.8	Reinforced Concrete Headwall	1	LS	\$ 40,000.00	\$ 40,000.00
STREETS AND RELATED WORK					
7.1	Removal of Pavement	2700	SY	\$ 15.00	\$ 40,500.00
7.2	Removal of Paved Driveway	170	SY	\$ 10.00	\$ 1,700.00
7.3	Removal of Shared Use Path	215	SY	\$ 10.00	\$ 2,150.00
7.4	Pavement, HMA, 9" Depth	2600	SY	\$ 65.00	\$ 169,000.00
7.5	Shared Use Path, PCC, 5" Depth	2600	SY	\$ 45.00	\$ 117,000.00
7.6	Shared Use Path, PCC, 6" Depth	280	SY	\$ 55.00	\$ 15,400.00
7.7	Detectable Warning	200	SF	\$ 40.00	\$ 8,000.00
7.8	Curb and Gutter, 2.5' Width, 6" Standard Curb	1600	LF	\$ 50.00	\$ 80,000.00
7.9	Driveway, PCC, 6" Depth	300	SY	\$ 65.00	\$ 19,500.00
7.10	HMA Pavement Samples and Testing	1	LS	\$ 3,000.00	\$ 3,000.00
7.11	PCC Pavement Samples and Testing	1	LS	\$ 2,000.00	\$ 2,000.00
TRAFFIC CONTROL					
8.1	Temporary Traffic Control	1	LS	\$ 15,000.00	\$ 15,000.00
8.2	Construction Staging (2)	1	LS	\$ 100,000.00	\$ 100,000.00
8.3	Painted Pavement Markings, Solvent/Waterborne	25	STA	\$ 200.00	\$ 5,000.00

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS
**N. 3RD STREET CURVE RECONSTRUCTION AND TRAIL
BROADWAY STREET TO NORTH CORPORATE LIMITS
FLATTEN CURVE TO SHIFT WEST**

POLK CITY, IOWA

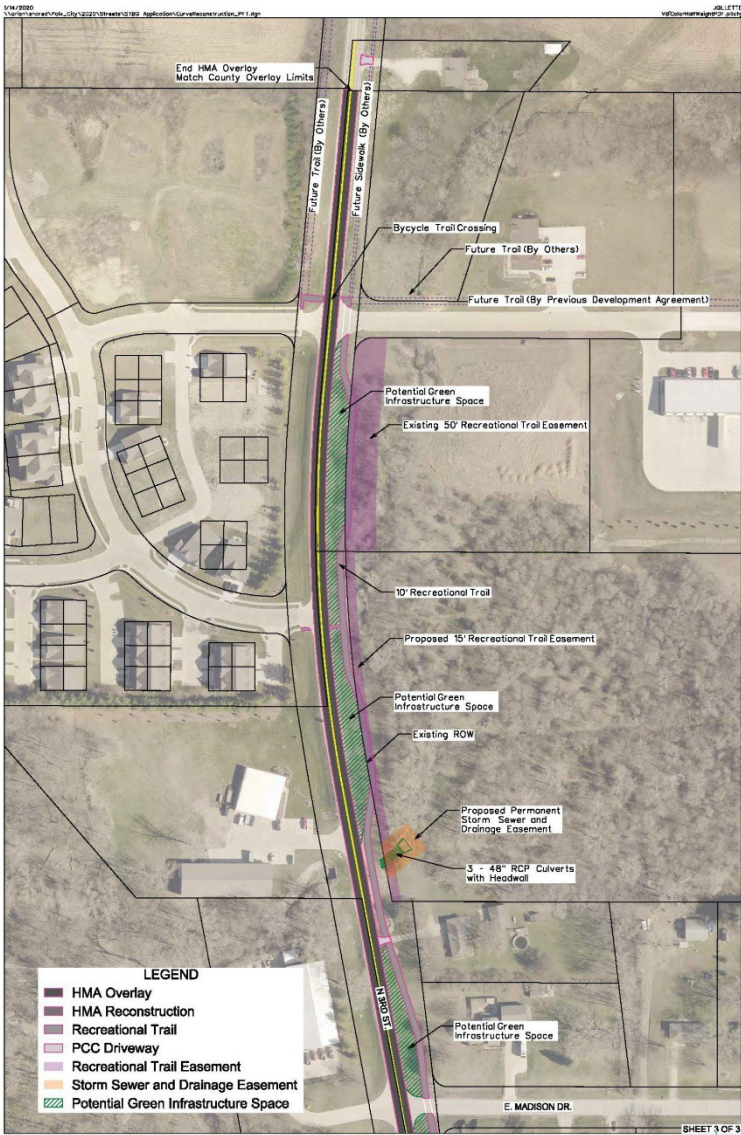
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June 25, 2020

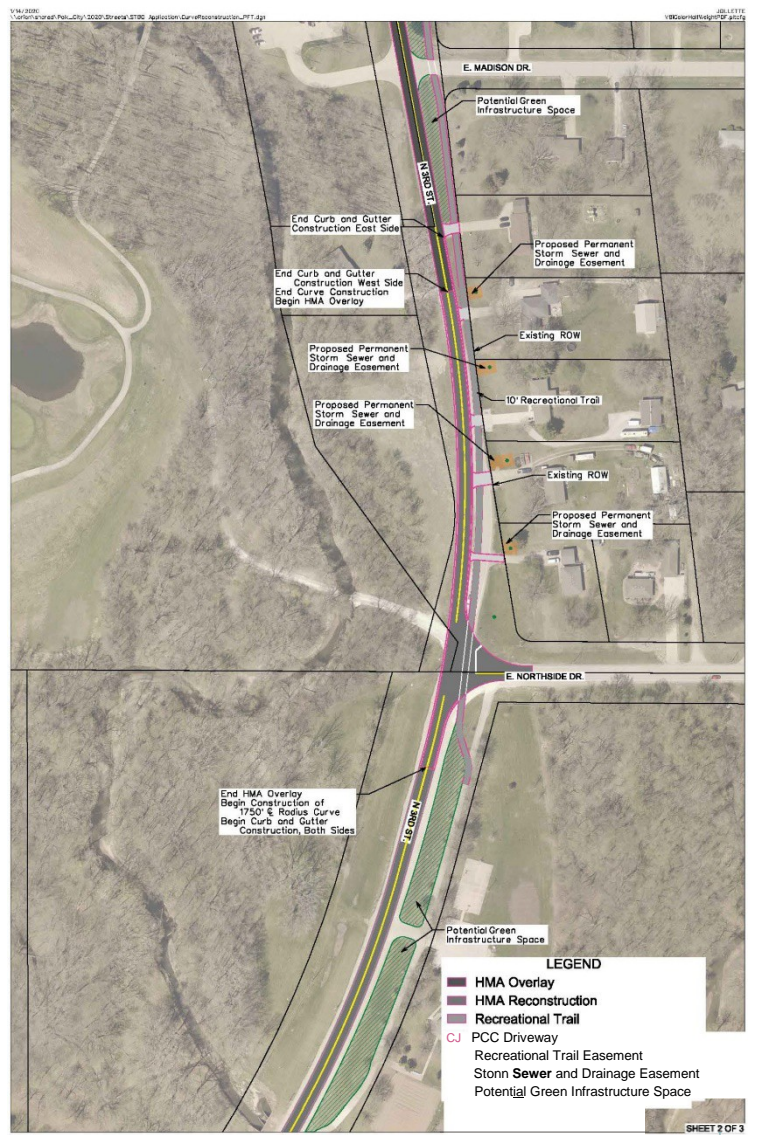
ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
SITE WORK AND LANDSCAPING					
9.1	Fence, Chain Link, 72" Height	80	LF	\$ 150.00	\$ 12,000.00
9.2	Hydraulic Seeding, Fertilizing and HydroMulching	2.5	ACRE	\$ 3,500.00	\$ 8,750.00
9.3	Sodding	560	SQ	\$ 70.00	\$ 39,200.00
9.4	Filter Sock, 8" Dia. (Placement & Removal)	900	LF	\$ 4.00	\$ 3,600.00
9.5	Remove and Reinstall Mailbox	5	EA	\$ 500.00	\$ 2,500.00
9.6	Remove and Reinstall Sign	3	EA	\$ 1,000.00	\$ 3,000.00
9.7	SWPPP Management	1	LS	\$ 3,000.00	\$ 3,000.00
GENERAL PROVISIONS					
11.1	Mobilization (Estimated at 5%)	1	LS	\$ 52,000.00	\$ 52,000.00
Subtotal:					\$ 1,065,575.00
Contingency (20%):					\$ 213,115.00
CONSTRUCTION TOTAL:					\$ 1,279,000.00
<u>Other Project Costs</u>					
Right of Way:					\$ 25,000.00
Survey, Engineering, and Construction Services (Est. 15%):					\$ 192,000.00
TOTAL PROJECT COST (FY 2020):					\$ 1,496,000.00
TOTAL PROJECT COST (FY 2024):					\$ 1,620,000.00

Notes

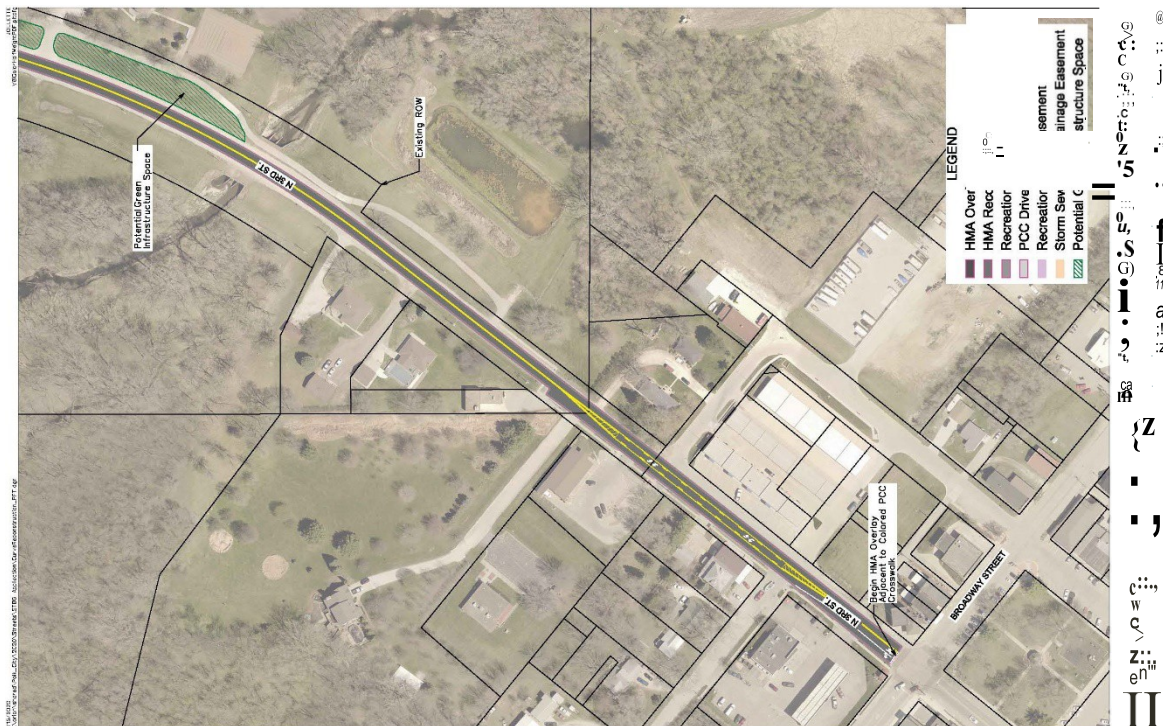
- (1) Assumes preparation occurs to 2' behind back of curb for curve reconstruction area.
- (2) Additional cost to account for construction phasing to maintain at least one lane of traffic open throughout the duration of the project. Estimated at 15% increase in construction costs related to earthwork, HMA curve reconstruction, PCC trail construction, and storm sewer installation.



SNYDER & ASSOCIATES **20 AN FEET** **Madison Drive to North Corporate Limits**
 N.3rd Curve Reconstruction, Trail, & Overlay | Polk City, Iowa | 11/17/2020



SNYDER & ASSOCIATES **0 60 120 A N** **South of Northside Drive to Madison Drive**
 N.3rd Curve Reconstruction, Trail, & Overlay | Polk City, Iowa | 11/17/2020



SNYDER & ASSOCIATES **0 60 120 A N** **Broadway Street**
 N.3rd Curve Reconstruction, Trail, & Overlay | Polk City, Iowa | 11/17/2020

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #16 High Trestle Trail connector

COUNCIL RANKING: D/16 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: Polk County Project

Description of Project: This project consists of installing a trail connection from outer city limits to the High Trestle Trail. There has not been a route identified for this trail connection, but the total distance is approximately 1 mile to the HTT. This project would be considered Phase 3 of the complete trail connection.

Cost Estimate:

Item	Total
Estimated construction costs	<u>\$1,029,200</u>

Justification for Project: The justification for this project is to completely connect the Town Square to the High Trestle Trail. Polk County has taken the initiative for this project. For this Capital Improvement Plan, no dollar amount has been contributed from the City for this project assuming this would be a Polk County project. The Council may have the option in the future to assist financially.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Streets

PROJECT: Project #35 WhiteTail Parkway Corridor Study

COUNCIL RANKING: D/15 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: Road Use Tax (RUT)

Description of Project: This study would develop a future street alignment and costs for the road beginning in the Whitetail Ridge development to N.3rd Street.

Cost Estimate:

Item	Total
Lump Sum estimate amount	\$25,000

Justification for Project: This study would assist the City and reserve the street corridor before development occurs. It will also provide costs to assist with future funding options. Future construction of street improvements would be a potential future project depending on the outcome of the study.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Sanitary Sewer

PROJECT: Project #27 Parker Lift Station upgrade

COUNCIL RANKING: D/15 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: Sewer Fund

Description of Project: Replace the existing pumps with larger pumps.

Cost Estimate:

Item	Total
Construction Costs	\$80,000
Construction Contingency	\$16,000
Engineering & Project Administration	<u>\$14,000</u>
	\$110,000
 Cost to construct in FY23-24:	 \$124,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The justification for this project is due to the increased sewer flows from the Parker Boulevard area. Smaller flow pumps were initially installed because the sewer flows received at this lift station were too low for bigger flow pumps to operate properly. Now the flows have increased to accommodate the higher flow pumps.

ENGINEER'S PRELIMINARY BUDGETARY OPINION OF PROBABLE PROJECT COSTS



PARKER LIFT STATION UPGRADE

Polk City, Iowa

120.0001.01

July 2, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1.0	Replacement of 2 Pumps	1	LS	\$ 40,000.00	\$ 40,000.00
2.0	Replacement of Control Panel (If Required) (1)	1	LS	\$ 20,000.00	\$ 20,000.00
3.0	Replacement of Wet Well Cover (If Required) (2)	1	LS	\$ 20,000.00	\$ 20,000.00
Subtotal:					\$ 80,000.00
Contingency (~20%):					\$ 16,000.00
CONSTRUCTION TOTAL:					\$ 96,000.00
Engineering, Construction, and Administration (~15%):					\$ 14,000.00
TOTAL PROJECT COST (FY 2020):					\$ 110,000.00
TOTAL PROJECT COST (FY 2023):					\$ 124,000.00

Notes

- (1) Replacement of control panel might be necessary if replacement pump motor size increases.
- (2) Replacement of wet well cover might be necessary if replacement pumps are too large to fit through the existing hatch opening.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #18 West Bridge Road Trail gap

COUNCIL RANKING: D/15 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: LOST

Description of Project: This project consists of installing a trail connection from the Lakeside Church to Parker Blvd.

Cost Estimate:

Item	Total
Construction Costs	\$31,500
Construction Contingency	\$6,500
Engineering & Project Administration	<u>\$6,000</u>
	\$44,000
 Cost to construct in FY23-24:	 \$47,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The intent of this project is to fill in a gap along Bridge Road to the future KwikStar site. Once the KwikStar project is complete, the future intent will be to connect Bridge Road to the Neal Smith Trail.


**WEST BRIDGE ROAD TRAIL GAP
FRONTAGE ALONG VAN DOORN PROPERTY**

POLK CITY, IOWA

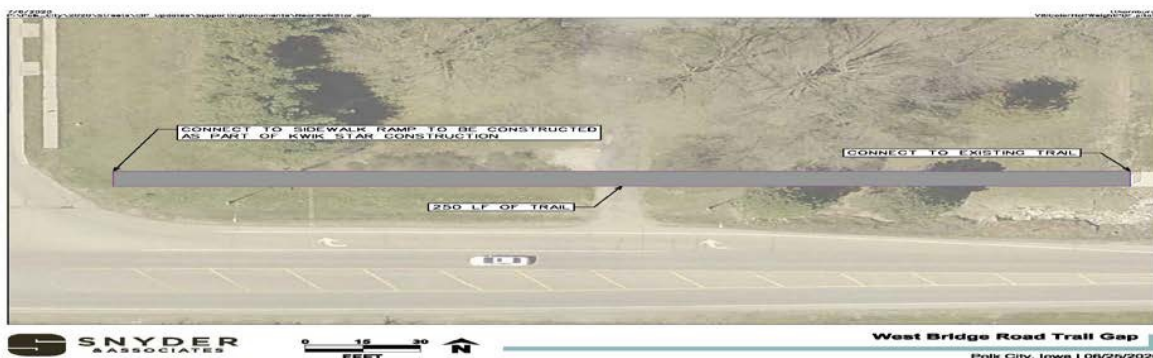
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June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Excavation, Class 10 (1)	115	CY	\$ 35.00	\$ 4,025.00
2.2	Special Subgrade Preparation for Shared Use Path (2)	335	SY	\$ 5.00	\$ 1,675.00
STREETS AND RELATED WORK					
7.1	Shared Use Path, PCC, 5"	280	SY	\$ 70.00	\$ 19,600.00
TRAFFIC CONTROL					
8.1	Sidewalk Closure Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
SITE WORK AND LANDSCAPING					
9.1	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1 (3)	0.1	ACRE	\$ 7,000.00	\$ 700.00
9.2	Filter Sock, 8" (4)	250	LF	\$ 4.00	\$ 1,000.00
9.3	Filter Sock, Removal (4)	250	LF	\$ 2.00	\$ 500.00
GENERAL PROVISIONS					
11.1	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
Subtotal:					\$ 31,500.00
Contingency (~20%):					\$ 6,500.00
CONSTRUCTION TOTAL:					\$ 38,000.00
Engineering, Construction, and Administration (~15%):					\$ 6,000.00
TOTAL PROJECT COST (FY 2020):					\$ 44,000.00
TOTAL PROJECT COST (FY 2023):					\$ 47,000.00

Notes

- (1) Assumes 1' of excavation over trail width and one (1) additional foot on each side.
- (2) Assumes subgrade preparation under trail and one (1) additional foot on each side.
- (3) Assumes seeding will be required for 5' on each side of shared use path.
- (4) Assumes filter sock to be placed along downhill side of shared use path.



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Streets

PROJECT: Project #32 Van Dorn/3rd Street improvements

COUNCIL RANKING: D/15 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: LOST

Description of Project: This project will consist of safety upgrades at the intersection of Van Dorn Street and 3rd Street. The improvements include curb bump outs, ADA compliant sidewalk ramps, a new flashing beacon for street crossing, and adjustments to the entrance of City Hall.

Cost Estimate:

Item	Total
Construction Costs	\$118,075
Construction Contingency	\$23,925
Engineering & Project Administration	<u>\$29,000</u>
	\$171,000
 Cost to construct in FY23-24:	 \$182,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: This project will improve the safety for pedestrians at this intersection. It will also provide an ADA compliant sidewalk to City Hall, and add some additional parking.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS
**3RD STREET AND VAN DORN STREET INTERSECTION IMPROVEMENTS
INTERSECTION AND CITY HALL PLAZA CONCEPT PLAN**

POLK CITY, IOWA

120.0001.01

June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Excavation, Class 10 (1)	100	CY	\$ 35.00	\$ 3,500.00
STRUCTURES FOR SANITARY AND STORM					
6.1	Intake, SW-508, Top Only	1	EA	\$ 3,000.00	\$ 3,000.00
STREETS AND RELATED WORK					
7.1	Sidewalk, PCC, 4"	105	SY	\$ 65.00	\$ 6,825.00
7.2	Sidewalk, PCC, 6"	50	SY	\$ 80.00	\$ 4,000.00
7.3	Detectable Warning	60	SF	\$ 50.00	\$ 3,000.00
7.4	Removal of Pavement	375	SY	\$ 20.00	\$ 7,500.00
7.5	Removal of Sidewalk	150	SY	\$ 15.00	\$ 2,250.00
7.6	Curb and Gutter, 2.5' Width, 6" Standard	400	LF	\$ 45.00	\$ 18,000.00
TRAFFIC CONTROL					
8.1	Temporary Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
8.2	Painted Pavement Markings, Solvent/Waterborne	10	STA	\$ 250.00	\$ 2,500.00
8.3	Painted Symbols and Legends	1	EA	\$ 500.00	\$ 500.00
8.4	Remove Existing Pedestrian Signal and Install Rectangular Rapid Flashing Beacon	1	LS	\$ 40,000.00	\$ 40,000.00
SITE WORK AND LANDSCAPING					
9.1	Plaza Landscaping (2)	1	LS	\$ 5,000.00	\$ 5,000.00
9.2	Surface Restoration	1	LS	\$ 5,000.00	\$ 5,000.00
GENERAL PROVISIONS					
11.1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
11.2	Additional Removals (3)	1	LS	\$ 2,000.00	\$ 2,000.00
Subtotal:					\$ 118,075.00
Contingency (~20%):					\$ 23,925.00
CONSTRUCTION TOTAL:					\$ 142,000.00
Engineering, Construction, and Administration (~20%):					\$ 29,000.00
TOTAL PROJECT COST (FY 2020):					\$ 171,000.00
TOTAL PROJECT COST (FY 2023):					\$ 182,000.00

Notes

- (1) Assumes 1' of excavation under all sidewalk area. Additional excavation may be necessary following completion of future topographic survey.
- (2) Price may vary depending on landscaping selected. Estimate should be consider an order of magnitude cost.
- (3) Includes removal of existing fencing, railing, and concrete block retaining wall to the east of existing City Hall parking.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS



3RD STREET AND VAN DORN STREET INTERSECTION IMPROVEMENTS
INTERSECTION AND CITY HALL PLAZA CONCEPT PLAN

POLK CITY, IOWA

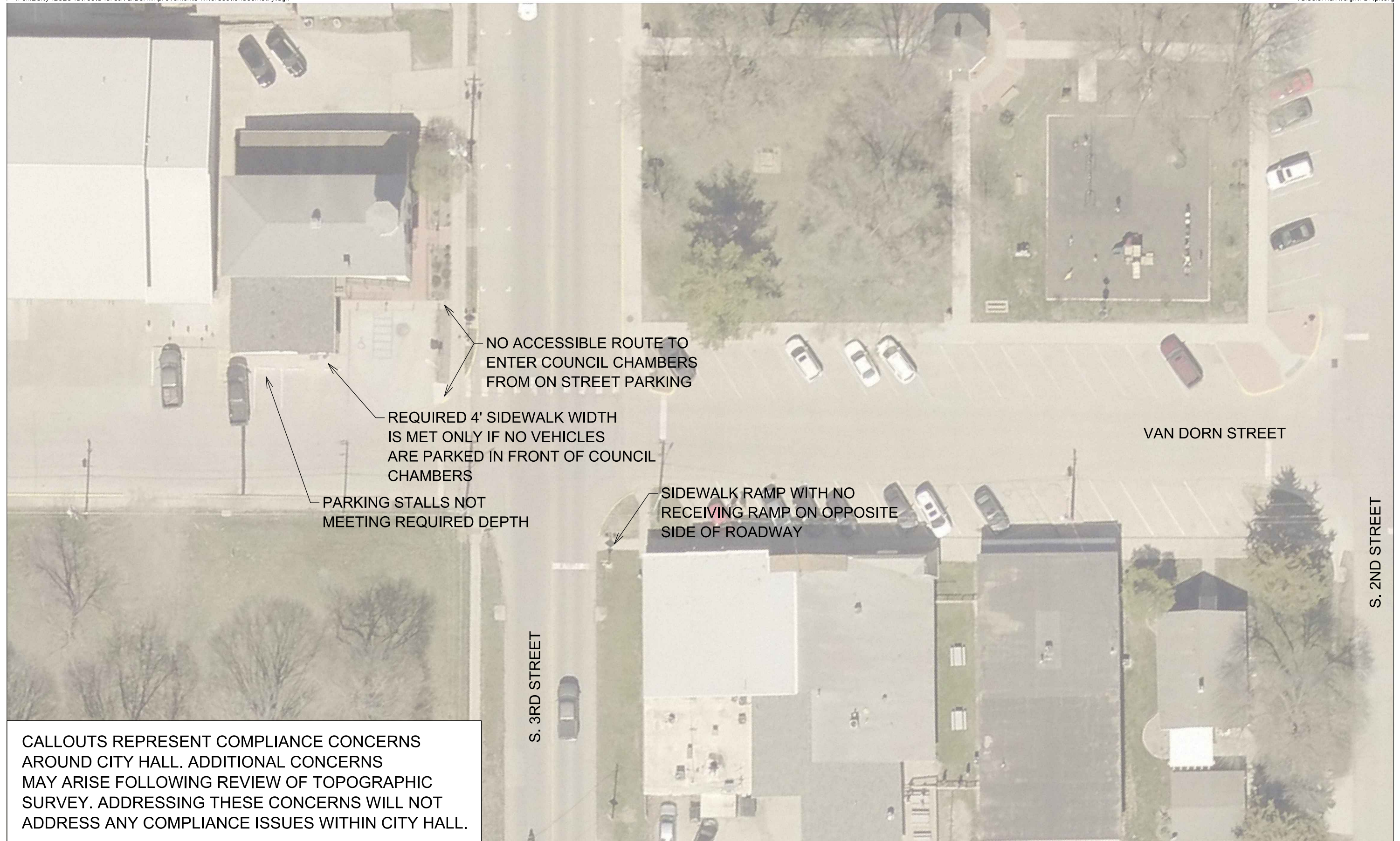
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June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	EARTHWORK				
2.1	Excavation, Class 10 (1)	100	CY	\$ 35.00	\$ 3,500.00
	STRUCTURES FOR SANITARY AND STORM				
6.1	Intake, SW-508, Top Only	1	EA	\$ 3,000.00	\$ 3,000.00
	STREETS AND RELATED WORK				
7.1	Sidewalk, PCC, 4"	105	SY	\$ 65.00	\$ 6,825.00
7.2	Sidewalk, PCC, 6"	50	SY	\$ 80.00	\$ 4,000.00
7.3	Detectable Warning	60	SF	\$ 50.00	\$ 3,000.00
7.4	Removal of Pavement	375	SY	\$ 20.00	\$ 7,500.00
7.5	Removal of Sidewalk	150	SY	\$ 15.00	\$ 2,250.00
7.6	Curb and Gutter, 2.5' Width, 6" Standard	400	LF	\$ 45.00	\$ 18,000.00
	TRAFFIC CONTROL				
8.1	Temporary Traffic Control	1	LS	\$ 10,000.00	\$ 10,000.00
8.2	Painted Pavement Markings, Solvent/Waterborne	10	STA	\$ 250.00	\$ 2,500.00
8.3	Painted Symbols and Legends	1	EA	\$ 500.00	\$ 500.00
8.4	Remove Existing Pedestrian Signal and Install Rectangular Rapid Flashing Beacon	1	LS	\$ 40,000.00	\$ 40,000.00
	SITE WORK AND LANDSCAPING				
9.1	Plaza Landscaping (2)	1	LS	\$ 5,000.00	\$ 5,000.00
9.2	Surface Restoration	1	LS	\$ 5,000.00	\$ 5,000.00
	GENERAL PROVISIONS				
11.1	Mobilization	1	LS	\$ 5,000.00	\$ 5,000.00
11.2	Additional Removals (3)	1	LS	\$ 2,000.00	\$ 2,000.00
Subtotal:					\$ 118,075.00
Contingency (~20%):					\$ 23,925.00
CONSTRUCTION TOTAL:					\$ 142,000.00
Engineering, Construction, and Administration (~20%):					\$ 29,000.00
TOTAL PROJECT COST (FY 2020):					\$ 171,000.00
TOTAL PROJECT COST (FY 2023):					\$ 182,000.00

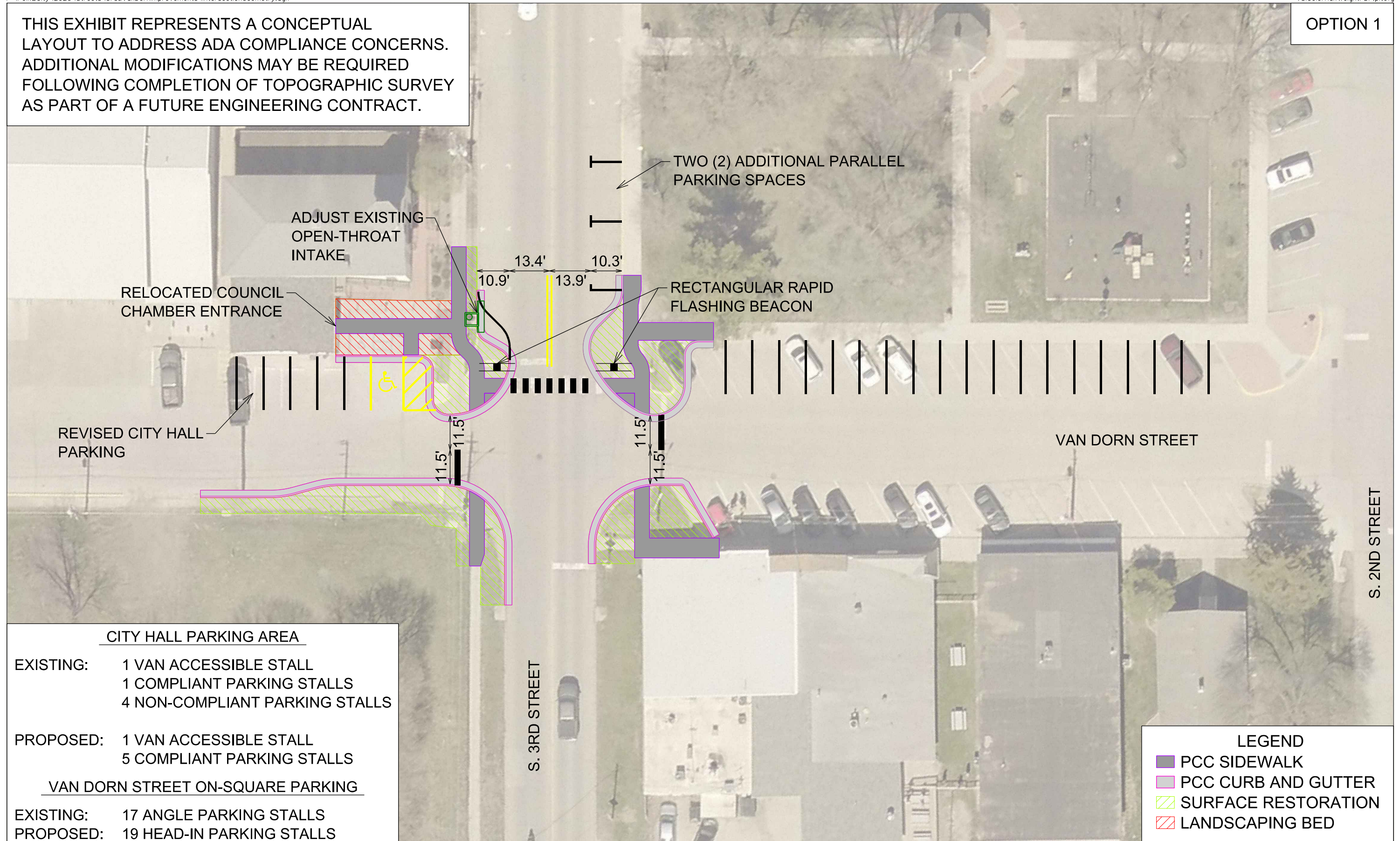
Notes

- (1) Assumes 1' of excavation under all sidewalk area. Additional excavation may be necessary following completion of future topographic survey.
- (2) Price may vary depending on landscaping selected. Estimate should be consider an order of magnitude cost.
- (3) Includes removal of existing fencing, railing, and concrete block retaining wall to the east of existing City Hall parking.



THIS EXHIBIT REPRESENTS A CONCEPTUAL LAYOUT TO ADDRESS ADA COMPLIANCE CONCERNS. ADDITIONAL MODIFICATIONS MAY BE REQUIRED FOLLOWING COMPLETION OF TOPOGRAPHIC SURVEY AS PART OF A FUTURE ENGINEERING CONTRACT.

OPTION 1



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Streets

PROJECT: Project #34 East Broadway Street improvements

COUNCIL RANKING: D/15 points

PROPOSED DATE FOR CONSTRUCTION: FY23-24 July 1, 2023-June 30, 2024

SOURCE OF REVENUE: LOST

Description of Project: This project includes a recreational trail only, from the City square to the Deerhaven trail.

Cost Estimate:

Item	Total
Construction Costs	\$210,550
Construction Contingency	\$53,450
Engineering & Project Administration	<u>\$40,000</u>
	\$304,000
 Cost to construct in FY23-24:	 \$323,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The justification for this project is to connect the DeerHaven trail to the town square.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

RECREATIONAL TRAIL CONNECTION TO CITY SQUARE
CITY SQUARE TO EXISTING DEER HAVEN TRAIL

Polk City, Iowa

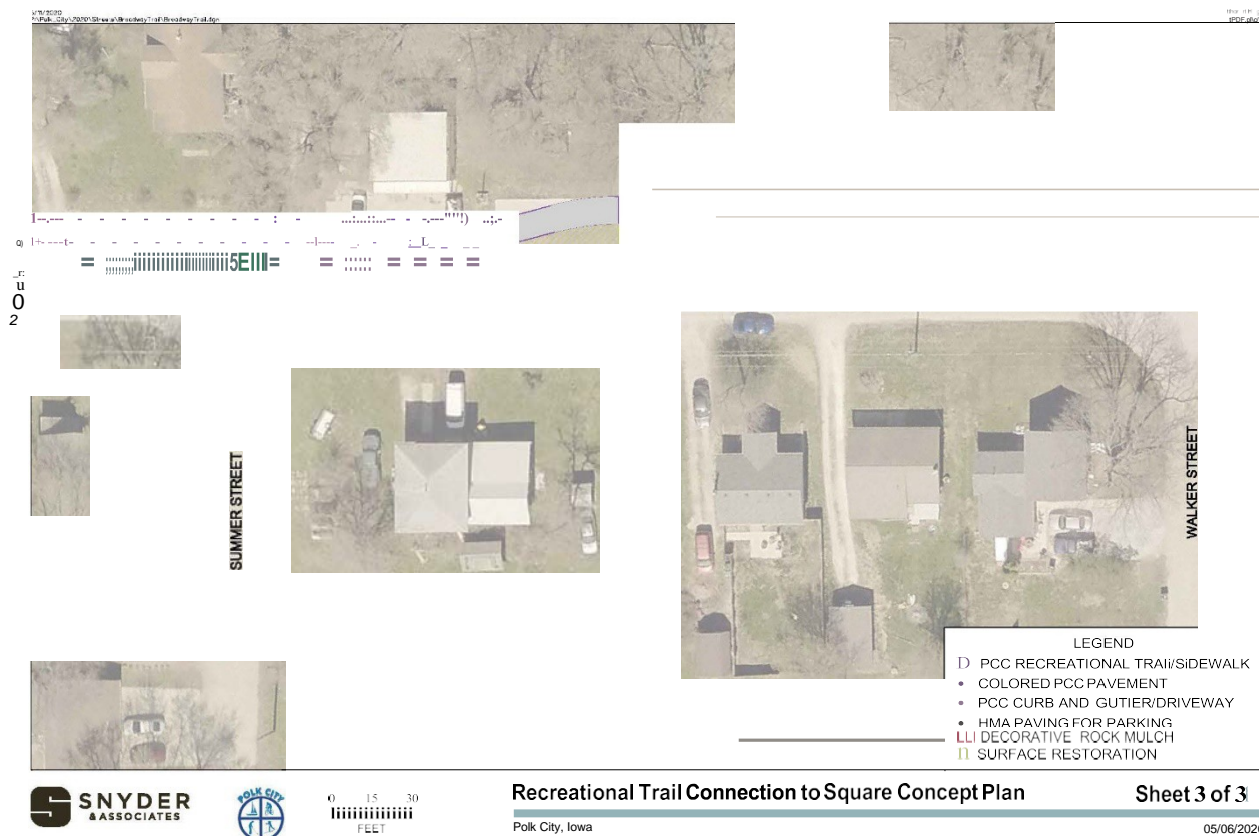
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June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	EARTHWORK				
2.1	Special Shaping for Trail Placement	1	LS	\$ 5,000.00	\$ 5,000.00
	SEWERS AND DRAINS				
4.1	Intake Adjustment, Minor	2	EA	\$ 1,250.00	\$ 2,500.00
4.2	Intake Adjustment, Major	1	EA	\$ 2,500.00	\$ 2,500.00
4.3	Intake, SW-501	2	EA	\$ 5,000.00	\$ 10,000.00
4.4	Storm Sewer, 15" RCP	400	LF	\$ 80.00	\$ 32,000.00
	STREETS AND RELATED WORK				
7.1	Shared Use Path, PCC, 5"	795	SY	\$ 45.00	\$ 35,775.00
7.2	Shared Use Path, PCC, 6"	220	SY	\$ 75.00	\$ 16,500.00
7.3	Shared Use Path, Colored PCC, 5"	50	SY	\$ 250.00	\$ 12,500.00
7.4	Detectable Warning	120	SF	\$ 50.00	\$ 6,000.00
7.5	Driveway, Paved, PCC, 7"	165	SY	\$ 75.00	\$ 12,375.00
7.6	Pavement, HMA, 8"	75	SY	\$ 90.00	\$ 6,750.00
7.7	Curb and Gutter, 2' Width, 6" Standard	380	LF	\$ 30.00	\$ 11,400.00
7.8	Curb and Gutter, 3' Width, 6" Standard	470	LF	\$ 40.00	\$ 18,800.00
	TRAFFIC CONTROL				
8.1	Temporary Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
8.2	Painted Pavement Markings, Solvent/Waterborne	15	STA	\$ 250.00	\$ 3,750.00
8.3	Painted Symbols and Legends	4	EA	\$ 300.00	\$ 1,200.00
	SITE WORK AND LANDSCAPING				
9.1	Surface Restoration	1	LS	\$ 6,000.00	\$ 6,000.00
9.2	Rock Mulch (2)	50	TON	\$ 300.00	\$ 15,000.00
	SITE WORK AND LANDSCAPING				
11.1	Mobilization	1	LS	\$ 7,500.00	\$ 7,500.00
				Subtotal:	\$ 210,550.00
				Contingency (~25%):	\$ 53,450.00
				CONSTRUCTION TOTAL:	\$ 264,000.00
				Engineering, Construction, and Administration (~15%):	\$ 40,000.00
				TOTAL PROJECT COST (FY 2020):	\$ 304,000.00
				TOTAL PROJECT COST (FY 2023):	\$ 323,000.00

Notes

- Item used to install additional parking area. Includes 4" of base course, 2" of intermediate course, and 2" of surface course, 5% asphalt binder.
- Assumes rock mulch is to be installed at 12" depth and a density of 75 pounds per cubic feet.



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #19 West Bridge Trail Parker to Neal Smith (Trail)

COUNCIL RANKING: F/14 points

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: LOST

Description of Project: This project consists of installing a trail connection from KwikStar (once their project takes place) to the Neal Smith Trail/Sports Complex facility. The City will need to seek approval from the USA-CE to install this trail on their property.

Cost Estimate:

Item	Total
Construction Costs	\$65,125
Construction Contingency	\$13,875
Engineering & Project Administration	<u>\$12,000</u>
	\$91,000
Cost to construct in FY24-25:	\$99,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The overall intent of this project is to fill in a gap along Bridge Road to the Neal Smith Trail/Sports Complex. Completing this trail gap project will provide a complete trail connection from Bridge Road to the Neal Smith Trail.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS
**TRAIL CONNECTION TO NEAL SMITH TRAIL
FROM KWIK STAR TO NEAL SMITH TRAIL**

POLK CITY, IOWA

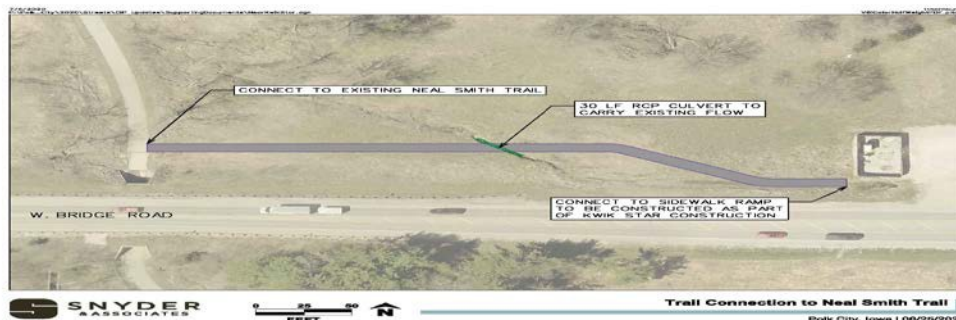
120.0001.01

June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Excavation, Class 10 (1)	285	CY	\$ 35.00	\$ 9,975.00
2.2	Special Subgrade Preparation for Shared Use Path (2)	570	SY	\$ 5.00	\$ 2,850.00
2.3	Clearing and Grubbing (3)	0.25	ACRE	\$ 5,000.00	\$ 1,250.00
SEWERS AND DRAINS					
4.1	Pipe Culvert, Trenched, RCP, 15-24"	30	LF	\$ 150.00	\$ 4,500.00
4.2	Pipe Apron, RCP, 15-24"	2	EA	\$ 1,750.00	\$ 3,500.00
STREETS AND RELATED WORK					
7.1	Shared Use Path, PCC, 5"	475	SY	\$ 70.00	\$ 33,250.00
7.2	Concrete Washout	1	LS	\$ 1,000.00	\$ 1,000.00
TRAFFIC CONTROL					
8.1	Sidewalk Closure Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
SITE WORK AND LANDSCAPING					
9.1	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1 (4)	0.25	ACRE	\$ 7,000.00	\$ 1,750.00
9.2	Filter Sock, 8" (5)	425	LF	\$ 4.00	\$ 1,700.00
9.3	Filter Sock, Removal (5)	425	LF	\$ 2.00	\$ 850.00
GENERAL PROVISIONS					
11.1	Mobilization	1	LS	\$ 3,500.00	\$ 3,500.00
Subtotal:					\$ 65,125.00
Contingency (~20%):					\$ 13,875.00
CONSTRUCTION TOTAL:					\$ 79,000.00
Engineering, Construction, and Administration (~15%):					\$ 12,000.00
TOTAL PROJECT COST (FY 2020):					\$ 91,000.00
TOTAL PROJECT COST (FY 2024):					\$ 99,000.00

Notes

- (1) Assumes 1.5' of excavation over trail width and one (1) additional foot on each side.
- (2) Assumes subgrade preparation under trail and one (1) additional foot on each side.
- (3) Assumes clearing and grubbing width of 20' along trail length.
- (4) Assumes seeding will be required for 5' on each side of shared use path.
- (5) Assumes filter sock to be placed along downhill side of shared use path.



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Storm Sewer

PROJECT: Project #29 Sump Pump collector lines

COUNCIL RANKING: F/14 points

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: Special Assessment, General Fund, Stormwater fee

Description of Project: This project consists of installing pipe at the edge of the curb to allow a neighborhood to connect their sump pump line into the storm sewer. The sump pump lines for this project consist of the following streets: Roosevelt Street, Sunset Drive, Lyndale Drive, and Oaklyn Drive.

Cost Estimate:

Item	Total
Construction Costs	\$209,450
Construction Contingency	\$42,550
Preparation of Assessment documents	\$20,000
Bond Council	\$8,000
Engineering & Project Administration	<u>\$31,000</u>
	\$311,000
 Cost to construct in FY24-25:	 \$344,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The City has identified certain areas of town that need sump pump collector lines. There is a problem in these areas with water flow across the sidewalk and onto the street. This causes a mossy film in the summer and icing in the winter on the sidewalks and the city streets. It also saturates the subgrade of the roadbed and causes soft spots which causes the road to be less supported.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS

SUMP COLLECTOR LINES
ROOSEVELT STREET, SUNSET DRIVE, LYNDALE DRIVE, OAKLYN DRIVE
 POLK CITY, IOWA

120.0001.01

June 25, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	SEWERS AND DRAINS				
4.1	Sump Collector, PVC, 6", Trenched (1)	3100	LF	\$ 20.00	\$ 62,000.00
4.2	Sump Collector, PVC, 6", Trenchless (2)	1900	LF	\$ 35.00	\$ 66,500.00
4.3	Sump Collector Cleanout, Type A-1, 6" (3)	20	EA	\$ 600.00	\$ 12,000.00
4.4	Sump Collector Outlets and Connections	14	EA	\$ 500.00	\$ 7,000.00
4.5	Connect Existing Sump Lines (4)	63	EA	\$ 650.00	\$ 40,950.00
	TRAFFIC CONTROL				
8.1	Temporary Traffic Control	1	LS	\$ 5,000.00	\$ 5,000.00
	SITE WORK AND LANDSCAPING				
9.1	Surface Restoration (5)	1	ACRE	\$ 6,000.00	\$ 6,000.00
	GENERAL PROVISIONS				
11.1	Mobilization	1	LS	\$ 10,000.00	\$ 10,000.00
Subtotal:					\$ 209,450.00
Contingency (~20%):					\$ 42,550.00
CONSTRUCTION TOTAL:					\$ 252,000.00
 <u>Other Project Costs</u>					
Preparation of Assessment Documents:					\$ 20,000.00
Bond Council:					\$ 8,000.00
Engineering, Construction, and Administration (~12%):					\$ 31,000.00
 TOTAL PROJECT COST (FY 2020):					 \$ 311,000.00
 TOTAL PROJECT COST (FY 2025):					 \$ 344,000.00

Notes

- (1) Includes footing drain collector installation on both sides of all four streets.
- (2) Includes 63 trenchless driveway crossings with an average width length of 30'.
- (3) Assumes cleanouts will be placed with an average spacing of 250'.
- (4) Assumes each impacted parcel will require a connection of the existing sump pump line.
- (5) Assumes an approximate trench width of 10' will be disturbed and restored along all trenched collector line installation.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Sewer

PROJECT: Project #28 TCI Lift Station upgrade

COUNCIL RANKING: F/14 points

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: Sewer Fund

Description of Project: Replace the existing pumps with larger pumps.

Cost Estimate:

Item	Total
Construction Costs	\$71,000
Construction Contingency	\$12,100
Engineering & Project Administration	<u>\$11,000</u>
	\$82,000
 Cost to construct in FY24-25:	 \$96,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: This project is needed due to increased sewer flows from the Whitetail Ridge and Big Creek Valley developments as they build out to completion. Smaller flow pumps were initially installed because the sewer flows received by this lift station were too low for larger flow pumps to operate properly. The flows have increased to accommodate the higher flow pumps.

ENGINEER'S PRELIMINARY BUDGETARY OPINION OF PROBABLE PROJECT COSTS



TCI LIFT STATION UPGRADE

Polk City, Iowa

120.0001.01

July 2, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
1.0	Install 1 Additional Pump (1)	1	LS	\$ 25,000.00	\$ 25,000.00
2.0	Parallel 6" Force Main (2)	620	LF	\$ 45.00	\$ 27,900.00
3.0	Connection to Existing Force Main	2	EA	\$ 3,000.00	\$ 6,000.00
Subtotal:					\$ 58,900.00
Contingency (~20%):					\$ 12,100.00
CONSTRUCTION TOTAL:					\$ 71,000.00
Engineering, Construction, and Administration (~15%):					\$ 11,000.00
TOTAL PROJECT COST (FY 2020):					\$ 82,000.00
TOTAL PROJECT COST (FY 2024):					\$ 96,000.00

Notes

- (1) Overall lift station capacity required and sizing for new pump should be verified during preliminary design.
- (2) Includes one creek crossing installed by directional drilling. Exact length of proposed force main required is approximate due to uncertainty regarding location of the end of the existing force main it must connect to.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #10 Twelve Oaks Park-Phase II (Parks)

COUNCIL RANKING: F/13 points

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: LOST

Description of Project: This project consists of additional improvements in Twelve Oaks Park. This project consists of some site improvements and a sidewalk connection.

Cost Estimate:

Item	Total
Construction Costs	\$166,250
Construction Contingency	<u>\$15,000</u>
	181,250

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The City completed a Master Park Plan for this proposed park. Implementation of that plan is slated to occur to finish building out the park facility.



2017 POLK CITY PARK IMPROVEMENTS
12 OAKS PARK - PHASE 2- 2023/24 PROJECTION

CITY OF POLK CITY, IOWA
Opinion of Probable Construction Cost

06/30/20

117.0001

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
Earthwork					
1.1	Strip/Stockpile/Respread Topsoil	300	CY	\$ 11.00	\$ 3,300.00
1.2	Excavation	1,500	CY	\$ 11.00	\$ 16,500.00
1.3	Earthwork Fill	1,500	CY	\$ 11.00	\$ 16,500.00
1.4	Rip Rap and Filter Fabric, 20"	750	SF	\$ 80.00	\$ 60,000.00
1.5	Dewatering	1	LS	\$ 15,000.00	\$ 15,000.00
				Subtotal:	\$ 111,300.00
PCC Pavement					
2.1	5" PCC Sidewalk	610	SY	\$ 55.00	\$ 33,550.00
				Subtotal:	\$ 33,550.00
Miscellaneous					
3.1	Pond Fountain w Elec Services and Panel	1	LS	\$ 15,000.00	\$ 15,000.00
3.2	Safety Signage	4	EA	\$ 350.00	\$ 1,400.00
3.3	Park Entry Sign	1	EA	\$ 5,000.00	\$ 5,000.00
				Subtotal:	\$ 21,400.00
				CONSTRUCTION TOTAL:	\$ 166,250.00
				Contingency (10%):	\$ 15,000.00
				TOTAL PROJECT COST:	\$ 181,250.00

Notes

- (1) This opinion of probable cost was completed using conceptual site layout. Snyder & Associates, Inc. is not responsible for any discrepancies between this assumed layout and quantities and the actual bids of the final plans and final quantities.
- (2) This opinion of probable cost includes only those items related to site development known by Snyder & Associates, Inc. pertaining to this project; and does not include engineering, legal items, abstracing, appraisal fees, architectural fees, bonds, park site dedication, marketing soils geotechnical and or utility testing, administration, land costs, buildings, off-street parking, walls, and landscaping.



Twelve Oaks Park
 Polk City, Iowa

Concept Plan

5/23/2017

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #21 North Broadway sidewalks

COUNCIL RANKING: F/12 points

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: Special Assessment, General Fund

Description of Project: This project consists of installing sidewalks on the north side of Broadway to fill in sidewalk gaps. The range of this project varies as it is unknown at this time whether the City would like to initiate this project, pay for a portion of it, or complete a special assessment project.

Cost Estimate:

Item	Total
Construction Costs	\$312,105
Construction Contingency	\$44,895
Preparation of Assessment documents	\$20,000
Bond Council	\$8,000
Engineering & Project Administration	<u>\$54,000</u>
	\$439,000
 Cost to construct in FY24-25:	 \$476,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The overall intent of this project is to connect to 2 existing trail systems and have a completed sidewalk system on Broadway Street.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS


**SIDEWALKS ALONG BROADWAY STREET
FALCON DRIVE TO 3RD STREET**

POLK CITY, IOWA

120.0001.01

August 6, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	EARTHWORK				
2.1	Excavation, Class 10 (1)	2000	CY	\$ 20.00	\$ 40,000.00
2.2	Clearing and Grubbing	1	LS	\$ 5,000.00	\$ 5,000.00
	STREETS AND RELATED WORK				
7.1	Sidewalk, PCC, 4"	1700	SY	\$ 50.00	\$ 85,000.00
7.2	Sidewalk, PCC, 6"	105	SY	\$ 75.00	\$ 7,875.00
7.3	Driveway, Paved, PCC, 6"	230	SY	\$ 60.00	\$ 13,800.00
7.4	Detectable Warning	144	SF	\$ 45.00	\$ 6,480.00
7.5	Removal of Pavement (2)	500	SY	\$ 15.00	\$ 7,500.00
	TRAFFIC CONTROL				
8.1	Sidewalk Safety Closures	20	EA	\$ 500.00	\$ 10,000.00
	SITE WORK AND LANDSCAPING				
9.1	Combined Concrete Sidewalk and Retaining Wall	60	CY	\$ 1,300.00	\$ 78,000.00
9.2	Conventional Seeding, Seeding, Fertilizing, and Mulching (3)	1.5	ACRE	\$ 5,000.00	\$ 7,500.00
9.3	Filter Sock, 8" (4)	4500	LF	\$ 2.00	\$ 9,000.00
9.4	Filter Sock, Removal (4)	4500	LF	\$ 1.00	\$ 4,500.00
9.5	Chain Link Fence, Vinyl Coated, 48" (5)	415	LF	\$ 30.00	\$ 12,450.00
	GENERAL PROVISIONS				
11.1	Mobilization	1	LS	\$ 25,000.00	\$ 25,000.00
Subtotal:					\$ 312,105.00
Contingency (~15%):					\$ 44,895.00
CONSTRUCTION TOTAL:					\$ 357,000.00
Other Project Costs					
Preparation of Assessment Documents:					\$ 20,000.00
Bond Council:					\$ 8,000.00
Engineering, Construction, and Administration (~15%):					\$ 54,000.00
TOTAL PROJECT COST (FY 2020):					\$ 439,000.00
TOTAL PROJECT COST (FY 2024):					\$ 476,000.00
POTENTIAL SPECIAL ASSESSMENT TO PROPERTY OWNERS:					\$ 238,000.00

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS



**SIDEWALKS ALONG BROADWAY STREET
FALCON DRIVE TO 3RD STREET**
POLK CITY, IOWA
120.0001.01
August 6, 2020

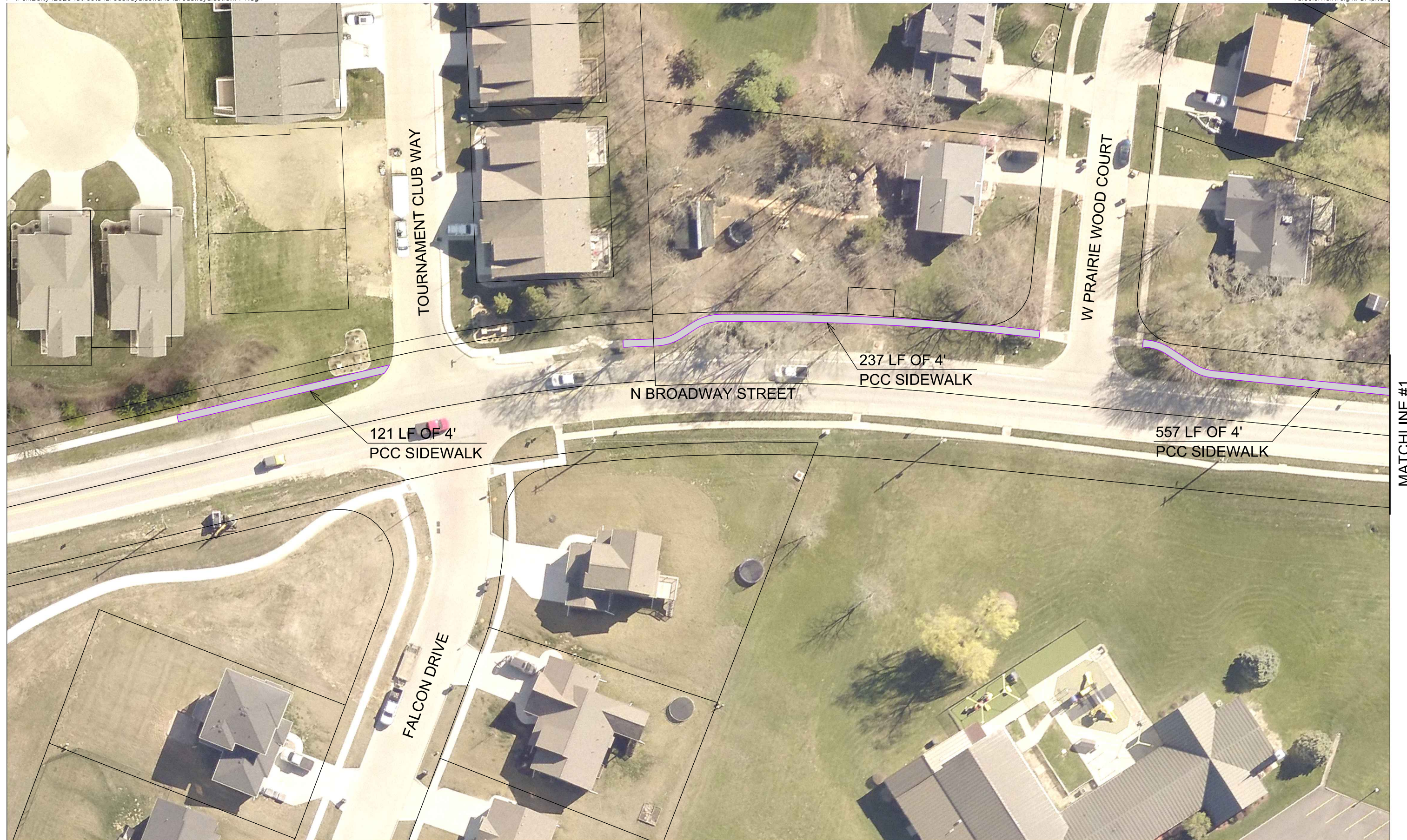
Notes

- (1) Assumes 2' of excavation over sidewalk width and one (1) additional foot on each side.
- (2) Quantity includes removal of existing sidewalk and driveway pavement as required to construct improvements.
- (3) Assumes seeding between the back of curb and Right of Way.
- (4) Assumes filter sock to be placed along downhill side of sidewalk.
- (5) Fence to be installed along the top of retaining walls as fall protection.

All modifications to irrigation systems present in Public Right of Way will be the responsible of the property owners.

Estimate does not include costs associated with acquisition of easements for sidewalk construction.

Estimate includes installation of sidewalk along United Methodist Church frontage. If these improvements are completed as part of Site Plan Amendment, reduce this estimate by \$13,000.



MATCHLINE #1

MATCHLINE #2

N BROADWAY STREET

557 LF OF 4'
PCC SIDEWALK

228 LF OF 4'
PCC SIDEWALK

W JESTER PARK DRIVE

NOTE:

1: SIDEWALK CONSTRUCTED AS SITE PLAN IMPROVEMENT

MATCHLINE #2

MATCHLINE #3



MATCHLINE #3



MATCHLINE #4

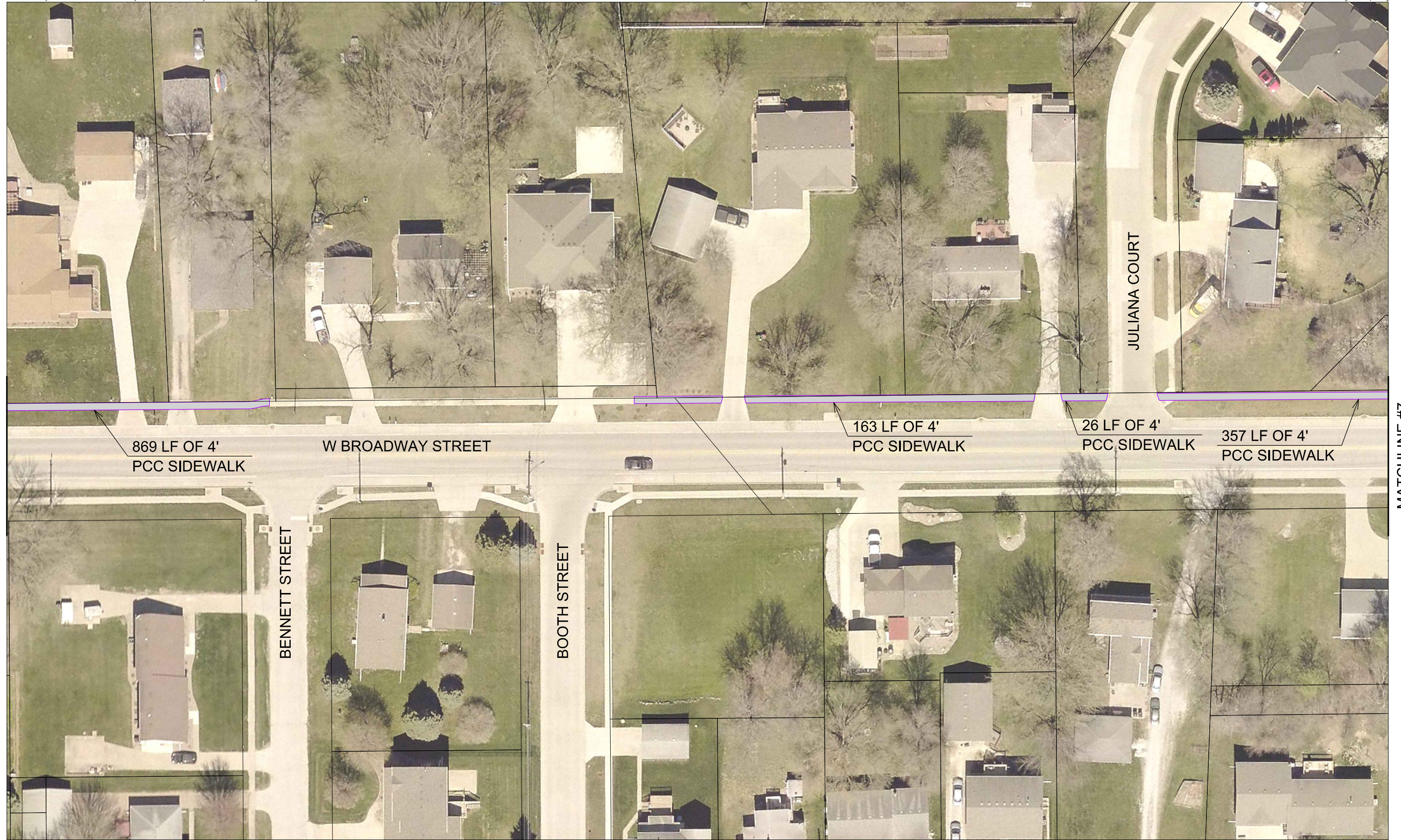




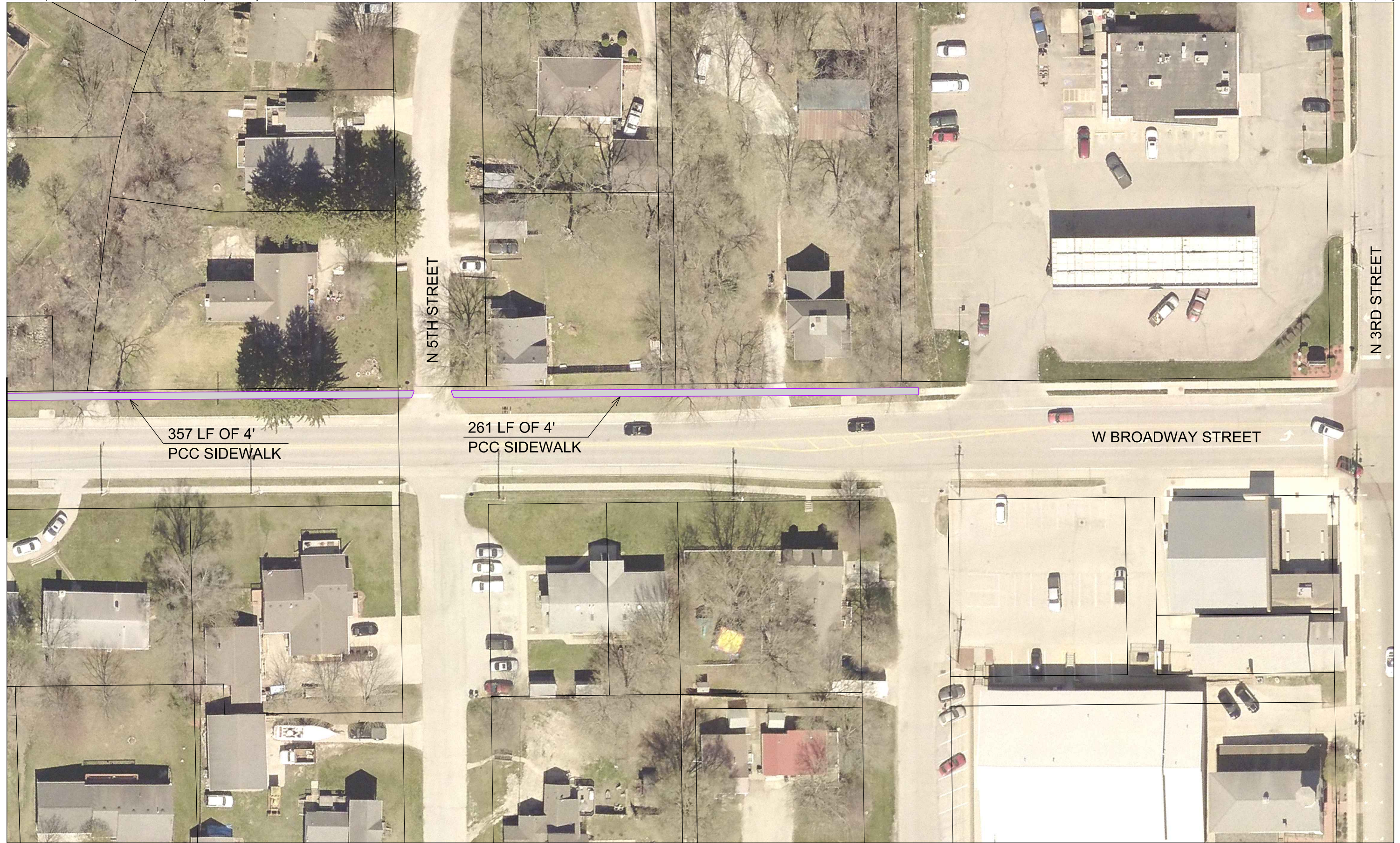


MATCHLINE #6

MATCHLINE #7



MATCHLINE #7



CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Buildings

PROJECT: Project #2 City Hall/Police/Fire Station Remodel/rebuild

COUNCIL RANKING: F/12

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: General Obligation Loan

Description of Project: This project consists of the remodeling/rebuilding the 3 departments. The decision to remodel vs. rebuild will be up to the City Council and will be determined at a later date.

Cost Estimate:

Item	Total
Construction Costs	\$1,600,000
Architecture/Design (15%)	\$240,000
Construction Contingency (10%)	<u>\$160,000</u>
	\$2,000,000

Justification for Project: The justification for this project is due to facility spacing needs. The departments located at and near City Hall need more space, and the City will need to address the facility needs. A facility needs assessment is slated to occur in FY20-21, and that assessment will assist with a future decision. Once that assessment is complete, the City will implement a project estimate into this CIP. For this CIP, the City has included \$2,000,000 worth of improvements to the facilities.

CITY OF POLK CITY
CAPITAL IMPROVEMENT PROJECT

DEPARTMENT: Parks & Rec

PROJECT: Project #20 Woodhaven Linear Park trail connection

COUNCIL RANKING: F/11 points

PROPOSED DATE FOR CONSTRUCTION: FY24-25 July 1, 2024-June 30, 2025

SOURCE OF REVENUE: LOST

Description of Project: This project consists of installing a trail connector from Parker Boulevard to Woodhaven Drive. The connection would consist of 225 LF of trail.

Cost Estimate:

Item	Total
Construction Costs	\$39,500
Construction Contingency	\$6,500
Engineering & Project Administration	<u>\$10,000</u>
	\$56,000
 Cost to construct in FY24-25:	 \$64,000

A detailed cost estimate from Snyder & Associates is attached.

Justification for Project: The overall intent of this project is to connect to 2 existing trail systems and have a completed system in the Woodhaven development.

ENGINEER'S CONCEPTUAL OPINION OF PROBABLE PROJECT COSTS



WOODHAVEN TRAIL CONNECTION
WOODHAVEN DRIVE TO NEAL SMITH TRAIL
POLK CITY, IOWA
120.0001.01
August 4, 2020

ITEM #	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
EARTHWORK					
2.1	Excavation, Class 10 (1)	300	CY	\$ 40.00	\$ 12,000.00
2.2	Special Subgrade Preparation for Shared Use Path (2)	300	CY	\$ 5.00	\$ 1,500.00
STREETS AND RELATED WORK					
7.1	Shared Use Path, PCC, 5"	275	SY	\$ 70.00	\$ 19,250.00
TRAFFIC CONTROL					
8.1	Sidewalk Closure Traffic Control	1	LS	\$ 1,000.00	\$ 1,000.00
SITE WORK AND LANDSCAPING					
9.1	Conventional Seeding, Seeding, Fertilizing, and Mulching, Type 1	0.2	ACRE	\$ 7,000.00	\$ 1,400.00
9.2	Filter Sock, 8"	225	LF	\$ 4.00	\$ 900.00
9.3	Filter Sock, Removal	225	LF	\$ 2.00	\$ 450.00
GENERAL PROVISIONS					
11.1	Mobilization	1	LS	\$ 3,000.00	\$ 3,000.00
Subtotal:					\$ 39,500.00
Contingency (~15%):					\$ 6,500.00
CONSTRUCTION TOTAL:					\$ 46,000.00
<u>Other Project Costs</u>					
Engineering, Construction, and Administration (~20%):					\$ 10,000.00
TOTAL PROJECT COST (FY 2020):					\$ 56,000.00
TOTAL PROJECT COST (FY 2025):					\$ 64,000.00

Notes

- (1) Assumes 3' of excavation over trail width and on (1) additional foot on each side.
- (2) Assumes subgrade preparation under trail and one (1) additional foot on each side.
- (3) Assumes seeding will be required for 10' on each side of shared use path.
- (4) Assumes filter sock to be placed along downhill side of shared use path.
- (5) **Alignment may be modified following completion of a topographic survey and determination of sidewalk ramp locations.**

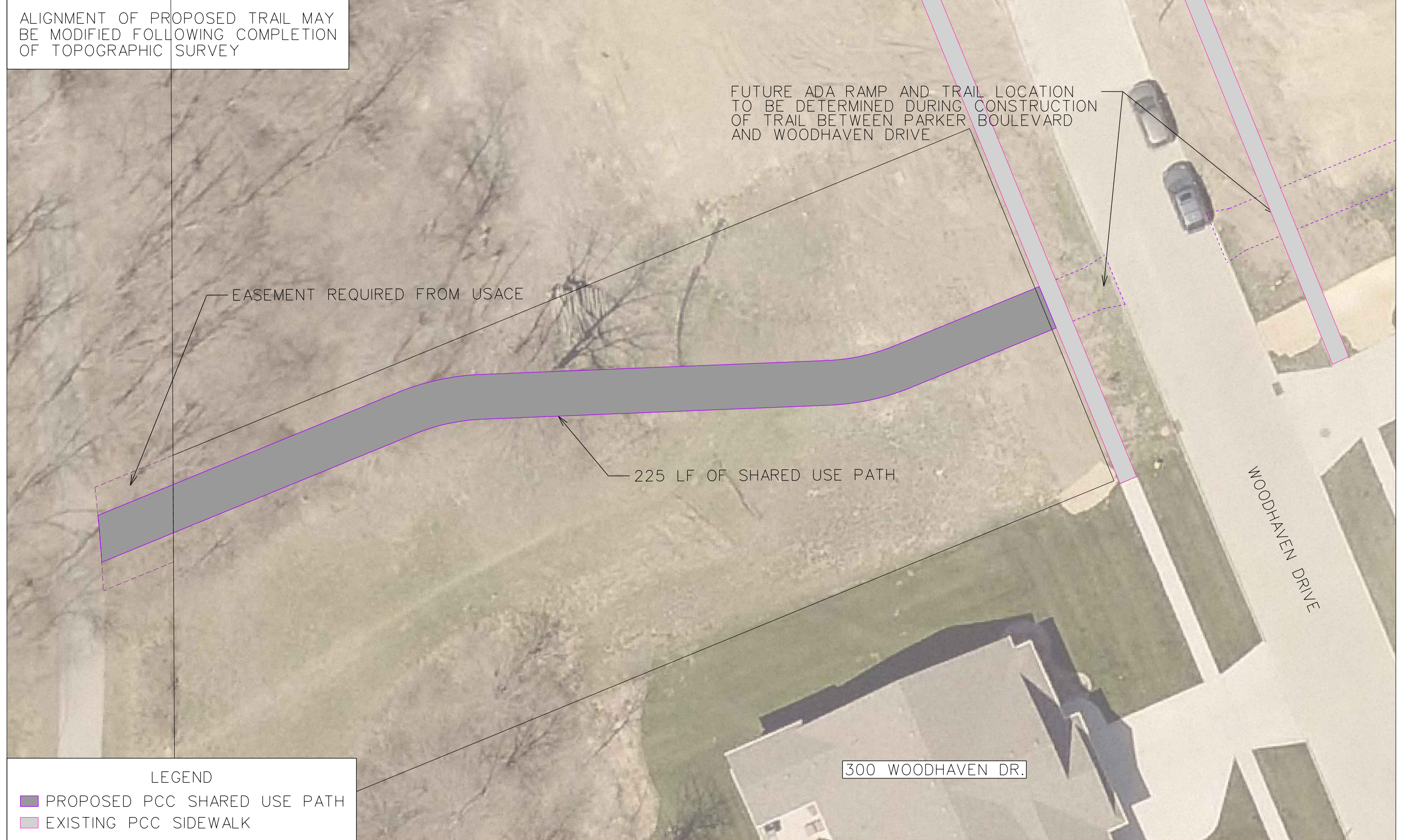


EXHIBIT A

**City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects 2020-2025
*NOTE SOME ESTIMATES WERE UPDATED IN FINAL DOCUMENT**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Buildings	1. Facility Needs Assessment	Project consists of evaluation and assessment of all city buildings and addresses needs & pricing for remodel and rebuild	\$50,000	General Fund	A
Buildings	2. City Hall/Police/ Fire Station Remodel/rebuild	Remodel existing buildings or Construction of new building(s)	\$1,000,000-\$10,000,000 (Range)	G. O. Loan	
Buildings	3. City Hall Parking Lot	Adding parking lot at the intersection of 3rd & Van Dorn Street	\$191,000	General Fund	
Buildings	4. Town Square parking study	Parking analysis regarding parking configuration on the City square to determine if different parking methods would produce more spaces	\$15,000	General Fund	A
Buildings	5. Public Works Maintenance shop expansion	Construction of a two-bay expansion on east side of building	\$400,000	Water, Sewer, RUT, G. O. Loan	
Buildings	6. Library expansion project	Expansion of Public Library on existing lot	\$2,000,000-\$5,000,000 (Range)	G.O. Loan Grants Private Donations	
Buildings	7. City Pool/ aquatic facility	Construction of City Pool/Aquatic Facility	\$3,000,000-\$4,000,000 (Range)	G.O. Loan Grants Private Donations	
Buildings	8. Property purchase	Purchase of property for future facilities	\$190,000	General Fund/LMI	

**City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects 2020-2025**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Parks & Rec	9. Regional Park Facility/ Complex (Park)	Project consists of designing and equipping new park facility	\$5,000,000	G.O. Loan Grants Private Donations	
Parks & Rec	10. Twelve Oaks Park- Phase II (Parks)	Additional Improvements in Twelve Oaks Park per Master Plan-no equipment, trail only	\$187,200	General Fund	
Parks & Rec	11. Lost Lakes Park- Phase II (Parks)	Additional Improvements in Lost Lakes Park, includes playground equipment	\$210,000	General Fund	
Parks & Rec	12. 3rd Street and Davis vacant lot (harvey property)(parks)	Additional improvements include grading, installing parking lot and 2-3 soccer fields	\$400,000	G.O. Loan Grants Private Donations	
Parks & Rec	13. Leonard Park parking lot (parks)	Add paved parking lot to park with access off Parker Blvd.	\$200,000	General Fund	
Parks & Rec	14. N. 3rd Street Trail and intersection align. at Northside Dr.	This project includes intersection alignment at Northside and 3rd Street and is Phase I of connection to the HTT	\$1,000,000 STBG-\$393,000; City \$607,000	G.O. Loan Grants	A
Parks & Rec	15. N. 3rd Street Trail connection to outer city limits	This project includes trail installation from E. Vista Lake Dr & 3rd Street to outer corporate city limits	\$501,430	G.O. Loan Grants TIF	
Parks & Rec	16. High Trestle Trail connector	This project includes trail connection from outer corporate limits, 1 mile to the HTT	\$1,029,200	Polk County Grants G. O. Loan	

**City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects 2020-2025**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Parks & Rec	17. Trail Study-Town Center (Trail)	Planning document for connection of E. Broadway, S. 3rd, N. 3rd trails to the Town square	\$20,000	General Fund	A
Parks & Rec	18. West Bridge Road Trail gap @ Van Dorn property (trail)	Approximately 250LF of 10' Rec Trail adjacent to Van Dorn property	\$50,000	General Fund	
Parks & Rec	19. West Bridge Trail Parker to Neil Smith (trail)	New Kwik Star facility to Neal Smith Trail (Kwik Star including their portion as part of their project)	\$90,000	Grants General Fund	
Parks & Rec	20. Woodhaven Linear Park Trail (trail)	Phase 1 Park development and trail from Parker Blvd. to Neal Smith trail	\$215,000	Grants General Fund	
Parks & Rec	21. North Broadway sidewalks	Install sidewalk on north side of N. Broadway to fill in gaps	\$250,000-\$1,000,000	Grants G. O. Loan Special Assessment	
Parks & Rec	22. Crossroads trail connection to Deerhaven & Neil Smith	This project connects trail from S. 3rd Street to the Deerhaven Trail (through the Crossroads subdivision) & S. 3rd to Neil Smith	\$350,000	Grants G. O. Loan	
Sanitary Sewer	23. North Trunk Sewer study	Capacity analysis and planning for trunk sewer serving North service areas	\$20,000	Sewer Fund	
Sanitary Sewer	24. Northeast Trunk sewer study	Capacity analysis and planning for trunk sewer serving area lying north of E. Southside Dr.	\$20,000	Sewer Fund	

**City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects 2020-2025**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Sanitary Sewer	25. E. Southside trunk sewer	Trunk sewer to serve East Service area (Snetselaar/Lillskau & others)	\$558,600	SRF Loan/Sewer	
Sanitary Sewer	26. Inflow/Infiltration study	Focus of this project would be in the western portion of the City built in the 1970s, focuses on flow monitoring	\$30,000	Sewer Fund	
Sanitary Sewer	27. Parker Lift Station upgrade	Pumps need to be replaced at this lift station	\$40,000	Sewer Fund	
Sanitary Sewer	28. TCI Lift Station upgrade	Add/replace pumps, add parallel force main	\$40,000	Sewer Fund	
Storm Sewer	29. Sump Pump Collector lines	Addresses sump pump tie ins on Lyndale, Oaklyn, Roosevelt, and Sunset Streets	\$250,000	Special Assessment G. O. Loan Stormwater	
Streets	30. 2020 Street Repair project	This project consists of replacing concrete throughout town	\$200,000	General Fund	A
Streets	31. NW Hugg Dr/NW 72nd Street project	Hugg Drive (N. 3rd St to NW 72nd St (N. of Hugg Drive) This project is development driven	\$1,000,000	G. O. Loan	
Streets	32. Van Dorn/3rd St. improvements	Project consists of installation of curb bump-outs, ADA ramps, safer crosswalk	\$75,000	General Fund G. O. Loan	

**City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects 2020-2025**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Streets	33. HMA Overlay project -2020	This project consists of asphalt overlays throughout town	\$1,950,000	General Fund G. O. Loan	A
Streets	34. East Broadway St. improvements	From City square to WWTF, includes recreational trail	\$266,000	G. O. Loan TIF	
Streets	35. WhiteTail Parkway Corridor Study	Future street alignment and costs from WhiteTail Ridge to N. 3rd Street	\$25,000	General Fund	
Water	36. Eastside Water Tower project with DMWW	New water Tower @ NW 44th Street-Dual project with City of Polk City & DMWW	\$3,050,000	SRF Loan/Water LMI	B
Water	37. W. Bridge Road water main loop	Approximately 250 LF of 12" water main south of Van Dorn property	\$49,000	Water Fund	
Water	38. New water well	Improve capacity of water supply	\$450,000	SRF Loan/Water	
Water	39. Purchase capacity DMWW	If available, consider the purchase of additional capacity from DMWW	\$500,000	SRF/Water Fund	
Water	40. NW 72nd Street Water Main	12" water main extending north from NW Hugg Drive-development driven	\$251,000	TIF Water Fund	
Water	41. Water Tower painting	Recommend painting the water tower once the new one is online-last painted 20 years ago	\$290,000	SRF/Water Fund	

EXHIBIT B

**City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects FY2020-2021 July 1, 2020-June 30, 2021**

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Buildings	4. Town Square parking study	Parking analysis regarding parking configuration on the City square to determine if different parking methods would produce more spaces	\$15,000	General Fund	A/24
Parks & Rec	17. Trail Study-Town Center (Trail)	Planning document for connection of E. Broadway, S. 3rd, N. 3rd trails to the Town square	\$20,000	General Fund	A/24
Buildings	1. Facility Needs Assessment	Project consists of evaluation and assessment of all city buildings and addresses needs & pricing for remodel and rebuild	\$50,000	General Fund	A/24
Streets	30. 2020 Street Repair Project	This project consists of replacing concrete throughout town	\$200,000	General Fund	A/24
Streets	33. HMA Overlay project-2020	This project consists of asphalt overlays throughout town	\$1,950,000	General Fund G. O. Loan	A/24

City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects FY2021-2022 July 1, 2021-June 30, 2022

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Sanitary Sewer	26. Inflow/ Infiltration study	Focus of this project would be in the western portion of the City built in the 1970s, focuses on flow monitoring	\$30,000.00	Sewer Fund	B/21
Water	37. W. Bridge Road Water main loop	Approximately 250 LF of 12" water main south of Van Dorn property	\$58,000	Water Fund	B/20
Water	38. New water well	Improve capacity of water supply	\$513,000	Water Fund	B/20
Sanitary Sewer	23. North Trunk Sewer Study	Capacity analysis and planning for trunk sewer serving North service areas	\$20,000	Sewer Fund	B/19
Parks & Rec	11. Lost Lakes Park-Phase II (Parks)	Additional improvements in Lost Lakes Park, includes playground equipment	\$203,000	LOST	D/16

City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects FY2022-2023 July 1, 2022-June 30, 2023

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Parks & Rec	15.N. 3rd Street Trail conection to outer city limits	This project includes trail installation from E. Vista Lake Dr & 3rd Street to outer corporate city limits	\$495,000	G. O. Loan LOST	B/19
Parks & Rec	9. Regional Park Facility	Project consists of designing and equiping new park facility	\$5,000,000	G.O. Loan Grants Private Donations	B/19
Buildings	3. City Hall Parking lot	Adding parking lot at the intersection of 3rd & Van Dorn Street	\$231,000	LOST	C/18
Water	36. Eastside Water Tower project with DMWW	New water Tower @ NW 44th Street- Dual project with City of Polk City & DMWW	\$3,050,000	SRF Loan/Water	C/18
Sanitary Sewer	24. Northeast Trunk sewer study	Capacity analysis and planning for trunk sewer serving area lying north of E. Southside Dr.	\$20,000	Sewer Fund	C/17
Buildings	8. Property purchase 214 3rd St.	Purchase of property at 214 3rd Street	\$190,000	General Fund/LMI	C/17
Water	41. Water Tower painting	Recommend painting the water tower once the new one is online-last painted 20 years ago	\$290,000	SRF Loan/Water	C/17

City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects FY2023-2024 July 1, 2023-June 30, 2024

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Parks & Rec	14. N 3rd Street Trail and intersection align at Northside Dr.	This project includes intersection alignment at Northside and 3rd Street and is Phase I of connection to the HTT	\$1,620,000 STBG-\$393,000	G. O. Loan Grants	A/24
Parks & Rec	16. High Trestle Trail connector	This project includes trail connection from outer corporate limits, 1 mile to the HTT	\$1,029,200	Polk County Project	D/16
Streets	35. WhiteTail Parkway Corridor Study	Future street alignment and costs from WhiteTail Ridge to N. 3rd Street	\$25,000	RUT	D/15
Sanitary Sewer	27. Parker Lift Station upgrade	Pumps need to be replaced at this lift station	\$124,000	Sewer Fund	D/15
Parks & Rec	18. West Bridge Road Trail gap @ Van Dorn property (trail)	Approximately 250LF of 10' Rec Trail adjacent to Van Dorn property	\$47,000	LOST	D/15
Streets	32. Van Dorn/3rd St. improvements	Project consists of installation of curb bump-outs, ADA ramps, safer crosswalk	\$182,000	LOST	D/15
Streets	34. East Broadway St. improvements	From City square to WWTF, includes recreational trail	\$323,000	LOST	D/15

City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects FY2024-2025 July 1, 2024-June 30, 2025

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Parks & Rec	19. West Bridge Trail Parker to Neal Smith (trail)	New Kwik Star facility to Neal Smith Trail (Kwik Star including their portion as part of their project)	\$99,000	LOST	F/14
Storm Sewer	29. Sump Pump Collector lines	Addresses sump pump tie ins on Lyndale, Oaklyn, Roosevelt, and Sunset Streets	\$344,000	Special Assessment G. O. Loan Stormwater	F/14
Sanitary Sewer	28. TCI Lift Station upgrade	Add/replace pumps, add parallel force main	\$96,000	Sewer Fund	F/14
Parks & Rec	10. Twelve Oaks Park-Phase II (Parks)	Additional improvements in Twelve Oaks Park per Master Plan-no equipment, trail only	\$181,250	LOST	F/13
Parks & Rec	21. North Broadway sidewalks	Install sidewalk on north side of N. Broadway to fill in gaps	\$476,000	Grants G. O. Loan Special Assessment	F/12
Buildings	2. City Hall/Police/Fire Station Remodel/rebuild	Remodel existing buildings or Construction of new building(s)	\$2,000,000	G. O. Loan	F/12
Parks & Rec	20. Woodhaven Linear Park Trail (trail)	Phase I Park development and trail from Parker Blvd. to Neal Smith Trail	\$64,000	LOST	F/11

City of Polk City-Capital Improvements Plan
Council Ranking Documentation-Projects Future CIP-after June 30, 2025

Department	Project Name	Project Description	Cost Estimate	Funding Sources	Council Ranking
Water	39. Purchase capacity DMWW	If available, consider the purchase of additional capacity from DMWW	\$500,000	SRF/Water Fund	D/15
Parks & Rec	22. Crossroads trail connection to Deerhaven & Neal Smith	This project connects trail from S. 3rd Street to the Deerhaven Trail (through the Crossroads subdivision) & S. 3rd to Neal Smith	\$350,000	Grants G. O. Loan	F/11
Water	40. NW 72nd Street Water Main	12" water main extending north from NW Hugg Drive-development driven	\$251,000	TIF Water Fund	F/9
Parks & Rec	12. 3rd Street and Davis vacant lot (Harvey property) (parks)	Additional improvements include grading, installing parking lot and 2-3 soccer fields	\$400,000	G. O. Loan Grants Private Donations	F/9
Buildings	6. Library expansion project	Expansion of Public Library on existing lot	\$2,000,000-\$5,000,000 (Range)	G. O. Loan Grants Private Donations	F/9
Buildings	5. Public Works Maintenance shop expansion	Construction of a two-bay expansion on east side of building	\$400,000	Water, Sewer, RUT, G. O. Loan	F/7
Sanitary Sewer	25. E. Southside trunk sewer	Trunk sewer to serve East Service area (Snetselaar/Lillskau & others)	\$558,600	SRF Loan/Sewer	F/7
Streets	31. NW Hugg Dr. NW 72nd Street project	Hugg Drive (N. 3rd St to NW 72nd St (N. of Hugg Drive) This project is development driven	\$1,000,000	G. O. Loan	F/7
Parks & Rec	13. Leonard Park parking lot	Add paved parking lot to park with access off Parker Blvd.	\$200,000	General Fund	F/3
Buildings	7. City Pool/aquatic facility	Construction of City Pool/Aquatic Facility	\$3,000,000-\$4,000,000 (Range)	G. O. Loan Grants Private Donations	F/3

EXHIBIT C

CITY OF POLK CITY-GENERAL FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
REVENUE SOURCE						
1. PROPERTY TAXES		\$2,369,998.00	\$2,512,197.88	\$2,662,929.75	\$2,822,705.54	\$2,992,067.87
2. LOST		\$535,000.00	\$446,082.00	\$457,234.05	\$468,664.90	\$480,381.52
3. TIF			\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
4. BLDG PERMITS/ DEVELOPMENT FEES		\$419,500.00	\$429,987.50	\$440,737.19	\$451,755.62	\$463,049.51
5. RESCUE CHARGES/ TOWNSHIP CONT.		\$195,000.00	\$199,875.00	\$204,871.88	\$209,993.67	\$215,243.51
6. POLICE CHARGES/ FEES		\$18,800.00	\$19,270.00	\$19,751.75	\$20,245.54	\$20,751.68
7. LIBRARY REVENUE		\$14,800.00	\$15,170.00	\$15,549.25	\$15,937.98	\$16,336.43
8. PARKS REVENUE		\$34,900.00	\$36,645.00	\$38,477.25	\$41,363.04	\$45,499.35
9. FRANCHISE FEES		\$40,000.00	\$41,000.00	\$42,025.00	\$43,075.63	\$44,152.52
10. MISCELLANEOUS REVENUE		\$274,205.00	\$281,060.13	\$288,086.63	\$295,288.79	\$302,671.01
TOTAL REVENUE		\$3,902,203.00	\$4,081,287.51	\$4,269,662.74	\$4,469,030.72	\$4,680,153.41

NOTES:

EXHIBIT D

CITY OF POLK CITY-GENERAL FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
BEGINNING BALANCE		\$4,807,174.55	\$4,755,681.55	\$4,888,946.47	\$4,060,592.07	\$4,191,450.81
REVENUE ESTIMATED		\$3,902,203.00	\$4,081,287.51	\$4,269,662.74	\$4,469,030.72	\$4,680,153.41
1. POLICE		\$908,507.00	\$915,737.05	\$938,630.48	\$962,096.24	\$986,148.64
2. POLICE EQUIPMENT		\$67,814.00	\$56,657.00	\$37,807.00	\$62,531.00	\$69,500.00
3. FIRE & RESCUE		\$631,158.00	\$622,336.95	\$637,895.37	\$653,842.76	\$670,188.83
4. FIRE & RESCUE EQUIPMENT		\$30,000.00	\$231,000.00	\$332,000.00	\$356,000.00	\$331,000.00
5. BLDG FEES		\$349,361.00	\$254,574.13	\$260,938.48	\$267,461.94	\$274,148.49
6. Dog Control		\$2,000.00	\$2,050.00	\$2,101.25	\$2,153.78	\$2,207.63
7. GENERAL FUND STREETS		\$201,699.00	\$206,741.48	\$211,910.01	\$217,207.76	\$222,637.96
8. LIBRARY		\$361,980.00	\$371,029.50	\$380,305.24	\$389,812.87	\$399,558.19
9. PARKS & RECREATION		\$447,518.00	\$368,284.06	\$377,491.16	\$386,928.44	\$396,601.65
10. PARKS & REC EQUIPMENT		\$0.00	\$37,000.00			
11. CITY ADMINISTRATION		\$753,659.00	\$720,746.46	\$738,765.12	\$757,234.25	\$776,165.11
12. TRANSFER OUT		\$200,000.00	\$0.00	\$0.00	\$0.00	\$0.00
13. TRANSFER TO THE CAPITAL FUND FOR SPORTS COMPLEX (PROJECT 9)				\$1,000,000.00		
14. PROJECT #29 SUMP PUMP COLLECTOR LINES- SPECIAL ASSESSMENT						\$247,680.00
15. PROJECT 21 NORTH BROADWAY SIDEWALKS- SPECIAL ASSESSMENT						\$476,000.00
16. STAFFING PLAN			\$161,865.97	\$180,173.03	\$282,902.94	\$446,921.59
TOTAL EXPENDITURES		\$3,953,696.00	\$3,948,022.59	\$5,098,017.14	\$4,338,171.98	\$5,298,758.08
FISCAL YEAR ENDING BALANCE		-\$51,493.00	\$133,264.92	-\$828,354.40	\$130,858.74	-\$618,604.67
ENDING FUND BALANCE		\$4,755,681.55	\$4,888,946.47	\$4,060,592.07	\$4,191,450.81	\$3,572,846.14

NOTES:

EXHIBIT E

CITY OF POLK CITY-ROAD USE TAX FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
BEGINNING BALANCE		\$132,068.62	\$132,495.62	\$114,735.39	\$146,919.14	\$147,253.85
REVENUE ESTIMATED		\$445,000.00	\$733,900.00	\$739,600.00	\$742,450.00	\$748,150.00
1. WAGES & BENEFITS		\$102,587.00	\$210,041.25	\$224,744.14	\$240,476.23	\$257,309.56
2. EQUIPMENT		\$40,000.00	\$33,333.33	\$95,000.00	\$33,333.33	\$25,000.00
3. UTILITIES		\$6,500.00	\$6,662.50	\$6,829.06	\$6,999.79	\$7,174.78
4. COMMODITIES		\$71,500.00	\$73,287.50	\$75,119.69	\$76,997.68	\$78,922.62
5. CONTRACTUAL SERVICES		\$162,397.00	\$166,456.93	\$72,618.35	\$74,433.81	\$76,294.65
6. OTHER EXPENSES		\$11,589.00	\$11,878.73	\$12,175.69	\$12,480.09	\$12,792.09
7. STREET REPAIRS		\$50,000.00	\$250,000.00	\$200,000.00	\$250,000.00	\$250,000.00
8. STAFFING PLAN-PW EMPLOYEE				\$20,929.32	\$22,394.37	\$23,961.98
9. WhiteTail Parkway Corridor Study (Project 35)					\$25,000.00	
TOTAL EXPENDITURES		\$444,573.00	\$751,660.23	\$707,416.25	\$742,115.29	\$731,455.69
FISCAL YEAR ENDING		\$427.00	-\$17,760.23	\$32,183.75	\$334.71	\$16,694.31
ENDING FUND BALANCE		\$132,495.62	\$114,735.39	\$146,919.14	\$147,253.85	\$163,948.16

NOTES:

Assumptions: Next Census population 5,700

EXHIBIT F

CITY OF POLK CITY-TAX INCREMENT FINANCING-CASH FLOW PROJECTIONS- JULY 1, 2020

*MOST NUMBERS ARE ESTIMATED SINCE REBATE AGREEMENTS ARE DEPENDANT ON TAXABLE VALUE

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
1. FRIHALAGE INVESTMENTS NTE \$300,000 (end 2028)		\$38,189.30	\$38,189.30	\$38,189.30	\$38,189.30	\$38,189.30
2. LUANA SAVINGS BANK NTE \$650,000 (end 2029)		\$81,250.00	\$81,250.00	\$81,250.00	\$81,250.00	\$81,250.00
3. BRIDGE POINTE LLC NTE \$771,886 (end 2033)		\$55,170.02	\$55,170.02	\$55,170.02	\$55,170.02	\$55,170.02
4. POLK CITY COMMERCIAL CENTER NTE \$200,000 (end 2030)		\$14,256.48	\$14,256.48	\$15,256.48	\$15,256.48	\$15,256.48
5. POLK CITY DENTAL NTE \$500,000 (end 2026)		\$41,457.82	\$41,457.82	\$41,457.82	\$41,457.82	\$41,457.82
6. FAREWAY STORES NTE \$525,000 (end 2030)		\$26,892.66	\$26,892.66	\$26,892.66	\$26,892.66	\$26,892.66
7. KIMBERLEY DEVELOPMENT NTE \$110,000 (end 2022)		\$0.00	\$110,000.00	\$0.00	\$0.00	\$0.00
8. KWIKSTAR NTE \$125,000 (end 2025)		\$0.00	\$0.00	\$41,666.66	\$41,666.66	\$41,666.66
9. TWELVE OAKS LLC NTE \$425,000 (end 2022)		\$94,300.00	\$94,300.00	\$16,855.83	\$0.00	\$0.00
LMI SET-ASIDE		\$36,777.00	\$36,777.00			
10. DEER HAVEN CO. LLC NTE: \$1,286,647 (end 2032)		\$0.00	\$128,664.70	\$128,664.70	\$128,664.70	\$128,664.70
LMI SET-ASIDE			\$50,076.00	\$50,076.00	\$50,076.00	\$50,076.00
11. Admin Reimbursement			\$100,000.00	\$100,000.00	\$100,000.00	\$100,000.00
TOTAL PAYMENTS		\$388,293.28	\$777,033.98	\$595,479.47	\$578,623.64	\$578,623.64

EXHIBIT G

CITY OF POLK CITY-LOW TO MODERATE INCOME (LMI) FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
BEGINNING BALANCE		\$1,605,712.24	\$2,022,489.24	\$2,329,462.24	\$1,634,338.24	\$2,029,694.24
REVENUE ESTIMATED		\$426,777.00	\$476,853.00	\$440,076.00	\$440,076.00	\$440,076.00
TWELVE OAKS		\$36,777.00	\$36,777.00			
DEER HAVEN LAND CO.			\$50,076.00	\$50,076.00	\$50,076.00	\$50,076.00
WHITE TAIL RIDGE UR		\$390,000.00	\$390,000.00	\$390,000.00	\$390,000.00	\$390,000.00
1. UTILITY BILLING ASSISTANCE PROGRAM		\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
2. TRANSFER TO THE WATER FUND FOR PROJECT 37 (28%)			\$16,240.00			
3. TRANSFER TO THE WATER FUND FOR PROJECT 38 (28%)			\$143,640.00			
4. TRANSFER TO THE CAPITAL FUND FOR PROJECT 36 & PROJECT 41 (28%)				\$935,200.00		
5. PROPERTY PURCHASE PROJECT 8				\$190,000.00		
6. TRANSFER TO THE SEWER FUND FOR PROJECT 27 (28%)					\$34,720.00	
7. TRANSFER TO CAPITAL PROJECTS FOR PROJECT 29 (28%)						\$96,320.00
8. TRANSFER TO THE SEWER FUND FOR PROJECT 28 (28%)						\$26,880.00
TOTAL EXPENDITURES		\$10,000.00	\$169,880.00	\$1,135,200.00	\$44,720.00	\$133,200.00
FISCAL YEAR ENDING		\$416,777.00	\$306,973.00	-\$695,124.00	\$395,356.00	\$306,876.00
ENDING FUND BALANCE		\$2,022,489.24	\$2,329,462.24	\$1,634,338.24	\$2,029,694.24	\$2,336,570.24

EXHIBIT H

CITY OF POLK CITY-LOCAL OPTION SALES TAX FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
BEGINNING BALANCE		\$0.00	\$0.00	\$243,082.00	\$89,316.05	\$5,980.95
REVENUE ESTIMATED		\$535,000.00	\$892,164.00	\$914,468.10	\$937,329.80	\$960,763.05
1. GENERAL FUND TRANSFER (PROPERTY TAX RELIEF)		\$535,000.00	\$446,082.00	\$457,234.05	\$468,664.90	\$480,381.52
2. LOST LAKES PLAYGROUND EQUIPMENT (PROJECT 11)		\$0.00	\$203,000.00	\$0.00	\$0.00	\$0.00
3. CITY HALL PARKING LOT (PROJECT 3)		\$0.00	\$0.00	\$231,000.00	\$0.00	\$0.00
4. TRANSFER TO CAPITAL PROJECTS FOR N. 3RD STREET TRAIL CONNECTION TO OUTER CITY LIMITS (PROJECT 15)		\$0.00	\$0.00	\$380,000.00	\$0.00	\$0.00
5. WEST BRIDGE RD. TRAIL GAP (PROJECT 18)		\$0.00	\$0.00	\$0.00	\$47,000.00	\$0.00
6. VAN DORN/3RD ST. IMPROVEMENTS (PROJECT 32)		\$0.00	\$0.00	\$0.00	\$182,000.00	\$0.00
7. EAST BROADWAY ST IMPROVEMENTS (PROJECT 34)		\$0.00	\$0.00	\$0.00	\$323,000.00	\$0.00
8. WEST BRIDGE TRAIL PARKER TO NEAL SMITH (PROJECT 19)		\$0.00	\$0.00	\$0.00	\$0.00	\$99,000.00
9. TWELVE OAKS PARK- PHASE II (PROJECT 10)		\$0.00	\$0.00	\$0.00	\$0.00	\$181,250.00
10. WOODHAVEN LINEAR PARK-CONNECTION (PROJECT 20)		\$0.00	\$0.00	\$0.00	\$0.00	\$64,000.00
TOTAL EXPENDITURES		\$535,000.00	\$649,082.00	\$1,068,234.05	\$1,020,664.90	\$824,631.52
FISCAL YEAR ENDING BALANCE		\$0.00	\$243,082.00	-\$153,765.95	-\$83,335.10	\$136,131.52
ENDING FUND BALANCE		\$0.00	\$243,082.00	\$89,316.05	\$5,980.95	\$142,112.48

NOTES:

Assumptions: Next Census population 5,700

EXHIBIT I

CITY OF POLK CITY-DEBT SERVICE FUND & LEVY PROJECTIONS-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
1. G.O. LOAN SEWER IMPROVEMENTS 2014		\$136,725.00	\$134,745.00	\$137,545.00	\$135,015.00	\$137,370.00
2. G.O. LOAN WATER IMPROVEMENTS 2018		\$195,395.00	\$206,945.00	\$202,845.00	\$204,745.00	\$205,995.00
Less Water Fund payment		-\$10,000.00	-\$68,127.00	-\$133,878.00	-\$204,245.00	-\$201,595.00
3. G. O. STREET IMPROVEMENT PROJECT 2020		\$186,240.00	\$296,525.00	\$198,125.00	\$197,875.00	\$202,450.00
4. G.O. REGIONAL PARK FACILITY (PROJECT 9) & N. 3RD TRAIL CONNECTION(PROJECT 15)			\$0.00	\$203,050.00	\$205,800.00	\$201,000.00
			\$0.00	\$0.00	\$0.00	\$0.00
5. G.O. TRAIL CONNECTION & ALIGNMENT (PROJECT 14)			\$0.00		\$112,117.00	\$113,800.00
			\$0.00	\$0.00	\$0.00	\$0.00
6. G.O. CITY HALL/POLICE/FIRE STATION (PROJECT 2)						\$181,006.00
TOTAL PAYMENTS		\$508,360.00	\$570,088.00	\$607,687.00	\$651,307.00	\$840,026.00
DEBT SERVICE LEVY (PER \$1,000)		\$1.76	\$1.67	\$1.49	\$1.39	\$1.76
D. S. COST-\$200,000 HOME (ROLLBACK-55%)		\$193.60	\$183.70	\$163.90	\$152.90	\$193.60
D. S. COST-\$300,000 HOME (ROLLBACK-55%)		\$290.40	\$275.55	\$245.85	\$229.35	\$290.40
D.S. COST-\$400,000 HOME (ROLLBACK-55%)		\$387.20	\$367.40	\$327.80	\$305.80	\$387.20
D. S. COST-\$500,000 HOME (ROLLBACK-55%)		\$484.00	\$459.25	\$409.75	\$382.25	\$484.00

EXHIBIT J

CITY OF POLK CITY-GENERAL OBLIGATION DEBT CAPACITY PROJECTIONS 2020-2025

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
G.O. DEBT LIMIT-5%		\$25,725,600.00	\$27,526,392.00	\$29,453,239.44	\$31,514,966.20	\$33,721,013.83
OUTSTANDING OBLIGATIONS						
1. G.O. 2014		\$1,080,000.00	\$970,000.00	\$855,000.00	\$740,000.00	\$620,000.00
2. G.O. 2018		\$2,800,000.00	\$2,685,000.00	\$2,565,000.00	\$2,445,000.00	\$2,320,000.00
3. G.O. 2020		\$1,750,000.00	\$1,615,000.00	\$1,375,000.00	\$1,225,000.00	\$1,070,000.00
4. TIF REBATES		\$351,516.28	\$586,180.98	\$445,403.47	\$428,547.64	\$428,547.64
5. GO 2022				\$2,265,000.00	\$2,145,000.00	\$2,025,000.00
6. GO 2023					\$1,285,000.00	\$1,220,000.00
7. GO 2024						\$2,085,000.00
TOTAL OUTSTANDING		\$5,981,516.28	\$5,856,180.98	\$7,505,403.47	\$8,268,547.64	\$9,768,547.64
PERCENTAGE USED		23.25%	21.27%	25.48%	26.24%	28.97%
BALANCE AVAILABLE		\$19,744,083.72	\$21,670,211.02	\$21,947,835.97	\$23,246,418.56	\$23,952,466.19

NOTES:

EXHIBIT K

CITY OF POLK CITY-SUMMARY OF OUTSTANDING DEBT-JULY 1, 2020

TYPE OF LOAN		GENERAL OBLIGATION	GENERAL OBLIGATION	GENERAL OBLIGATION
PURPOSE OF LOAN		SEWER	WATER	STREET PROJECT
		IMPROVEMENTS	PURCHASE CAPACITY	ASPHALT OVERLAY
YEAR OF ISSUANCE		2014	2018	2020
AMOUNT BORROWED		\$1,720,000.00	\$3,000,000.00	\$1,750,000.00
INTEREST RATE		2.36%	3.16%	1.00%
SOURCES OF PAYMENT				
A. PROPERTY TAXES		\$136,725.00	\$185,395.00	\$186,240.00
B. TIF				
C. WATER REVENUE			\$10,000.00	
D. SEWER REVENUE				
FINAL PAYMENTS		2029	2038	2030

EXHIBIT L

CITY OF POLK CITY-WATER FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
PROPOSED RATE INCREASE		7.00%	9.00%	9.00%	8.50%	8.00%
BEGINNING BALANCE		\$787,121.00	\$697,724.00	\$474,455.57	\$352,236.17	\$303,523.60
REVENUE ESTIMATED		\$1,259,470.00	\$1,533,682.00	\$1,453,447.00	\$1,584,395.00	\$1,720,354.00
1. WAGES & BENEFITS		\$385,103.00	\$352,882.00	\$377,583.74	\$404,014.60	\$432,295.62
2. EQUIPMENT		\$40,000.00	\$33,333.33	\$95,000.00	\$33,333.33	\$25,000.00
3. UTILITIES		\$26,000.00	\$26,650.00	\$27,316.25	\$27,999.16	\$28,699.14
4. COMMODITIES		\$96,500.00	\$98,912.50	\$101,385.31	\$103,919.95	\$106,517.94
5. CONTRACTUAL SERVICES		\$382,000.00	\$391,550.00	\$401,338.75	\$411,372.22	\$421,656.52
6. OTHER EXPENSES		\$124,264.00	\$127,370.60	\$130,554.87	\$133,818.74	\$137,164.21
7. MAIN REPAIRS		\$85,000.00	\$87,125.00	\$89,303.13	\$91,535.70	\$93,824.10
8. DEBT SERVICE TRANSFERS		\$10,000.00	\$68,127.00	\$133,878.00	\$204,245.00	\$201,595.00
9. CREEKVIEW ESTATES PAYMENT		\$200,000.00				
10. W.BRIDGE WATER LOOP (PROJECT 37)			\$58,000.00			
11. NEW WATER WELL (PROJECT 38)			\$513,000.00			
12. WATER TOWER (PROJECT 36) & TOWER PAINTING (PROJECT 41)				\$198,377.04	\$200,474.50	\$197,690.50
14. STAFFING PLAN-PW EMPLOYEE				\$20,929.32	\$22,394.37	\$23,961.98
TOTAL EXPENDITURES		\$1,348,867.00	\$1,756,950.43	\$1,575,666.40	\$1,633,107.56	\$1,668,405.01
FISCAL YEAR ENDING BALANCE		-\$89,397.00	-\$223,268.43	-\$122,219.40	-\$48,712.56	\$51,948.99
ENDING FUND BALANCE		\$697,724.00	\$474,455.57	\$352,236.17	\$303,523.60	\$355,472.60

NOTES:

EXHIBIT M

CITY OF POLK CITY-SANITARY SEWER FUND-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
<i>PROPOSED RATE INCREASE</i>		7.00%	6.50%	5.50%	5.00%	5.00%
BEGINNING BALANCE		\$646,713.00	\$648,388.00	\$499,499.17	\$353,906.23	\$256,674.52
REVENUE ESTIMATED		\$1,475,360.00	\$1,497,739.00	\$1,605,302.00	\$1,747,135.00	\$1,853,321.00
1. WAGES & BENEFITS		\$274,392.00	\$352,883.00	\$377,584.81	\$404,015.75	\$432,296.85
2. EQUIPMENT		\$18,000.00	\$33,333.33	\$95,000.00	\$33,333.33	\$25,000.00
3. UTILITIES		\$31,000.00	\$31,775.00	\$32,569.38	\$33,383.61	\$34,218.20
4. COMMODITIES		\$112,000.00	\$114,800.00	\$117,670.00	\$120,611.75	\$123,627.04
5. CONTRACTUAL SERVICES		\$77,500.00	\$79,437.50	\$81,423.44	\$83,459.02	\$85,545.50
6. OTHER EXPENSES		\$16,000.00	\$16,400.00	\$16,810.00	\$17,230.25	\$17,661.01
7. MAIN REPAIRS		\$40,000.00	\$41,000.00	\$42,025.00	\$43,075.63	\$44,152.52
8. DEBT SERVICE TRANSFERS						
9. WRA HOOK-UP FEE		\$345,000.00	\$367,205.00	\$387,088.00	\$403,067.00	\$419,548.00
10. WRA ROCK CREEK SEWER CONNECTION		\$559,793.00	\$559,794.00	\$559,795.00	\$559,796.00	\$559,797.00
11. INFLOW/INFILTRATION STUDY (PROJECT 26)			\$30,000.00			
12. NORTH TRUNK SEWER STUDY (PROJECT 23)			\$20,000.00			
13. NORTHEAST TRUNK STUDY (PROJECT 24)				\$20,000.00		
14. PARKER LIFT STATION UPGRADE (PROJECT 27)					\$124,000.00	
15. TCI LIFT STATION UPGRADE (PROJECT 28)						\$96,000.00
16. STAFFING PLAN-PW EMPLOYEE				\$20,929.32	\$22,394.37	\$23,961.98
TOTAL EXPENDITURES		\$1,473,685.00	\$1,646,627.83	\$1,750,894.94	\$1,844,366.71	\$1,861,808.09
FISCAL YEAR ENDING BALANCE		\$1,675.00	-\$148,888.83	-\$145,592.94	-\$97,231.71	-\$8,487.09
ENDING FUND BALANCE		\$648,388.00	\$499,499.17	\$353,906.23	\$256,674.52	\$248,187.43

NOTES:

EXHIBIT N

CITY OF POLK CITY-STAFFING PLAN-CASH FLOW PROJECTIONS- JULY 1, 2020

FISCAL YEAR		F.Y. 2020-2021	F.Y.2021-2022	F.Y. 2022-2023	F.Y. 2023-2024	F.Y. 2024-2025
1. POLICE DEPT.			\$83,153.59	\$88,974.34	\$95,202.55	\$246,082.17
2. FIRE DEPT.			\$78,712.38	\$84,222.25	\$180,235.61	\$192,852.10
3. CITY HALL/ ADMINISTRATION						
4. PARKS & REC						
5. LIBRARY						
6. PUBLIC WORKS				\$69,764.39	\$74,647.90	\$79,873.25
TOTAL EXPENDITURES		\$0.00	\$161,865.97	\$242,960.98	\$350,086.05	\$518,807.52
GENERAL FUND EXPENDITURES		\$0.00	\$161,865.97	\$180,173.03	\$282,902.94	\$446,921.59
RUT				\$20,929.32	\$22,394.37	\$23,961.98
WATER				\$20,929.32	\$22,394.37	\$23,961.98
SEWER				\$20,929.32	\$22,394.37	\$23,961.98

Proposed General Obligation Bonds, Series 2022

SOURCES & USES				DEBT SERVICE SCHEDULE						
SOURCES					Date	Principal	Coupon	Interest	Debt	Annual
									Service	Debt Service
Par Amount of Bonds	2,265,000.00									
Accrued Interest										
Other Monies				12/1/2022				37,750	37,750	
		1		6/1/2023	120,000	4.000%	45,300	165,300		203,050
Total Sources	2,265,000.00			12/1/2023			42,900	42,900		
		2		6/1/2024	120,000	4.000%	42,900	162,900		205,800
				12/1/2024			40,500	40,500		
USES				6/1/2025	120,000	4.000%	40,500	160,500		201,000
		3		12/1/2025			38,100	38,100		
Deposit to Construction Account	2,184,000.00	4		6/1/2026	125,000	4.000%	38,100	163,100		201,200
Deposit to Reserve Account				12/1/2026			35,600	35,600		
Capitalized Interest Account	0.00	5		6/1/2027	130,000	4.000%	35,600	165,600		201,200
Municipal Bond Insurance				12/1/2027			33,000	33,000		
Underwriters' Discount (\$10.00 per bond)	22,650.00	6		6/1/2028	135,000	4.000%	33,000	168,000		201,000
Costs of Issuance	55,000.00			12/1/2028			30,300	30,300		
Accrued Interest		7		6/1/2029	145,000	4.000%	30,300	175,300		205,600
Rounding Amount	3,350.00			12/1/2029			27,400	27,400		
		8		6/1/2030	150,000	4.000%	27,400	177,400		204,800
Total Uses	2,265,000.00			12/1/2030			24,400	24,400		
		9		6/1/2031	155,000	4.000%	24,400	179,400		203,800
				12/1/2031			21,300	21,300		
ASSUMPTIONS		10		6/1/2032	160,000	4.000%	21,300	181,300		202,600
				12/1/2032			18,100	18,100		
Dated Date	7/1/2022	11		6/1/2033	165,000	4.000%	18,100	183,100		201,200
Delivery Date	7/1/2022			12/1/2033			14,800	14,800		
First Interest Date	12/1/2022	12		6/1/2034	175,000	4.000%	14,800	189,800		204,600
First Principal Date	6/1/2023			12/1/2034			11,300	11,300		
Last Principal Date	6/1/2037	13		6/1/2035	180,000	4.000%	11,300	191,300		202,600
				12/1/2035			7,700	7,700		
		14		6/1/2036	190,000	4.000%	7,700	197,700		205,400
				12/1/2036			3,900	3,900		
		15		6/1/2037	195,000	4.000%	3,900	198,900		202,800
				12/1/2037						
Arbitrage Yield	4.00039%	16		6/1/2038						
TIC	4.14484%			12/1/2038						
AIC	4.50453%	17		6/1/2039						
Average Life	8.63 Years			12/1/2039						
		18		6/1/2040						
				12/1/2040						
Sports Complex & Trail Project	\$2,184,000	19		6/1/2041						
				12/1/2041						
		20		6/1/2042						
					2,265,000		781,650	3,046,650		3,046,650
				Scale :	Estimated					

SOURCES & USES	
SOURCES	
Par Amount of Bonds	1,285,000.00
Accrued Interest	
Premium	

Total Sources	1,285,000.00
USES	
Deposit to Construction Account	1,227,000.00
Deposit to Reserve Account	
Capitalized Interest Account	
Municipal Bond Insurance	
Underwriters' Discount (\$10.00 per bond)	12,850.00
Costs of Issuance	42,500.00
Accrued Interest	
Rounding Amount	2,650.00

Total Uses	1,285,000.00
ASSUMPTIONS	
Dated Date	7/1/2023
Delivery Date	7/1/2023
First Interest Date	12/1/2023
First Principal Date	6/1/2024
Last Principal Date	6/1/2038

YIELD CALCULATIONS

Arbitrage Yield	4.00039%
TIC	4.14446%
AIC	4.63630%
Average Life	8.65 Years

Trail & Street Project \$1,227,000

DEBT SERVICE SCHEDULE						
Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service	

12/1/2023			21,417	21,417		
0.9 6/1/2024	65,000	4.000%	25,700	90,700	112,117	
12/1/2024			24,400	24,400		
1.9 6/1/2025	65,000	4.000%	24,400	89,400	113,800	
12/1/2025			23,100	23,100		
2.9 6/1/2026	70,000	4.000%	23,100	93,100	116,200	
12/1/2026			21,700	21,700		
3.9 6/1/2027	70,000	4.000%	21,700	91,700	113,400	
12/1/2027			20,300	20,300		
4.9 6/1/2028	75,000	4.000%	20,300	95,300	115,600	
12/1/2028			18,800	18,800		
5.9 6/1/2029	80,000	4.000%	18,800	98,800	117,600	
12/1/2029			17,200	17,200		
6.9 6/1/2030	80,000	4.000%	17,200	97,200	114,400	
12/1/2030			15,600	15,600		
7.9 6/1/2031	85,000	4.000%	15,600	100,600	116,200	
12/1/2031			13,900	13,900		
8.9 6/1/2032	90,000	4.000%	13,900	103,900	117,800	
12/1/2032			12,100	12,100		
9.9 6/1/2033	90,000	4.000%	12,100	102,100	114,200	
12/1/2033			10,300	10,300		
10.9 6/1/2034	95,000	4.000%	10,300	105,300	115,600	
12/1/2034			8,400	8,400		
11.9 6/1/2035	100,000	4.000%	8,400	108,400	116,800	
12/1/2035			6,400	6,400		
12.9 6/1/2036	105,000	4.000%	6,400	111,400	117,800	
12/1/2036			4,300	4,300		
13.9 6/1/2037	105,000	4.000%	4,300	109,300	113,600	
12/1/2037			2,200	2,200		
14.9 6/1/2038	110,000	4.000%	2,200	112,200	114,400	
12/1/2038						
15.9 6/1/2039						
12/1/2039						
16.9 6/1/2040						
12/1/2040						
17.9 6/1/2041						
12/1/2041						
18.9 6/1/2042						
12/1/2042						
19.9 6/1/2043						
12/1/2043						

	1,285,000		444,517	1,729,517	1,729,517	
Scale : Estimated						

General Obligation Bonds, Series 2024

City Hall/Sidewalk Recon	\$2,000,000
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SOURCES & USES				DEBT SERVICE SCHEDULE						
SOURCES					Date	Principal	Coupon	Interest	Debt Service	Annual Debt Service
Par Amount of Bonds	2,460,000.00									
Accrued Interest										
Existing Debt Service Reserve	220,000.00				12/1/2022			24,262.29	24,262.29	
		0.92			6/1/2023	145,000	1.900%	29,114.75	174,114.75	198,377.04
Total Sources	2,680,000.00			1.92	12/1/2023			27,737.25	27,737.25	
					6/1/2024	145,000	1.920%	27,737.25	172,737.25	200,474.50
					12/1/2024			26,345.25	26,345.25	
USES				2.92	6/1/2025	145,000	1.930%	26,345.25	171,345.25	197,690.50
					12/1/2025			24,946.00	24,946.00	
Deposit to Construction Account	2,404,800.00			3.92	6/1/2026	150,000	1.980%	24,946.00	174,946.00	199,892.00
Deposit to Reserve Account	200,499.00				12/1/2026			23,461.00	23,461.00	
Capitalized Interest Account	0.00			4.92	6/1/2027	150,000	2.060%	23,461.00	173,461.00	196,922.00
Municipal Bond Insurance					12/1/2027			21,916.00	21,916.00	
Underwriters' Discount (\$10.00 per bond)	24,600.00			5.92	6/1/2028	155,000	2.180%	21,916.00	176,916.00	198,832.00
Costs of Issuance	47,500.00				12/1/2028			20,226.50	20,226.50	
Accrued Interest				6.92	6/1/2029	160,000	2.280%	20,226.50	180,226.50	200,453.00
Rounding Amount	2,601.00				12/1/2029			18,402.50	18,402.50	
				7.92	6/1/2030	160,000	2.360%	18,402.50	178,402.50	196,805.00
Total Uses	2,680,000.00				12/1/2030			16,514.50	16,514.50	
				8.92	6/1/2031	165,000	2.430%	16,514.50	181,514.50	198,029.00
					12/1/2031			14,509.75	14,509.75	
ASSUMPTIONS				9.92	6/1/2032	170,000	2.500%	14,509.75	184,509.75	199,019.50
					12/1/2032			12,384.75	12,384.75	
Dated Date	7/1/2022			10.92	6/1/2033	175,000	2.560%	12,384.75	187,384.75	199,769.50
Delivery Date	7/1/2022				12/1/2033			10,144.75	10,144.75	
First Interest Date	12/1/2022			11.92	6/1/2034	180,000	2.640%	10,144.75	190,144.75	200,289.50
First Principal Date	6/1/2023				12/1/2034			7,768.75	7,768.75	
Last Principal Date	6/1/2037			12.92	6/1/2035	180,000	2.730%	7,768.75	187,768.75	195,537.50
					12/1/2035			5,311.75	5,311.75	
				13.92	6/1/2036	185,000	2.770%	5,311.75	190,311.75	195,623.50
					12/1/2036			2,749.50	2,749.50	
				14.92	6/1/2037	195,000	2.820%	2,749.50	197,749.50	200,499.00
					12/1/2037					
Arbitrage Yield	2.52046%			15.92	6/1/2038					
TIC	2.65833%				12/1/2038					
AIC	2.93019%			16.92	6/1/2039					
Average Life	8.32 Years				12/1/2039					
				17.92	6/1/2040					
					12/1/2040					
Water Tower & Painting	\$3,340,000			18.92	6/1/2041					
LMI Funds Available	(\$935,200)				12/1/2041					
	\$2,404,800			19.92	6/1/2042					
					2,460,000518,213.542,978,213.542,978,213.54					
					Scale : MMD 7/9/20 plus 65 bps for Pricing & 100 bps for Timing					