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MOVILLE

IOWA

Capital Improvement Plan (CIP)

Fiscal Years 2026-2030

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FOR:

Pat Smith
Public Works Superintendent

City of Moville
21 West Main Street
Moville, IA 51039

712.870.0039
publicworks@wiatel.net

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

FROM:

Amanda Goodenow, PE
Senior Civil Engineer

ISG
1725 North Lake Avenue
Storm Lake, IA 50588

712.732.7745
Amanda.Goodenow@ISGInc.com

Danielle Propst, AICP
Senior Planner

ISG
217 East 2nd Street +Suite 110
Des Moines, Ia 50309

515.243.9143
Danielle.Propst@ISGInc.com

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INTRODUCTION + PURPOSE

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INTRODUCTION + PURPOSE

OVERVIEW

The Capital Improvement Plan (CIP) is a community planning and budgeting tool used to coordinate the identification, timing, and financing of public improvements and major expenditures to a City's infrastructure, equipment, and structures. The CIP includes priority ranking, schedules of project funding, an estimate of project costs, and anticipated financing sources. ISG recommends using this CIP as a living document that is reviewed and updated annually to reflect changes in community needs and priorities.

The City has a comprehensive plan to help guide long-term future decisions, and is committed to developing a CIP to address short-term needs, projects, and associated expenditures. The CIP provides a working blueprint for sustaining and improving the community's infrastructure and assets and ensuring there is collaboration amongst the City's departments on large-scale improvements. The CIP coordinates strategic planning, financial capacity, and physical development.

CAPITAL IMPROVEMENT PLAN SUMMARY

The CIP is a flexible plan based on improvement planning, equipment and technology needs, and financial projections. Identifying these needs helps to schedule the major public improvements that may be incurred by the City over the next five years. A major public improvement or capital expense is any project or item costing at least $10,000. Flexibility of the CIP is established through annual review and revision if necessary. The annual review ensures that the program becomes a continuing part of the budgetary process and that it is consistent with changing demands, as well as changing patterns in cost and financial resources.

The CIP can be used to describe the overall objectives of City development, the relationship between projects with respect to timing and need, and the City's fiscal capabilities. Since the City has a comprehensive plan, the CIP will serve as a tool for implementing the goals and objectives as they relate to major public improvements or expenditures.

The CIP assists with the following:

- Provides a systematic approach to planning and initiating capital projects and to forecasting the anticipated location, timing, and financing of needed public improvement projects
- Develops a realistic program of capital spending within the City's projected fiscal capability to finance such projects, avoiding significant changes in the tax levy or bonded indebtedness
- Coordinates public and private improvement projects to allow adequate time for design and engineering, eliminating duplication of effort and expense
- Informs the public about proposed future projects and expenditures and provides a guiding document for elected and appointed officials
- Provides the necessary planning and lead time, in addition to meeting other prerequisites required for successful applications to certain federal and state grants and funding

PROGRAM DEVELOPMENT

The development of this CIP helps provide clarity to determine short- and long-term needs. In addition to determining needed improvements, it is necessary to identify how to fund the improvements. The following factors are taken into consideration in developing plans for project funding.

Identify Funding Sources

The City has two main sources of revenue for projects: property taxes, which make up the general fund, and enterprise funds, which are primarily used for sanitary sewer and water system improvements. Property taxes and general funds are also used to fund other types of projects, such as transportation and parks and recreation improvements.

Grants + Loans

Private, federal, and state grants and loans are often designated toward applicable projects likes sanitary sewer, water utility improvements, trails, and playground equipment. A list of potential grant opportunities is in the appendix.

Explore Project Alternatives

Identifying project alternatives provides flexibility in design, which may result in possible cost savings.

Borrowing Versus Budgeting

Borrowing has administrative and bond counsel costs associated with it and an interest rate that may vary. Budgeting and building special improvement funds each year allows a project reserve to be developed. This will give the City Council more flexibility to use cash reserves instead of borrowing the full amount for a project. The City Council should consult with their financial advisor when planning for a large capital expenditure to determine which method is most appropriate.

Economies of Scale

It may be advantageous to group projects together when planning improvements. Doing so potentially creates a more desirable and competitive bidding environment, typically resulting in lower overall project costs. In addition, each project is presented and discussed with City representatives to determine the need and priority. These conversations include the following considerations:

- Imminent need
- Public health and safety concerns
- Extending the life of infrastructure
- Potential savings in operating and maintenance costs
- Funding and grant opportunities

SOURCES OF FUNDING

To fund anticipated capital improvements, the City may draw from multiple sources, each with specific restrictions. For example, the water utility fund can finance water meter installations but not a street overlay. Identifying the permitted uses and limitations of each revenue source is therefore essential. A brief description of potential sources follows.

General Fund Reserves

General Fund Reserves are the funds remaining after subtracting cash flow and emergency amounts from the City's cash balance, sometimes referred to as the fund balance. The use of the General Fund Reserves is not recommended for capital improvements without significant City staff and Council review.

General Obligation (GO) Bonds

General obligation bonds are backed by the full faith and credit of the subject municipality. GO bonds typically have a lower interest rate than revenue bonds and are repaid through the City's power as a taxing entity. The City has:

- A RUTF and TIF bond for the 2018 Logan Streets Projects, with a maturity date in 2033
- A TIF bond for the 2013 Ridge I Project, with a maturity date in 2028
- A GO bond for 2021 6th Street and East Drive Projects, with a maturity date in 2036
- A RUTF and TIF bond for the 2020 Main/S 2nd Streets/Ridge II Projects, with a maturity date in 2030
- A GO bond for 2022 Fire Truck purchase, with a maturity date in 2032
- A GO bond for 2022 Frontage Rd/2nd/3rd Street Projects, with a maturity date in 2032
- A GO bond for 2024 Frontage Rd. Improvements Project, with a maturity date in 2034

Intergovernmental Transfers

Intergovernmental transfer funds include revenue sharing from a variety of state and county funding programs per Iowa statute, as well as any special funds or grant dollars received from federal or state programs that are designated for a specific project.

Local Option Sales Tax (LOST)

Iowa has a base sales tax of 6% and allows local governments to add a Local Option Sales Tax (LOST) of up to an additional 1%. The City receives approximately $300,000 annually in sales tax dollars. This funding source is a line item in the City's general fund.

Private Sector Funding

This funding source consists primarily of payments made by developers for the purchase of land, the installation of water, sewer, streets, or other related expenditures. It can also refer to donations made to the City by individuals or groups.

Road Use Tax Fund (RUTF)

The Iowa Treasurer of State distributes money from the state's Road Use Tax Fund to Iowa Cities and counties. The City of Moville is anticipating to receive approximately $240,000 in 2026/2027. This money will be allocated to road maintenance, staffing, equipment, and debt service.

Revenue Bonds

These are bonds issued for improvements made for a specific revenue-producing facility or operation. The debt incurred is repaid from the revenue generated by the facility.

- 2017 Clean Water State Revolving Fund loan for a Lift Station project, with a maturity date in 2037
- 2015 Drinking Water State Revolving Fund loan for South Street water improvements, with a maturity date in 2035

Additional information is provided in the financial analysis in the appendix.

Utility Funds

Sanitary Sewer Utility Funds

Sanitary sewer utility funds consist of revenue generated from charges for sewage disposal. The cost of operations, existing debt service, and system (capital) improvements determines the ultimate charge levied for the service provided.

Storm Sewer Utility Funds

Storm sewer utility funds consist of revenue generated by charging storm sewer utility fees that are used to either partially or fully fund storm water projects and improvements. The City currently does not have a storm sewer utility fee.

Water Utility Funds

Water utility funds consist of revenue generated from the sale of water. The cost of operations, existing debt service, and system (capital) improvements determines the ultimate charge levied for the service provided. There are no current debt service related charges.

Tax Increment Financing (TIF)

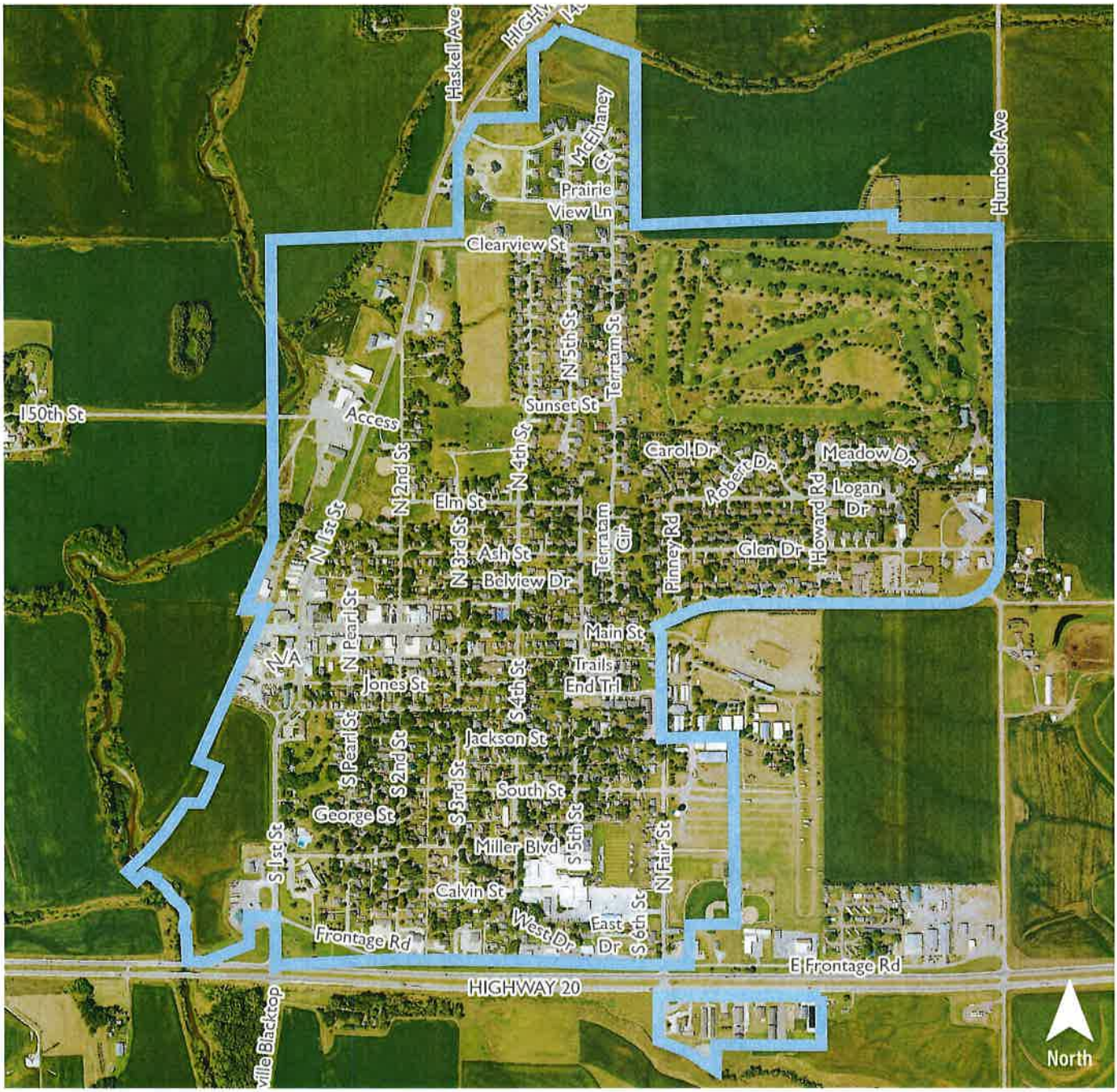
In many cases, cities establish special funds to support capital improvements. Tax Increment Financing (TIF) is an example of a special fund. TIF revenue is a result of improvements or new development that incrementally increases existing tax value over time. This type of funding mechanism is often used to eliminate blighted conditions or fund economic development activities. The City has three TIF districts established.

Special Assessments

Special assessments are specific taxes levied to meet the cost of public improvements that benefit the property affected. The City has not previously used special assessments to finance improvements.

COMMUNITY OVERVIEW + MISSION

To promote and improve our quality of living, enhance our sense of community, and preserve the integrity of our small-town values. We are committed to providing excellent services for all citizens and businesses through constant improvement and communication. We strive to sustain the public trust through open and responsive government, and we encourage public participation from our citizens and local businesses.



MOVILLE COMMUNITY DEMOGRAPHIC OVERVIEW

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Key Facts

1,655	1,215	36.5	652
Population	Daytime Population	Median Age	Households

2025-2030 Average Household Expenditures

$104,235	$4,010	$1,848	$8,606
2025 Annual Budget Expenditures	2025 Property Taxes	2025 Education	2025 Health Care
↓	↓	↓	↓
$120,628	$4,640	$2,138	$9,959
2030 Annual Budget Expenditures	2030 Property Taxes	2030 Education	2030 Health Care

2025-2030 Average Family Size Projection

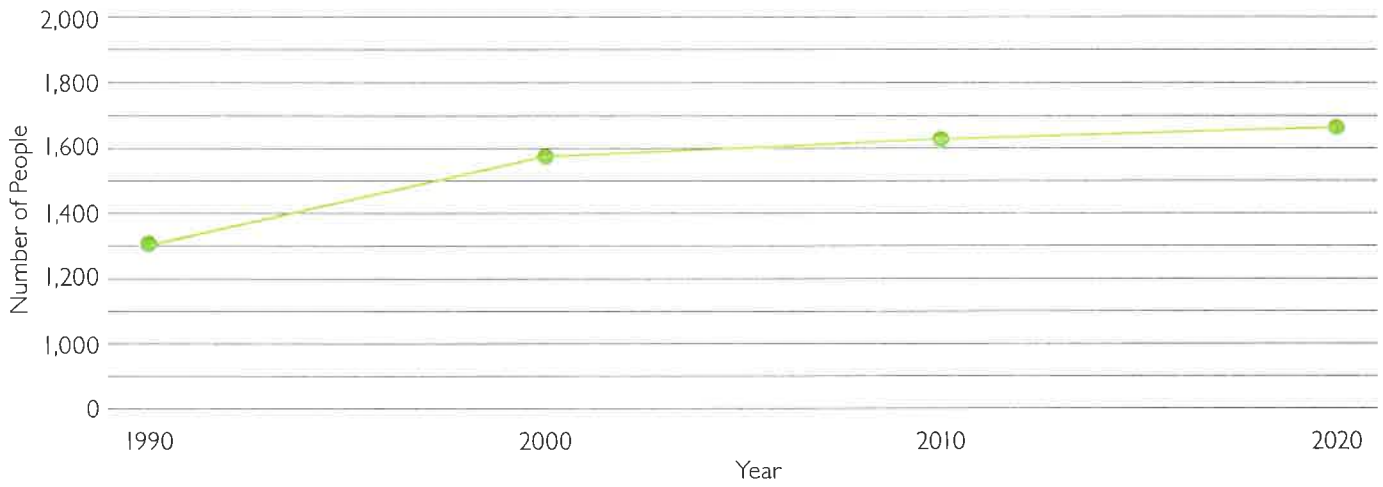
3.05	1,390	456
2025 Average Family Size	2025 Average Family Population*	2025 Average Family Households
↓	↓	↓
3.08	1,369	444
2030 Average Family Size	2030 Average Family Population*	2030 Average Family Households

**Average Family Population: consists of a householder and one or more persons living in a shared household who are related to the householder.*

Housing

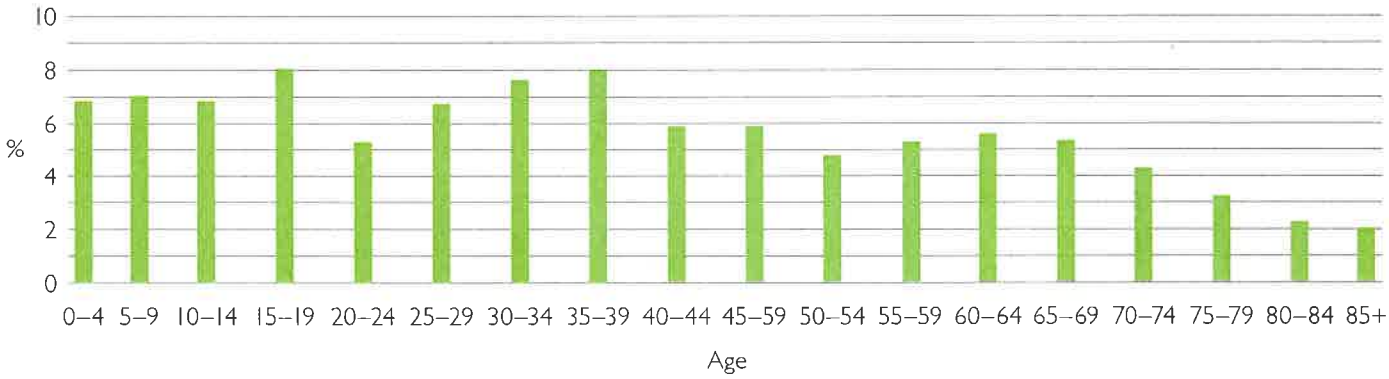
78%	8%	22%	708
2025 Owner Occupied Housing Units	2025 Vacant Housing Units	2025 Renter Occupied Housing Units	2025 Housing Units

Population Time Series



Demographic chart were created using U.S. Decennial Census.

2025 Age Distribution



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2025 Income

$90,170
Median Household Income

$47,740
Per Capita Income

$302,191
Median Net Worth

$264,873
Median Home Value

2025 Business

72
Standard Industrial Classification (SIC) Businesses

72
North American Industry Classification System (NAICS) Businesses

528
Total Employees

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CAPITAL IMPROVEMENT PLAN

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CAPITAL IMPROVEMENT PLAN

CIP DESIGN

To effectively plan for and manage the projects contained in the CIP, activities are placed into program and department categories. The City's activities are divided into categories:

- Equipment + Technology
- Public Facilities
- Parks + Recreation
- Sanitary Sewer System
- Storm Sewer System
- Water System
- Transportation System
- Community Development

CITY OF MOVILLE CAPITAL IMPROVEMENT PLAN

To create the City's updated CIP, ISG worked with the mayor, public works director, and City staff to identify and assess department needs and the condition of City-owned infrastructure. The City's water, wastewater, and stormwater systems were analyzed through existing studies, review of utility maps, and conversations with City staff. ISG evaluated parks and recreation and City-owned facilities and City staff provided input on equipment and vehicle needs.

ISG's multi-disciplinary team created an updated, holistic CIP for the City. The results are outlined with implementation strategies in the following pages. While ISG provided a full list of recommended or potential projects, City staff and City Council members worked to prioritize and select a list of programmed improvements that are proposed for the next five years as part of this CIP. Additional projects from the full list may be replaced or eliminated at the City's discretion.

ISG presented an expanded list of potential proposed projects developed through the evaluation process (see Appendix B). City Council and staff members were asked to provide input on prioritizing and narrowing the list of programmed projects by year (see Appendix A).

A project priority list, capital improvement worksheets, and potential grant programs listings are in the appendix. The appendix also includes the effect financing will have on the City's GO debt capacity.

APPENDICES

The CIP includes the following appendices for the City's reference and supplemental information.

Appendix A: Project Priority List

ISG recommends the City Council and staff review the CIP on an annual basis to adjust priorities accordingly. A project priority list shows the five-year schedule of programmed improvements by year beginning in 2026.

Appendix B: Project Cost

Appendix B includes itemized project costs for the engineering projects identified by ISG.

Appendix C: Financial Analysis

Appendix C includes a summary of existing debt, projected debt capacity with planned projects, and a snapshot of projects using general funds.

Appendix D: Facility Assessments

Appendix D includes a summary of the completed facility assessments.

Appendix E: Supplemental Information

Supplemental information provided for the purposes of this CIP in Appendix E includes a project map including programmed and unprogrammed projects from the wastewater, water, storm water, and streets and sidewalks categories.

SYSTEM OVERVIEW, RECOMMENDATIONS, AND PROGRAMMED IMPROVEMENTS

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SYSTEM OVERVIEW, RECOMMENDATIONS, AND PROGRAMMED IMPROVEMENTS

EQUIPMENT + TECHNOLOGY

The City expressed interest in purchasing and replacing new public safety and public works equipment and vehicles. Included in these equipment upgrades and purchases are a new police car, tanker truck for the fire department, and several pieces of equipment and pick-up replacements for the water, public works, sewer, and street department.

Table 1.1 Identified Equipment + Technology Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
New Payloader	Equipment + Technology	$95,100	Lease Agreement	2030
Snowplow Attachment	Equipment + Technology	$18,900	General Funds	2030
Pelican Sweeper	Equipment + Technology	$185,700	Lease Agreement	2027
Bobcat Toolcat (New)	Equipment + Technology	$71,100	General Funds	2027
Sewer Jet Trailer (Used)	Equipment + Technology	$36,100	General Funds	2026
John Deere Mower Trade	Equipment + Technology	$7,300	General Funds	2026
		$7,700		2028
		$8,200		2030
Grasshopper Mower Replacement	Equipment + Technology	$26,600	General Funds	2027
Dump Truck Replacement	Equipment + Technology	$76,500	Lease Agreement	2028
		$81,200	Lease Agreement	2030
Police Car (New)	Equipment + Technology	$54,700	General Funds	2028
Fire Department Tanker Replacement (1990 Replacement)	Equipment + Technology	$515,000	Lease Agreement	2026

Table 1.2 Identified Equipment + Technology Not Programmed Improvements

Project	Category	Opinion of Cost	Planned Fiscal Year
Bobcat Skidloader (New)	Equipment + Technology	$60,000	Not Programmed
Bobcat Miniexcavator	Equipment + Technology	$75,000	Not Programmed
Tractor/Mower Attachment	Equipment + Technology	$15,000	Not Programmed
Tractor/Tiller Attachment	Equipment + Technology	$15,000	Not Programmed
3/4-Ton Pick-Up Truck (New)	Equipment + Technology	$40,000	Not Programmed
1/2-Ton Pick-Up Truck	Equipment + Technology	$35,000	Not Programmed
Heavy Trailer	Equipment + Technology	$20,000	Not Programmed

PUBLIC FACILITIES

City Hall + Public Works

21 West Main Street, Moville, IA 51039

The City Hall and Public Works building is in fair condition overall with some aging components. The main ethylene propylene diene terpolymer (EPDM) roof membrane was installed in 2020 and is in good condition with an expected useful service life of 20 years. The shop roof is nearing its 20-year limit but can likely be deferred for up to five years. The canopy roof is deteriorating and leaking. Brick and mortar are sound, but rusted lintels include one failed section.

Interior spaces were recently renovated, though public restrooms are not accessible and do not meet the Americans with Disabilities Act (ADA) Standards. Heating, ventilation, and air conditioning (HVAC) systems range from 2012 to 2018, with shop heaters and a water heater installed in 2015; the latter shows corrosion and is nearing the end of its useful service life. Electrical panels were updated in 2017, and lighting is largely LED. Staff noted a need to expand the Police Department area, which currently shares shop space with Public Works.

Recommendations

- Replace the canopy roof if the building expansion does not occur
- Prepare and repaint window lintels and replace the failed section
- Replace damaged panel sections and weather stripping on overhead doors
- Replace doors, frames, and hardware on man door
- Enlarge and renovate council chambers restrooms
- Expand police department to the east of the building
- Install insulation at supply ductwork to eliminate condensation for the office and council chambers HVAC
- Replace water heater and install a pedestal to lift water heater off the floor
- Replace generator with properly-sized unit to power the entire building with an automatic transfer switch

Haskell Pool

Miller Boulevard Moville, IA 51039

The outdoor municipal pool shows significant aging and corrosion issues. The 1991 waterslide has structural corrosion and damaged brackets, and its pump and valve are inoperable. Concrete around the wading pool is cracked, and concrete masonry unit (CMU) walls are stained, with failed joints and missing mortar. Roof shingles are over 15 years old, nearing their 20-year useful service life. Locker room doors and hardware are corroded and do not meet ADA Standards, and restrooms lack accessible fixtures.

Pool equipment, electrical systems, and underwater lights are original and heavily corroded, with most components past their useful service life. The chemical storage room floor and metal decking are deteriorated. The City is considering expanding the bath house to relocate mechanical systems from the basement for easier future replacement.

Recommendations

Pool

- Replace the waterslide, structure, and pump
- Replace concrete around wading pool
- Replace pool lights with LED lights

Bathhouse

- Replace shingles on bathhouse roof
- Replace door, frame, and inaccessible hardware on exterior doors
- Tuckpoint select exterior masonry areas, remove and replace control joints, and seal CMU block on exterior walls
- Install accessible fixtures including but not limited to water closets, sinks, and shower fixtures in the restrooms and locker rooms
- Replace pool mechanical equipment
- Replace electrical equipment in conjunction with mechanical equipment
- Expand bath house for the mechanical room relocation
- Repair flooring and deck when the mechanical room is expanded so space can be reused

Table 1.3 Identified Public Facility Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
City Hall + Public Works - Priority 1 Item, Canopy Roof Replacement (0–2 Years)	Public Facilities	$27,100	General Funds	2029
City Hall + Public Works - Priority 1 Item, Window Lintels Replacement (0–2 Years)	Public Facilities	$12,500	General Funds	2028
City Hall + Public Works - Priority 1 Item, Enlarge + Renovate Restrooms for ADA Compliance (0–2 Years)	Public Facilities	$30,900	General Funds	2030
City Hall + Public Works - Priority 1 Item, Mechanical Repairs + Updates (0–2 Years)	Public Facilities	$16,900	General Funds	2029
City Hall + Public Works - Priority 1 Item, Generator Replacement (0–2 Years)	Public Facilities	$51,500	General Funds	2026
City Hall + Public Works - Priority 2 Items (3–5 Years), Overhead Door Replacement	Public Facilities	$4,400	General Funds	2028
City Hall + Public Works - Priority 2 Items (3–5 Years), Man Door Replacement	Public Facilities	$4,400	General Funds	2028
City Hall + Public Works - Priority 2 Items (3–5 Years), Replace Water Heater	Public Facilities	$4,400	General Funds	2030
Engineering for Pool Improvements (Replace Mechanical Equipment + Expand Bath House for Mechanical Equipment Room)	Public Facilities	$109,800	General Funds	2026

Note: Priority item and recommended replacement year is part of the facility assessment process and included for public facilities only.

Table 1.4 Identified Public Facility Not Programmed Improvements

Project	Category	Opinion of Cost	Planned Fiscal Year
City Hall + Public Works - Priority 2 Items (3–5 Years), Police Department Expansion	Public Facilities	$1,500,000	Not Programmed
City Hall + Public Works - Priority 3 Items (5+ Years), HVAC Maintenance in Council Chambers	Public Facilities	$2,000	Not Programmed
Pool - Priority 1 Items (0–2 Years), Replace Slide, Structure, and Pump	Public Facilities	$233,000	Not Programmed
Pool - Priority 1 Items (0–2 Years), Tuckpoint Bath House Walls	Public Facilities	$12,500	Not Programmed
Pool - Priority 1 Items (0–2 Years), Replace Locker Room Doors	Public Facilities	$4,000	Not Programmed
Pool - Priority 1 Items (0–2 Years), Install Accessible Fixtures in Bath House	Public Facilities	$20,000	Not Programmed
Pool - Priority 1 Items (0–2 Years), Replace Pool Mechanical Equipment	Public Facilities	$500,000	Not Programmed
Pool - Priority 1 Items (0–2 Years), Replace Pool Electrical Equipment	Public Facilities	$33,300	Not Programmed
Pool - Priority 1 Items (0–2 Years), Expand Bath House for Mechanical Equipment Room	Public Facilities	$566,000	Not Programmed
Pool - Priority 2 Items (3–5 Years), Concrete Replacement Around Wading Pool	Public Facilities	$39,000	Not Programmed
Pool - Priority 2 Items (3–5 Years), Replace Shingles on Bath House Roof	Public Facilities	$12,600	Not Programmed
Pool - Priority 3 Items (5+ Years), Replace Pool Lights	Public Facilities	$10,700	Not Programmed
Pool - Priority 3 Items (5+ Years), Repair Floor Following Mechanical Room Expansion	Transportation System	$36,800	Not Programmed

PARKS + RECREATION

Main Street Park

Main Street, Moville, IA 51039

The park shelter experiences water pooling under the pavilion during heavy rains, which staff attribute to inadequate drainage. To address this, it is proposed to extend the exterior wall to redirect runoff into the storm drain, reducing water intrusion and improving usability during wet conditions. The sidewalk around the shelter is also impacted by poor drainage. General maintenance is needed on several pieces of equipment.

Recommendations

- Extend exterior wall to match existing construction and divert rainwater
- Replace the sidewalk on the east side of the shelter house
- Replace the fence post on the basketball court
- Replace the volleyball net
- Replace surfacing for sand volleyball with rubber surfacing
- Replace playground mulch with rubber surfacing

Memorial Park

South Pearl Street, Moville, IA 51039

Several mature trees are significantly damaged. The park lacks a drinking water fountain and the playground surfacing is high maintenance. The City desires to upgrade it to a rubber surfacing to reduce long term maintenance costs.

Recommendations

- Remove damaged trees and plant new trees
- Install a drinking water fountain
- Replace playground mulch with rubber surfacing

Fitness Equipment for Trails

The City constructed a trail, which starts at Main Street and extends to the Moville Community Center and past the Meadows Country Club. The City would like to offer more amenities on the existing trail between Howard Road and the Cemetery by adding fitness equipment nodes.

Recommendation

- Install fitness equipment nodes spaced along the existing trail

Table 1.5 Identified Parks + Recreation Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
Main Street Park Improvements	Parks and Recreation	$252,000	General Funds, Grants	2027
Memorial Park Improvements	Parks and Recreation	$173,000	General Funds, Grants	2028
Park Shelter - Priority 1 Items (0–2 Years), Exterior Wall Extension	Parks + Recreation	$2,100	General Funds	2026

Table 1.6 Identified Parks + Recreation Not Programmed Improvements

Project	Category	Opinion of Cost	Planned Fiscal Year
Add Fitness Equipment to Bike Trail, Howard Road to Cemetery	Parks and Recreation	$97,000	Not Programmed

SANITARY SEWER SYSTEM

The sanitary sewer system consists of sanitary sewer piping, manholes, lift stations, forcemains, and sewer services. According to City records, much of the gravity system was installed prior to 1919, with additional portions of the system added as development occurred. Most piping in the City is vitreous clay pipe (VCP).

Aerated Lagoons

The sewage treatment facility consists of a three-cell aerated lagoon system south of U.S. Highway 20 and east of County Road K64. This three-celled system was constructed in 2001, and is sized to treat an average dry weather (ADW) flow of 0.310 million gallons per day (MGD) and an average wet weather (AWW) flow of 0.370 MGD. The five-day biochemical oxygen demand (BOD5) load is 375 pounds per day. The facility is permitted by the Iowa Department of Natural Resources (IDNR) under the National Pollutant Discharge Elimination System (NPDES) permit number 9753001. Originally issued May 1, 2025, the permit expires on November 1, 2029.

Lift Stations

There are two lift stations: the north station serving the north portion of the City just east of North 2nd Street and north of 150th Street, and the main lift station serving the entire City, at the intersection of Highway 20 and Highway 140. The most recent improvements to the north lift station were completed in 2011, and included pump replacements and routine maintenance and equipment upgrades. The north lift station is not equipped with a backup power generator; plans should be made to provide a source of emergency power capable of operating this lift station.

The main lift station was completely reconstructed in 2018 and includes a small building, which houses a generator, valve configuration, and controls. Both lift stations are equipped with automatic dialers to notify the operator of any alarms. Operation at the north lift station averages approximately five hours per day, with the main lift station averaging six hours per day. A wastewater flow meter was installed on the main lift station reconstruction project in 2018. A flow meter installation at the north lift station would provide more accurate flow readings.

Based on current flow readings, the City appears to have sufficient treatment capacity to support significant future development. The system is sized to treat an average dry weather (ADW) flow of 0.310 million gallons per day (MGD). From November 2024 through October 2025, the treatment facility has treated 0.102 MGD.

Overall, the City's sanitary sewer system is in good condition, with the City continuing to pay the 20-year loan on the main lift station reconstruction project until fiscal year 2039.

Recommendations

Continue with general system maintenance to prepare for sewer lining and monitoring the wastewater treatment plant lagoons

- Perform annual sludge sonar on lagoon cell one to monitor sludge build up
- Perform spot repair on a portion of the damaged sewer main on Frontage Road between South 2nd Street and South Pearl Street
- Clean and televise the entire sanitary sewer system to access condition and priorities
- Budget annual manhole lining
- Install a berm around the north lift station to protect it from flooding

Table 1.7 Identified Sanitary Sewer System Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
North Lift Station Flood Protection	Sanitary Sewer System	$24,100	Sewer Funds	2028
Sewer Cleaning + Televising, Entire Town	Sanitary Sewer System	$74,200	Sewer Funds	2026
		$76,400		2027
Frontage Road Sewer Repairs (South 2nd Street to South Pearl Street)	Sanitary Sewer System	$6,200	Sewer Funds	2026
Annual Manhole Cleaning	Sanitary Sewer System	$20,600	Sewer Funds	2026
		$21,300		2027
		$21,900		2028
		$22,600		2029
		$23,200		2030
Annual Sludge Sonar	Sanitary Sewer System	$3,100	Sewer Funds	2026
		$3,200		2027
		$3,300		2028
		$3,400		2029
		$3,500		2030

STORM SEWER SYSTEM

The stormwater system consists of intakes, manholes, piping, culverts, and ditches. All stormwater eventually outlets to the west fork of the Little Sioux River. There are multiple outlets to the west fork of the Little Sioux River, all on the west side of the City. The City's topography provides natural drainage, meaning there has been little need for major storm sewer piping improvements.

There is no stormwater pond or other treatment facility serving the City. The stormwater flows directly into the west fork of the Little Sioux River. This method of routing stormwater directly to conveyance systems, with no detention, is a major contributor to flooding. Additionally, this method provides no treatment for stormwater.

The capacity of the system to serve future development will largely depend on the type and location of development and the size of storm sewer available. If the development results in large increases in the impervious surface area, it is recommended that stormwater ponds be constructed for water quality and detention.

As Moville develops and redevelops, the City should consider a policy for stormwater treatment and storage.

Recommendations

- Install drainage improvements to Carol Drive as a part of a larger street condition improvement listed in the Transportation Systems section

WATER SYSTEM

Source

The water system consists of two municipal wells, one treatment facility, one elevated storage tower, water mains, and hydrants. The City has drilled six wells; three have been abandoned, one was a test well, and two municipal wells are active—Well No. 5 and Well No. 6. Both municipal wells are near the water treatment facility on Sunset Street between 1st and 4th Streets. Well No. 5 is a deep well, drawing from the Dakota Aquifer and Well No. 6 is also a deep well, drawing its water from the Pleistocene Aquifer. The City is awaiting a construction permit to proceed with a project that will drill two new wells and plug the existing active wells. These new wells will be south of Highway 20 in the Dakota Aquifer.

The Iowa Department of Natural Resources (IDNR) requires any user withdrawing more than 25,000 gallons in a 24-hour period during any calendar year to obtain a water use permit. Permit #3753 allows the City to pump up to 150 million gallons per year (MGY). The actual quantity of water pumped from the municipal wells is approximately 78 million gallons per year (MGY), or roughly half of the amount permitted under the water use permit.

Treatment + Storage

The City's water treatment consists of the injection of three chemicals into the raw water. Ortho/polyphosphate and caustic soda are added for corrosion control in the distribution system. Hypochlorination is also added for the disinfection of the raw water. The City is awaiting a construction permit to proceed with construction of a new water treatment plant. The new facility will include the injection of the same three chemicals, but will also allow for a potential filtration system if desired in the future. The new water treatment plant will be south of Highway 20 next to the new wells.

The City has one elevated storage tank to provide storage and pressure to the distribution system, south of the Woodbury County Fairgrounds. The elevated storage tank has a capacity of 300,000 gallons. The City is awaiting a construction permit to proceed with construction of a new water tower on the same site as the new wells. The new tower will have a storage capacity of 400,000 gallons and will provide higher pressure for the distribution system.

Distribution

Water is distributed throughout the City in a system of water mains, valves, and hydrants. The system is comprised of numerous valves, approximately 90 hydrants, and approximately 63,000 linear feet of water main. New water main will be installed as part of the new water tower construction project.

According to the Recommended Standards for Water Works, a city's water supply should equal or exceed the maximum daily demand with its largest producing well out of service, known as the firm capacity. After the construction project is complete, the City's firm capacity will be 570,000 gallons per day, exceeding the projected peak demand of 561,000 gallons per day.

With the completion of the construction project, the City will have sufficient production capacity to support significant future development. The water distribution system should be examined in coordination with any future street improvement projects to determine if additional looping or distribution improvements would be advantageous.

Recommendations

The City has plans to replace and loop several sections of water main within the community:

- Main Street water main replacement from 1st Street to 3rd Street
- Replace water main as part of the 4th Street reconstruction project from Calvin Street to Frontage Road
- Replace and loop water main on Terra Tam Circle from Elm Street to Main Street
- Replace Ash Street water main from North 2nd Street to Pinney Road
- Replace North 5th Street water main from Ash Street to Main Street
- Extend water main on North 4th Street from Main Street to Belview
- Finish replacing all water meters, which is approximately 75% of the community
- Move hydrants in Logans Addition out of the alleyways and into the street so that they are accessible to emergency vehicles
- Replace valves on Pinney Road Between Penny and Terra Tam
- Replace curb stops on Glenn Drive
- Replace water services on Elm and North 3rd Street so the water main in the Alley can be abandoned

Table 1.8 Identified Water System Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
Main Street Water Main Replacement	Water System	$1,017,700	Revenue Bond	2026
Terra Tam Circle Water Main Replacement	Water System	$279,200	Revenue Bond	2026
Ash Street Water Main Replacement (North 2nd Street to Pinney Road)	Water System	$650,600	Revenue Bond, One Project for Funding	2029
North 5th Street Water Main Replacement (Ash Street to Main Street)	Water System	$183,500	Revenue Bond, One Project for Funding	2029
North 4th Street Water Main Extension (Main Street, Tie in Belview)	Water System	$145,200	Revenue Bond, One Project for Funding	2029
Replace Water Meters in Remaining 75% of Town	Water System	$54,200	Water Funds	2026
		$55,900		2027
		$57,500		2028
		$59,300		2029
		$61,000		2030
Logans Addition Hydrants, Move out of Alley into Street ROW	Water System	$260,000	Revenue Bond	2027
Replace Valves on Pinney Road, Between Penny and Terra Tam, Replace Curb Stops on Glenn Drive	Water System	$9,000	Water Funds	2027
Elm and North 3rd Water Service Line Replacements to Abandon Main in Alley	Water System	$75,400	Water Funds	2028
Ongoing Water Treatment, Wells, Water Tower, and Distribution Project	Water System	$9,800,000	Water Revenue Bond	2027

TRANSPORTATION INFRASTRUCTURE

Overview

The City's transportation system is comprised of a U.S. Highway, a State Highway, and local streets. The State of Iowa has jurisdiction over U.S. Highway 20, a principal arterial, and Highway 140, a minor arterial. All other roads are considered local streets under the jurisdiction of the City. The 2025 Annual Average Daily Traffic (AADT) for the City's roads is in Appendix G. The data was collected by the Iowa Department of Transportation's Division of Planning and Programming. The City's road system saw only minor changes in the AADT from the data collected in 2015. Highway 20 has seen a significant increase in traffic, which can be attributed to the construction of four lanes across the state of Iowa since 2015.

The City is responsible for maintaining approximately 12.5 miles of local streets. There are approximately 1.85 miles of streets made of red granite located on the south side of town, dating back to the 1920s. The Portland Cement Concrete (PCC) curb and gutter system was installed later. The surface of the red granite roads and PCC curb and gutter system have deteriorated over the years from traffic and weathering, resulting in a rough driving surface. The streets are structurally sound, but it is recommended the City continue resurfacing these roads.

The City's streets are generally in good condition, but some of the granite streets may need replacement and other streets may require ongoing maintenance. Utility improvements, like water mains or sanitary sewer lines, should be considered when street improvements like overlays or reconstructions are done. Street improvements include mostly resurfacing with some reconstruction. Sidewalks should be updated to accessible standards as they are disturbed within each project. Some notable conditions include:

- Carol Drive is in poor condition. Replacing the most damaged panels will be a less costly option, but will not address the underlying issues of poor subgrade material and drainage.

Recommendations

The City has plans to repair, reconstruct, and resurface several roads within the community.

Repair

- Repair Main Street alleyways via a combination of crack seal, full depth patches, seal coat, and mill and overlay
- Repair the manhole boxout at the intersection of South Pearl Street and Frontage Road

Replace

- Replace sidewalk and parking areas on the north side of the Main Street water main replacement project
- Reconstruct the parking and drive area on the north side of City Hall

Estimates for transportation system projects are the Engineer's Opinion of Probable Cost Appendix F.

Reconstruct

- Reconstruct South 2nd Street from Miller Road to Frontage Road, widening
- Reconstruct Jones Street from 1st Street to the western dead end
- Reconstruct South 4th Street from Calvin Street to Frontage Road, widening
- Reconstruct North 2nd Street from Ash Street to Highway 141, adding sidewalks, curb and gutter, and storm sewers
- Reconstruct Circle Drive into a cul-de-sac
- Reconstruct Carol Drive, correcting the subgrade, and installing subdrain for a long-term solution

Resurface

- Resurface Main Street from Fair Street to the Post Office. This project includes reconfiguring the intersection of Main and Fair Streets to enhance pedestrian safety and vehicle turning
- Resurface Jones Street from 1st Street to 4th Street.
- Resurface Jackson Street from 2nd Street to the street width transition just west of Fair Street
- Resurface South 4th Street from Main Street to Calvin Street
- Resurface South Street from 2nd Street to 4th Street

Table 1.9 Identified Transportation System Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
South 2nd Street Reconstruction (Miller to Frontage)	Transportation System	$664,300	GO Debt	2030
Carol Drive Reconstruct Failed Street and Address Drainage Problem	Transportation System	$386,300	GO Debt	2026
Repave Lot Behind City Hall	Transportation System	$131,000	RUTF, General Funds	2030
Main Street Alley Overlay (1st to 3rd)	Transportation System	$312,600	GO Debt	2028
Jones Street Reconstruction (1st to West Dead End)	Transportation System	$277,100	RUTF, General Funds	2030
4th Street Reconstruction (Calvin to Frontage), Sewer Inspection and Water Replacement	Transportation System	$685,400	GO Debt	2027
North 2nd Street Reconstruction (Ash Street to Highway), Adding Sidewalks and Storm Sewers	Transportation System	$1,720,000	GO Debt	2028
Main Street Overlay (Fair Street to Post Office), Plus Intersection Reconfiguration of Main and Fair Streets	Transportation System	$500,800	GO Debt	2027
Jones Street Overlay (1st Street to 4th Street)	Transportation System	$220,500	RUTF, General Funds	2026
Jackson Street Overlay (2nd Street to Midway between 5th Street and Fair Street)	Transportation System	$255,500	RUTF, General Funds	2029
South 4th Street Overlay (Main Street to Calvin), with ADA Sidewalks	Transportation System	$593,600	GO Debt	2030
South Street Overlay (2nd Street to 4th Street)	Transportation System	$130,500	RUTF, General Funds	2027
South Pearl and Frontage Intersection Street and Manhole Repair	Transportation System	$10,300	RUTF, General Funds	2026

Table 1.10 Identified Transportation Not Programmed Improvements

Project	Category	Opinion of Cost	Planned Fiscal Year
Circle Drive Reconstruction, Turn into a Cul-De-Sac	Transportation System	$359,000	Not Programmed

COMMUNITY DEVELOPMENT

Through the CIP process, the CIty identified a need to update zoning maps, add to the existing GIS system, update the ordinance/ resolution book, and update the 2013 Comprehensive Plan. These steps will provide the community with a strategy for addressing planning and develoment in the coming years.

Table 1.11 Identified Community Development Programmed Improvements

Project	Category	Opinion of Cost	Proposed Funding Source	Planned Fiscal Year
Updating Zoning Maps and Add to GIS System	Community Development	$3,100	General Funds	2026
Updating Ordinance/Resolution Book	Community Development	$6,200	General Funds	2026
Update 2013 Comprehensive Plan	Community Development	$25,000	General Funds	2026

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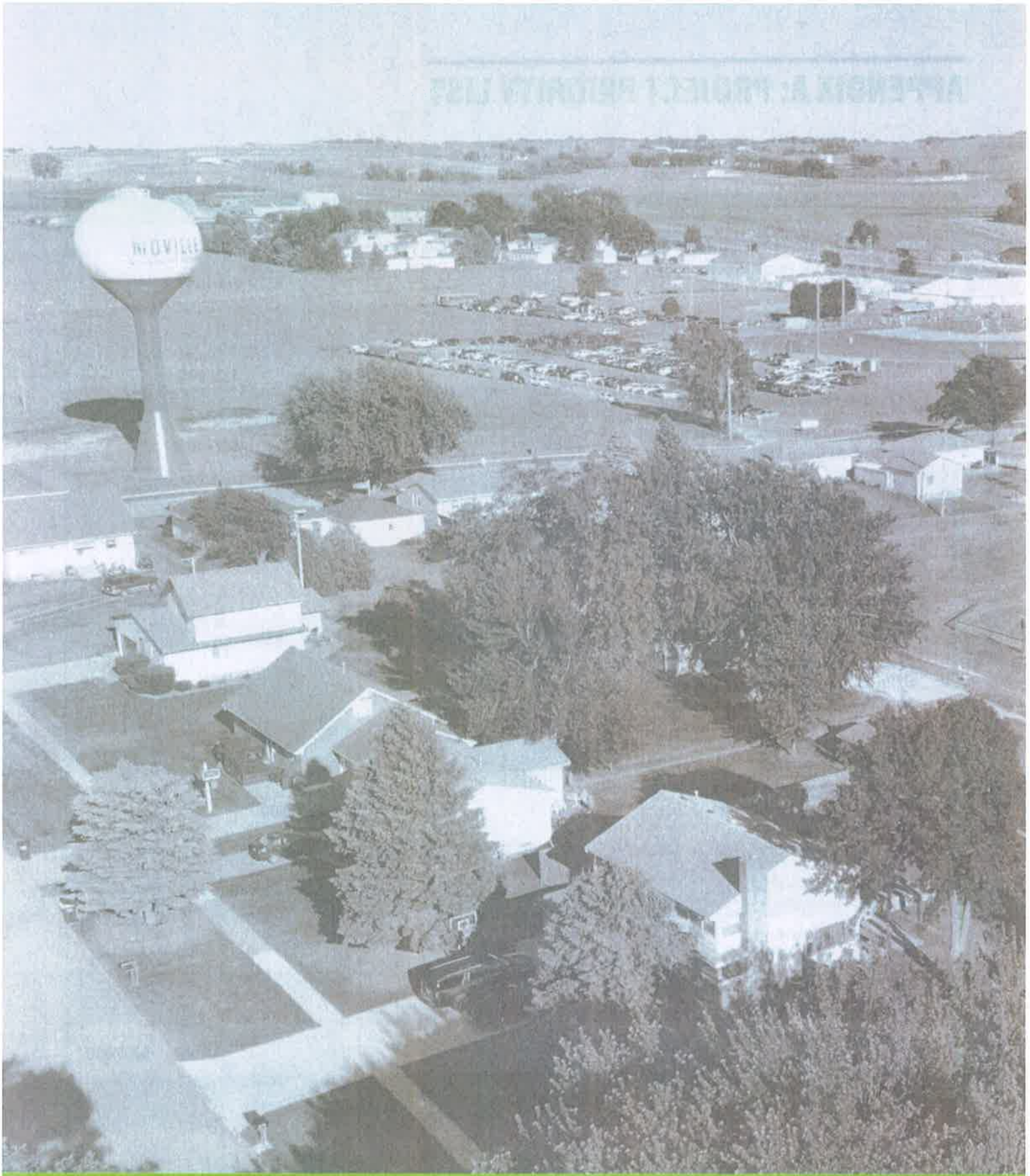


APPENDIX

APPENDIX A: PROJECT PRIORITY LIST

Table 1.12 Project Schedule

No.	Project	2026	2027	2028	2029	2030	Future
1	Main Street Water Main Replacement	$1,017,700					
2	South 2nd Street Reconstruction (Miller to Frontage)					$664,300	
3	Carol Drive Reconstruct Failed Street and Address Drainage Problem	$386,300					
4	Repave Lot Behind City Hall					$131,000	
5	Main Street Alley Overlay (1st to 3rd)			$312,600			
6	Jones Street Reconstruction (1st to West Dead End)					$277,100	
7	4th Street Reconstruction (Calvin to Frontage), Sewer Inspection and Water Replacement		$685,400				
8	North 2nd Street Reconstruction (Ash Street to Highway), Adding Sidewalks and Storm Sewers			$1,720,000			
9	North Lift Station Flood Protection			$24,100			
10	Main Street Overlay (Fair Street to Post Office), Plus Intersection Reconfiguration of Main and Fair Streets		$500,800				
11	Jones Street Overlay (1st Street to 4th Street)	$220,500					
12	Jackson Street Overlay (2nd Street to Midway between 5th Street and Fair Street)				$255,500		
13	South 4th Street Overlay (Main Street to Calvin), with ADA Sidewalks					$593,600	
14	South Street Overlay (2nd Street to 4th Street)		$130,500				
15	South Pearl and Frontage Intersection Street and Manhole Repair	$10,300					
16	Circle Drive Reconstruction, Turn into a Cul-De-Sac						$359,000
17	Terra Tam Circle Water Main Replacement (Elm to Main Street)	$279,200					
18	Ash Street Water Main Replacement (North 2nd Street to Pinney Road)				$650,600		

Table 1.12 Project Schedule

No.	Project	2026	2027	2028	2029	2030	Future
19	North 5th Street Water Main Replacement (Ash Street to Main Street)				$183,500		
20	North 4th Street Water Main Extension (Main Street, Tie in Belview)				$145,200		
21	Replace Water Meters in Remaining 75% of Town	$54,200	$55,900	$57,500	$59,300	$61,000	
22	Logans Addition Hydrants, Move Out of Alley into Street ROW		$260,000				
23	Replace Valves on Pinney Road, Between Penny and Terra Tam, Replace Curb Stops on Glenn Drive		$9,000				
24	Elm and North 3rd Water Service Line Replacements to Abandon Main in Alley			$75,400			
25	Ongoing Water Treatment, Wells, Water Tower, and Distribution Project		$9,800,000				
26	Frontage Road Sewer Repairs (South 2nd Street to South Pearl Street)	$6,200					
27	Sewer Cleaning + Televising, Entire Town	$74,200	$76,400				
28	Annual Manhole Cleaning, Assumes 10 Manholes Per Year	$20,600	$21,300	$21,900	$22,600	$23,200	
29	Main Street Park Improvements		$252,000				
30	Memorial Park Improvements			$173,000			
31	Add Fitness Equipment to Bike Trail, Howard Road to Cemetery						$97,000
32	Annual Sludge Sonar	$3,100	$3,200	$3,300	$3,400	$3,500	
33	New Payloader					$95,100	
34	Snowplow Attachment					$18,900	
35	Pelican Sweeper		$185,700				
36	Bobcat Toolcat (New)		$71,100				
37	Sewer Jet Trailer (Used)	$36,100					
38	John Deere Mower Trade	$7,300		$7,700		$8,200	
39	Grasshopper Mower Replacement		$26,600				
40	Dump Truck Replacement			$76,500		$81,200	
41	Police Car (New)			$54,700			

Table 1.12 Project Schedule

No.	Project	2026	2027	2028	2029	2030	Future
42	Fire Department Tanker Replacement (1990 Replacement))	$515,000					
43	Bobcat Skidloader (New)						$60,000
44	Bobcat Miniexcavator						$75,000
45	Tractor/Mower Attachment						$15,000
46	Tractor/Tiller Attachment						$15,000
47	3/4-Ton Pick-Up Truck (New)						$40,000
48	1/2-Ton Pick-Up Truck (New)						$35,000
49	Heavy Trailer						$20,000
50	Updating Zoning Maps and Add to GIS System - ISG	$3,100					
51	Updating Ordinance/Resolution Book - Existing Quote	$6,200					
52	Update 2013 Comprehensive Plan	$25,000					
53	City Hall + Public Works - Priority 1 Item, Canopy Roof Replacement (0–2 Years)				$27,100		
54	City Hall + Public Works - Priority 1 Item, Window Lintels Repairs (0–2 Years)			$12,500			
55	City Hall + Public Works - Priority 1 Item, Enlarge + Renovate Restrooms for ADA Compliance (0–2 Years)					$30,900	
56	City Hall + Public Works - Priority 1 Item, Mechanical Repairs + Updates (0–2 Years)				$16,900		
57	City Hall + Public Works - Priority 1 Item, Generator Replacement (0–2 Years)	$51,500					
58	City Hall + Public Works - Priority 2 Items (3–5 Years), Overhead Door Replacement			$4,400			
59	City Hall + Public Works - Priority 2 Items (3–5 Years), Man Door Replacement			$4,400			
60	City Hall + Public Works - Priority 2 Items (3–5 Years), Replace Water Heater					$4,000	
61	City Hall + Public Works - Priority 2 Items (3–5 Years), Police Department Expansion						$1,500,000
62	City Hall + Public Works - Priority 3 Items (5+ Years), HVAC Maintenance in Council Chambers						$2,000

Table 1.12 Project Schedule

No.	Project	2026	2027	2028	2029	2030	Future
63	Park Shelter - Priority 1 Items (0–2 Years), Exterior Wall Extension	$2,100					
64	Pool - Priority 1 Items (0–2 Years), Replace Slide, Structure, and Pump						$233,000
65	Pool - Priority 1 Items (0–2 Years), Tuckpoint Bath House Walls						$12,500
66	Pool - Priority 1 Items (0–2 Years), Replace Locker Room Doors						$4,000
67	Pool - Priority 1 Items (0–2 Years), Install Accessible Fixtures in Bath House						$20,000
68	Pool - Priority 1 Items (0–2 Years), Replace Pool Mechanical Equipment						$500,000
69	Pool - Priority 1 Items (0–2 Years), Replace Pool Electrical Equipment						$33,300
70	Pool - Priority 1 Items (0–2 Years), Expand Bath House for Mechanical Equipment Room						$566,000
71	Engineering for Pool Improvements (Replace Mechanical Equipment + Expand Bath House for Mechanical Equipment Room)	$109,800					
72	Pool - Priority 2 Items (3–5 Years), Concrete Replacement Around Wading Pool						$39,000
73	Pool - Priority 2 Items (3–5 Years), Replace Shingles on Bath House Roof						$12,600
74	Pool - Priority 3 Items (5+ Years), Replace Pool Lights						$10,700
75	Pool - Priority 3 Items (5+ Years), Repair Floor Following Mechanical Room Expansion						$36,800
Yearly Totals		**$2,828,400**	**$12,077,900**	**$2,548,000**	**$1,364,100**	**$1,992,000**	**$3,685,900**

APPENDIX B: PROJECT COST

Table 1.13 Engineer's Preliminary Opinion of Probable Cost: Main Street Water Main Replacement

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Backfill + Patching, Coal Shoots	EA	5	$5,000	$25,000
2	Subgrade Prearation	SY	3,160	$4	$12,640
3	Subbase, Modified, 6 Inches	SY	3,160	$12	$37,920
4	Trench Compaction Testing	LS	1	$3,000	$3,000
5	Water Main, Trenched, C900 PVC, 6"	LF	1,000	$60	$60,000
6	Water Service Pipe, Polyethylene, 3/4", Trenched	LF	230	$30	$6,900
7	Water Service Pipe, Polyethylene, 3/4", Trenchless	LF	1,325	$27	$35,775
8	Water Service Corporation, 3/4"	EA	29	$1,200	$34,800
9	Water Service Curb Stop + Box, 3/4"	EA	28	$850	$23,800
10	Water Main Abandonment, Cap, 4"	EA	6	$800	$4,800
11	Valve, Gate Valve, 6"	EA	3	$2,600	$7,800
12	Valve, Gate Valve, 4"	EA	1	$2,100	$2,100
13	Tapping ValveAssembly 4"	EA	1	$6,500	$6,500
14	Insertion Valve Assembly, 4"	EA	2	$12,500	$25,000
15	Fire Hydrant Assembly	EA	3	$9,600	$28,800
16	Valve Box Removal	EA	4	$325	$1,300
17	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
18	Pavement Removal	SY	3,160	$11	$34,760
19	Sidewalk, PCC, 6"	SY	1,090	$95	$103,550
20	Detectable Warnings	SF	96	$65	$6,240
21	PCC Pavement, Integral Curb + Gutter, 6 Inch	SY	2,070	$90	$186,300
22	Painted Pavement Markings, Solvent/Waterborne	STA	9	$500	$4,500
23	Temporary Traffic Control	LS	1	$25,000	$25,000
24	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$5,000	$5,000
25	SWPPP Management	LS	1	$5,000	$5,000
26	Inlet Protection Device, Drop-In	EA	3	$400	$1,200
27	Mobilization	LS	1	$69,000	$69,000
				Construction Costs	$760,185
				10% Contingency	$76,000
				20% Non-Construction Cost	$152,000
				Total Estimated Project Cost	**$988,000**

Table 1.14 Engineer's Preliminary Opinion of Probable Cost: South 2nd Street Reconstruction

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Excavation, Class 10	CY	1,600	$20	$32,000
2	Subgrade Prearation	SY	2,350	$4	$9,400
3	Subbase, Modified, 6 Inches	SY	2,350	$12	$28,200
4	Subdrain, 6 Inch	LF	1,100	$21	$23,100
5	Subdrain Clean-out	EA	4	$700	$2,800
6	Minor Manhole Adjustment	EA	2	$3,000	$6,000
7	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
8	PCC Pavement, Integral Curb + Gutter, 31' B-B, 6 Inch	SY	2,060	$85	$175,100
9	Sidewalk Removal	SY	200	$10	$2,000
10	Sidewalk, PCC, 4"	SY	370	$95	$35,150
11	Detectable Warnings	SF	32	$65	$2,080
12	Pavement Removal	SY	1,300	$11	$14,300
13	Driveway Full Depth Patch	SY	175	$125	$21,875
14	Temporary Traffic Control	LS	1	$12,000	$12,000
15	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$12,000	$12,000
16	SWPPP Management	LS	1	$5,000	$5,000
17	Wattle, Straw, 8"	LF	2,000	$5	$10,000
18	Inlet Protection Device, Drop-In	EA	3	$400	$1,200
19	Storm Inspection	LS	1	$5,000	$5,000
20	Mobilization	LS	1	$40,000	$40,000
				Construction Costs	$440,705
				10% Contingency	$44,000
				20% Non-Construction Cost	$88,000
				Total Estimated Project Cost	**$573,000**

Table 1.15 Engineer's Preliminary Opinion of Probable Cost: Carol Drive Rehabilitation - Reconstruction Option

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Excavation, Class 10	CY	300	$20	$6,000
2	Subgrade Prearation	SY	1,620	$4	$6,480
3	Subbase, Modified, 6 Inches	SY	1,620	$12	$19,440
4	Geogrid	SY	1,620	$12	$19,440
5	Subdrain, 6 Inch	LF	860	$21	$18,060
6	Subdrain Clean-out	EA	4	$700	$2,800
7	Trench Compaction Testing	LS	1	$3,000	$3,000
8	Storm Sewer, Trenched, Rcp, 12"	LF	60	$80	$4,800
9	Storm Inlet	EA	1	$10,000	$10,000
10	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
11	PCC Pavement, Integral Curb + Gutter, 31' B-B, 6 Inch	SY	1,410	$85	$119,850
12	Pavement Removal	SY	1,410	$11	$15,510
13	Driveway Full Depth Patch	SY	45	$125	$5,625
14	Temporary Traffic Control	LS	1	$12,000	$12,000
15	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$8,000	$8,000
16	SWPPP Management	LS	1	$5,000	$5,000
17	Wattle, Straw, 8"	LF	400	$5	$2,000
18	Inlet Protection Device, Drop-In	EA	1	$380	$380
19	Mobilization	LS	1	$26,000	$26,000
				Construction Costs	$287,885
				10% Contingency	$29,000
				20% Non-Construction Cost	$58,000
				Total Estimated Project Cost	**$375,000**

Table 1.16 Engineer's Preliminary Opinion of Probable Cost: Carol Drive Rehabilitation - Panel Replacement Option

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Excavation, Class 10	CY	300	$20	$6,000
2	Trench Compaction Testing	LS	1	$3,000	$3,000
3	Storm Sewer, Trenched, Rcp, 12"	LF	60	$80	$4,800
4	Storm Inlet	EA	1	$10,000	$10,000
5	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
6	Full Depth Patches, PCC, 6"	SY	1,050	$135	$141,750
7	Temporary Traffic Control	LS	1	$8,000	$8,000
8	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$8,000	$8,000
9	Wattle, Straw, 8"	LF	200	$5	$1,000
10	Inlet Protection Device, Drop-In	EA	1	$380	$380
11	Mobilization	LS	1	$19,000	$19,000
				Construction Costs	$205,430
				10% Contingency	$21,000
				20% Non-Construction Cost	$41,000
				Total Estimated Project Cost	**$267,000**

Table 1.17 Engineer's Preliminary Opinion of Probable Cost: City Hall Driveway Replacement

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
2	Full Depth Patches, PCC, 6"	SY	600	$125	$75,000
3	Inlet Protection Device, Drop-In	EA	2	$380	$760
4	Mobilization	LS	1	$8,000	$8,000
				Construction Costs	$87,260
				10% Contingency	$9,000
				20% Non-Construction Cost	$17,000
				Total Estimated Project Cost	**$113,000**

Table 1.18 Engineer's Preliminary Opinion of Probable Cost: Main Street Alley Repairs

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	HMA Overlay, 2"	TN	290	$108	$31,320
2	PCC Full Depth Patch, 2"	SY	900	$100	$90,000
3	Milling	SY	4,000	$10	$40,000
4	Bituminous Seal Coat	SY	1,410	$3	$4,583
5	Crack And Joint Cleaning And Filling, Hot Pour	LF	6,000	$2	$9,300
6	Major Manhole/Intake Adjustment	EA	1	$5,000	$5,000
7	Temporary Traffic Control	LS	1	$15,000	$15,000
8	PCC Pavement Samples + Testing	LS	1	$2,000	$2,000
9	HMA Pavement Samples + Testing	LS	1	$2,500	$2,500
10	Mobilization	LS	1	$20,000	$20,000
				Construction Costs	$219,703
				10% Contingency	$22,000
				20% Non-Construction Cost	$44,000
				Total Estimated Project Cost	**$286,000**

Table 1.19 Engineer's Preliminary Opinion of Probable Cost: Jones Street Dead End Reconstruction

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Excavation, Class 10	CY	170	$20	$3,400
2	Subgrade Prearation	SY	950	$4	$3,800
3	Subbase, Modified, 6 Inches	SY	950	$12	$11,400
4	Geogrid	SY	950	$12	$11,400
5	Storm Outlet Modifications	LS	1	$10,000	$10,000
6	Minor Manhole Adjustment	EA	1	$3,000	$3,000
7	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
8	PCC Pavement, Integral Curb + Gutter, 31' B-B, 8 Inch	SY	830	$95	$78,850
9	Pavement Removal	SY	500	$11	$5,500
10	Driveway Full Depth Patch	SY	100	$125	$12,500
11	Temporary Traffic Control	LS	1	$8,000	$8,000
12	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$8,000	$8,000
13	SWPPP Management	LS	1	$5,000	$5,000
14	Wattle, Straw, 8"	LF	500	$5	$2,500
15	Inlet Protection Device, Drop-In	EA	1	$380	$380
16	Mobilization	LS	1	$17,000	$17,000
				Construction Costs	$184,230
				10% Contingency	$18,000
				20% Non-Construction Cost	$37,000
				Total Estimated Project Cost	**$239,000**

Table 1.20 Engineer's Preliminary Opinion of Probable Cost: 4th Street Reconstruction

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Excavation, Class 10	CY	900	$20	$18,000
2	Subgrade Prearation	SY	1,950	$4	$7,800
3	Subbase, Modified, 6 Inches	SY	1,950	$12	$23,400
4	Subdrain, 6 Inch	LF	940	$21	$19,740
5	Subdrain Clean-out	EA	4	$700	$2,800
6	Trench Compaction Testing	LS	1	$3,000	$3,000
7	Water Main, Trenched, C900 PVC, 6"	LF	600	$60	$36,000
8	Water Service Pipe, Polyethylene, 3/4", Trenched	LF	500	$30	$15,000
9	Water Service Corporation, 3/4"	EA	12	$1,200	$14,400
10	Water Service Curb Stop + Box, 3/4"	EA	12	$850	$10,200
11	Water Main Abandonment, Cap, 6"	EA	2	$800	$1,600
12	Valve, Gate Valve, 6"	EA	2	$2,600	$5,200
13	Tapping Valve Assembly	EA	1	$6,500	$6,500
14	Fire Hydrant Assembly	EA	2	$9,600	$19,200
15	Valve Box Removal	EA	3	$325	$975
16	Minor Manhole Adjustment	EA	3	$3,000	$9,000
17	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
18	PCC Pavement, Integral Curb + Gutter, 31' B-B, 6 Inch	SY	1,715	$85	$145,775
19	Pavement Removal	SY	1,100	$11	$12,100
20	Driveway Full Depth Patch	SY	200	$125	$25,000
21	Sidewalk Removal	SY	130	$14	1,820
22	Sidewalk, PCC, 6"	SY	350	$100	$35,000
23	Detectable Warnings	SF	32	$65	$2,080
24	Temporary Traffic Control	LS	1	$8,000	$8,000
25	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$8,000	$8,000
26	SWPPP Management	LS	1	$5,000	$5,000
27	Wattle, Straw, 8"	LF	1,500	$5	$7,500
28	Inlet Protection Device, Drop-In	EA	2	$380	$760
29	Storm Inspection	LS	1	$5,000	$5,000

Table 1.20 Engineer's Preliminary Opinion of Probable Cost: 4th Street Reconstruction

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
30	Mobilization	LS	1	$45,000	$45,000
				Construction Costs	$497,350
				10% Contingency	$50,000
				20% Non-Construction Cost	$99,000
				Total Estimated Project Cost	**$646,000**

Table 1.21 Engineer's Preliminary Opinion of Probable Cost: North 2nd Street Reconstruction

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Clearing + Grubbing	LS	1	$12,000	$12,000
2	Excavation, Class 10	CY	4,300	$20	$86,000
3	Subgrade Prearation	SY	6,375	$4	$25,500
4	Subbase, Modified, 6 Inches	SY	6,375	$12	$76,500
5	Geogrid	SY	6,375	$21	$133,875
6	Trench Compaction Testing	LS	1	$3,000	$3,000
7	Storm Sewer, Trenched, Rcp, 15 Inch	LF	700	$80	$56,000
8	Culvert Apron + Footing	EA	2	$4,000	$8,000
9	Storm Intake	EA	10	$6,000	$60,000
10	Connect To Existing Storm Sewer	EA	4	$2,500	$10,000
11	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
12	Sidewalk Removal	SY	20	$14	$280
13	Sidewalk, PCC, 6"	SY	690	$100	$69,000
14	Detectable Warnings	SF	64	$65	$4,160
15	PCC Pavement, Integral Curb + Gutter, 31' B-B, 6 Inch	SY	5,650	$85	$480,250
16	Driveway Full Depth Patch	SY	100	$125	$12,500
17	Temporary Traffic Control	LS	1	$15,000	$15,000
18	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$20,000	$20,000
19	SWPPP Management	LS	1	$5,000	$5,000
20	Wattle, Straw, 8"	LF	3,000	$5	$15,000
21	Inlet Protection Device	EA	15	$380	5,700
22	Mobilization	LS	1	$110,000	$110,000
				Construction Costs	$1,211,265
				10% Contingency	$121,000
				20% Non-Construction Cost	$242,000
				Total Estimated Project Cost	**$1,574,000**

Table 1.22 Engineer's Preliminary Opinion of Probable Cost: Main Street Overlay

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	HMA Overlay, 2"	TN	760	$108	$82,080
2	Sidewalk Removal	SY	270	$14	$3,780
3	Sidewalk, PCC, 6"	SY	270	$100	$27,000
4	Detectable Warning	SF	160	$65	$10,400
5	PCC Full Depth Patch	SY	350	$125	$43,750
6	Interlayer Fabric	SY	6,850	$5	$34,250
7	Milling, 4"	SY	6,850	$10	$68,500
8	Minor Manhole/Intake Adjustment	EA	11	$3,000	$33,000
9	Temporary Traffic Control	LS	1	$15,000	$15,000
10	Conventional Seeding, Seeding, Fertilizing, ^and Mulching	LS	1	$7,500	$7,500
11	PCC Pavement Samples + Testing	LS	1	$2,000	$2,000
12	HMA Pavement Samples + Testing	LS	1	$2,500	$2,500
13	Mobilization	LS	1	$33,000	$33,000
				Construction Costs	$362,760
				10% Contingency	$36,000
				20% Non-Construction Cost	$73,000
				Total Estimated Project Cost	**$472,000**

Table 1.23 Engineer's Preliminary Opinion of Probable Cost: Jones Street Overlay

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	HMA Overlay, 2"	TN	480	$108	$51,840
2	Removal Of Sidewalk	SY	35	$14	$490
3	Sidewalk, PCC, 6"	SY	46	$100	$4,600
4	Detectable Warning	SF	32	$65	$2,080
5	Driveway Full Depth Patch	SY	260	$125	$32,500
6	Milling	SY	4,385	$5	$21,925
7	Minor Manhole/Intake Adjustment	EA	6	$3,000	$18,000
8	Temporary Traffic Control	LS	1	$10,000	$10,000
9	Conventional Seeding, Seeding, Fertilizing, And Mulching	LS	1	$4,000	$4,000
10	PCC Pavement Samples + Testing	LS	1	$2,000	$2,000
11	HMA Pavement Samples + Testing	LS	1	$2,500	$2,500
12	Mobilization	LS	1	$15,000	$15,000
				Construction Costs	$164,935
				10% Contingency	$16,000
				20% Non-Construction Cost	$33,000
				Total Estimated Project Cost	**$214,000**

Table 1.24 Engineer's Preliminary Opinion of Probable Cost: Jackson Street Overlay

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	HMA Overlay, 2"	TN	480	$108	$51,840
2	Sidewalk Removal	SY	35	$14	$490
3	Sidewalk, PCC, 6"	SY	46	$100	$4,600
4	Detectable Warning	SF	32	$65	$2,080
5	Driveway Full Depth Patch	SY	260	$125	$32,500
6	Milling	SY	4,385	$5	$21,925
7	Minor Manhole/Intake Adjustment	EA	6	$3,000	$18,000
8	Temporary Traffic Control	LS	1	$10,000	$10,000
9	Conventional Seeding, Seeding, Fertilizing, ^and Mulching	LS	1	$4,000	$4,000
10	PCC Pavement Samples + Testing	LS	1	$2,000	$2,000
11	HMA Pavement Samples + Testing	LS	1	$2,500	$2,500
12	Mobilization	LS	1	$15,000	$15,000
				Construction Costs	$174,944
				10% Contingency	$17,000
				20% Non-Construction Cost	$35,000
				Total Estimated Project Cost	**$227,000**

Table 1.25 Engineer's Preliminary Opinion of Probable Cost: South 4th Street Overlay

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	HMA Overlay, 2"	TN	575	$108	$62,100
2	Sidewalk Removal	SY	120	$14	$1,680
3	Sidewalk, PCC, 6"	SY	120	$100	$12,000
4	Detectable Warning	SF	192	$65	$12,480
5	Driveway Full Depth Patch	SY	1,705	$125	$213,125
6	Milling	SY	5,180	$5	$25,900
7	Minor Manhole/Intake Adjustment	EA	4	$3,000	$12,000
8	Temporary Traffic Control	LS	1	$10,000	$10,000
9	Conventional Seeding, Seeding, Fertilizing, and Mulching	LS	1	$4,000	$4,000
10	PCC Pavement Samples + Testing	LS	1	$2,000	$2,000
11	HMA Pavement Samples + Testing	LS	1	$2,500	$2,500
12	Mobilization	LS	1	$36,000	$36,000
				Construction Costs	$393,785
				10% Contingency	$39,000
				20% Non-Construction Cost	$79,000
				Total Estimated Project Cost	**$512,000**

Table 1.26 Engineer's Preliminary Opinion of Probable Cost: South Street Overlay

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	HMA Overlay, 2"	TN	260	$108	$28,080
2	Driveway Full Depth Patch	SY	100	$125	$12,500
3	Milling	SY	2,350	$5	$11,750
4	Minor Manhole/Intake Adjustment	EA	5	$3,000	$15,000
5	Temporary Traffic Control	LS	1	$10,000	$10,000
6	Conventional Seeding, Seeding, Fertilizing, and Mulching	LS	1	$4,000	$4,000
7	PCC Pavement Samples + Testing	LS	1	$2,000	$2,000
8	HMA Pavement Samples + Testing	LS	1	$2,500	$2,500
9	Mobilization	LS	1	$9,000	$9,000
				Construction Costs	$94,830
				10% Contingency	$9,000
				20% Non-Construction Cost	$19,000
				Total Estimated Project Cost	**$123,000**

Table 1.27 Engineer's Preliminary Opinion of Probable Cost: South Pearl + Frontage Street Intersection Manhole Repair

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Minor Manhole/Intake Adjustment	EA	1	$3,000	$3,000
2	Full Depth Patches, PCC, 6"	SY	25	$125	$3,125
3	Temporary Traffic Control	LS	1	$1,500	$1,500
4	Mobilization	LS	1	$1,000	$1,000
				Construction Costs	$8,625
				10% Contingency	$1,000
				Total Estimated Project Cost	**$10,000**

Table 1.28 Engineer's Preliminary Opinion of Probable Cost: Circle Drive Reconstruction

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Excavation, Class 10	CY	575	$25	$14,375
2	Trench Compaction Testing	LS	1	$1,500	$1,500
3	Subgrade Prearation	SY	6,700	$4	$26,800
4	Subbase, Modified, 6 Inches	SY	6,700	$12	$80,400
5	Storm Sewer, Trenched, RCP, 12 Inches	LF	105	$80	$8,400
6	Storm Intake	EA	1	$5,000	$5,000
7	PCC Pavement Samples + Testing	LS	1	$2,500	$2,500
8	Removal Of Pavement	SY	550	$11	$6,050
9	PCC Pavement, Integral Curb + Gutter, 6 Inch	SY	750	$95	$71,250
10	Driveway Full Depth Patch	SY	110	$125	$13,750
11	Temporary Traffic Control	LS	1	$8,000	$8,000
12	Hydraulic Seeding, Fertilizing, and Mulching	LS	1	$8,000	$8,000
13	SWPPP Management	LS	1	$5,000	$5,000
14	Wattle, Straw, 8"	LF	300	$5	$1,500
15	Inlet Protection Device, Drop-In	EA	2	$400	$800
16	Mobilization	LS	1	$25,000	$25,000
17	Land Acquisition	LS	1	$10,000	$10,000
				Construction Costs	$288,325
				10% Contingency	$29,000
				20% Non-Construction Cost	$58,000
				Total Estimated Project Cost	**$375,000**

Table 1.29 Engineer's Preliminary Opinion of Probable Cost: Terra Tam Circle Water Main Replacement

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Trench Compaction Testing	LS	1	$3,000	$3,000
2	Water Main, Trenchless, C900 PVC, 6"	LF	965	$65	$62,725
3	Water Service Pipe, Polyethylene, 3/4", Trenched	LF	80	$30	$2,400
4	Water Service Pipe, Polyethylene, 3/4", Trenchless	LF	400	$27	$10,800
5	Water Service Corporation, 3/4"	EA	16	$1,200	$19,200
6	Water Service Curb Stop + Box, 3/4"	EA	16	$850	$13,600
7	Water Main Abandonment, Cap, 6"	EA	4	$800	$3,200
8	Valve, Gate Valve, 6"	EA	3	$2,600	$7,800
9	Tapping Valve Assembly	EA	2	$6,500	$13,000
10	Fire Hydrant Assembly	EA	3	$9,600	$28,800
11	Valve Box Removal	EA	4	$325	$1,300
12	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
13	Full Depth Patches, PCC, 6"	SY	10	$125	$1,250
14	Temporary Traffic Control	LS	1	$8,000	$8,000
15	Hydraulic Seeding, Fertilizing, and Mulching	LS	1	$8,000	$8,000
16	Wattle, Straw, 8"	LF	100	$5	$500
17	Inlet Protection Device, Drop-In	EA	4	$380	$1,520
18	Mobilization	LS	1	$19,000	$19,000
				Construction Costs	$207,595
				10% Contingency	$21,000
				20% Non-Construction Cost	42,000
				Total Estimated Project Cost	**$271,000**

Table 1.30 Engineer's Preliminary Opinion of Probable Cost: Ash Street Water Main Replacement

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Trench Compaction Testing	LS	1	$3,000	$3,000
2	Water Main, Trenched, C900 PVC, 6"	LF	2,020	$60	$121,200
3	Water Service Pipe, Polyethylene, 3/4", Trenched	LF	225	$30	$6,750
4	Water Service Pipe, Polyethylene, 3/4", Trenchless	LF	600	$27	$16,200
5	Water Service Corporation, 3/4"	EA	27	$1,200	$32,400
6	Water Service Curb Stop + Box, 3/4"	EA	27	$850	$22,950
7	Water Main Abandonment, Cap, 6"	EA	12	$800	$9,600
8	Valve, Gate Valve, 6"	EA	8	$2,600	$20,800
9	Tapping Valve Assembly	EA	2	$6,500	$13,000
10	Insertion Valve Assembly, 4"	EA	1	$12,500	$12,500
11	Insertion Valve Assembly, 6"	EA	2	$14,000	$28,000
12	Fire Hydrant Assembly	EA	4	$9,600	$38,400
13	Valve Box Removal	EA	6	$325	$1,950
14	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
15	Sidewalk Removal	SY	55	$14	$770
16	Sidewalk, PCC, 6"	SY	55	$100	$5,500
17	Full Depth Patches, PCC, 6"	SY	305	$125	$38,125
18	Temporary Traffic Control	LS	1	$8,000	$8,000
19	Hydraulic Seeding, Fertilizing, And Mulching	LS	1	$8,000	$8,000
20	SWPPP Management	LS	1	$5,000	$5,000
21	Wattle, Straw, 8"	LF	1,400	$5	$7,000
22	Inlet Protection Device, Drop-In	EA	5	$380	$1,900
23	Mobilization	LS	1	$40,000	$40,000
				Construction Costs	$444,545
				10% Contingency	$44,000
				20% Non-Construction Cost	$89,000
				Total Estimated Project Cost	**$578,000**

Table 1.31 Engineer's Preliminary Opinion of Probable Cost: North 5th Street Water Main Replacement

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Trench Compaction Testing	LS	1	$3,000	$3,000
2	Water Main, Trenched, C900 PVC, 6"	LF	515	$60	$30,900
3	Water Main Abandonment, Cap, 6"	EA	4	$800	$3,200
4	Valve, Gate Valve, 6"	EA	2	$2,600	$5,200
5	Tapping Valve Assembly	EA	2	$6,500	$13,000
6	Fire Hydrant Assembly	EA	2	$9,600	$19,200
7	Valve Box Removal	EA	1	$325	$325
8	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
9	Sidewalk Removal	SY	4	$14	$56
10	Sidewalk, PCC, 6"	SY	4	$100	$400
11	Full Depth Patches, PCC, 6"	SY	120	$125	$15,000
12	Temporary Traffic Control	LS	1	$8,000	$8,000
13	Hydraulic Seeding, Fertilizing, and Mulching,	LS	1	$8,000	$8,000
14	Wattle, Straw, 8"	LF	400	$5	$2,000
15	Inlet Protection Device, Drop-In	EA	7	$380	$2,660
16	Mobilization	LS	1	$11,000	$11,000
				Construction Costs	$125,441
				10% Contingency	$13,000
				20% Non-Construction Cost	$25,000
				Total Estimated Project Cost	**$163,000**

Table 1.32 Engineer's Preliminary Opinion of Probable Cost: North 4th Street Water Main Extension

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Trench Compaction Testing	LS	1	$3,000	$3,000
2	Water Main, Trenched, C900 PVC, 6"	LF	475	$60	$28,500
3	Valve, Gate Valve, 6"	EA	1	$2,600	$2,600
4	Tapping Valve Assembly,	EA	1	$6,500	$6,500
5	Fire Hydrant Assembly	EA	1	$9,600	$9,600
6	Valve Box Removal	EA	1	$325	$325
7	PCC Pavement Samples + Testing	LS	1	$3,500	$3,500
8	Sidewalk Removal	SY	12	$14	$168
9	Sidewalk, PCC, 6"	SY	12	$100	$1,200
10	Full Depth Patches, PCC, 6"	SY	125	$125	$15,625
11	Temporary Traffic Control	LS	1	$8,000	$8,000
12	Hydraulic Seeding, Fertilizing, and Mulching	LS	1	$8,000	$8,000
13	Wattle, Straw, 8"	LF	350	$5	$1,750
14	Inlet Protection Device, Drop-In	EA	2	$380	$760
15	Mobilization	LS	1	$9,000	$9,000
				Construction Costs	$98,528
				10% Contingency	$10,000
				20% Non-Construction Cost	$20,000
				Total Estimated Project Cost	**$129,000**

Table 1.33 Engineer's Preliminary Opinion of Probable Cost: Water Meter Updates

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Water Meter Replacement, City Installation	EA	714	$368	$262,752
				Total Estimated Project Cost	**$262,752**

Table 1.34 Engineer's Preliminary Opinion of Probable Cost: Logan Addition Hydrant Relocation

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Easement Acquisition	LS	1	$5,000	$5,000
2	Water Main, Trenched, C900 PVC, 6"	LF	950	$60	$57,000
3	Tapping Valve Assembly	EA	6	$6,500	$39,000
4	Fire Hydrant Assembly	EA	6	$9,600	$57,600
5	Full Depth Patches, PCC, 6"	SY	45	$125	$5,625
6	Hydraulic Seeding, Fertilizing, and Mulching	LS	1	$5,000	$5,000
7	Inlet Protection Device, Drop-In	EA	4	$380	$1,520
8	Mobilization	LS	1	$17,000	$17,000
				Construction Costs	$187,745
				10% Contingency	$19,000
				20% Non-Construction Cost	$38,000
				Total Estimated Project Cost	**$245,000**

Table 1.35 Engineer's Preliminary Opinion of Probable Cost: Valve Replacement

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Water Service Curb Stop + Box, 3/4"	EA	3	$600	$1,800
2	Valve, Gate, 6"	EA	3	$2,000	$6,000
				Construction Costs	$7,800
				10% Contingency	$1,000
				20% Non-Construction Cost	$2,000
				Total Estimated Project Cost	**$11,000**

Table 1.36 Engineer's Preliminary Opinion of Probable Cost: Service Line Replacement at Elm + North 3rd

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Water Service Pipe, Polyethylene, 3/4", Trenchless	LF	1,025	$27	$27,675
2	Water Service Corporation, 3/4"	EA	5	$1,200	$6,000
3	Water Service Curb Stop + Box, 3/4"	EA	5	$850	$4,250
4	Water Main Abandonment, Cap, 6"	EA	2	$800	$1,600
5	Valve Box Removal	EA	1	$325	$325
6	Hydraulic Seeding, Fertilizing, and Mulching	LS	1	$8,000	$8,000
7	Mobilization	LS	1	$5,000	$5,000
				Construction Costs	$52,850
				10% Contingency	$5,000
				20% Non-Construction Cost	$11,000
				Total Estimated Project Cost	**$69,000**

Table 1.37 Engineer's Preliminary Opinion of Probable Cost: Frontage Road Sewer Repairs

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Sanitary Sewer Spot Repair, 8"	LF	8	$110	$880
2	Full Depth Patches, PCC, 6"	SY	40	$125	$5,000
				Construction Costs	$5,880
				Total Estimated Project Cost	**$6,000**

Table 1.38 Engineer's Preliminary Opinion of Probable Cost: Sanitary Sewer Cleaning + Televising

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Pre-Rehabilitation Cleaning And Inspection, 8"-15"	LF	45000	$1.90	$85,500.00
2	Remove Protruding Service Connections	EA	23	$350.00	$7,896.00
3	Temporary Traffic Control	LS	1	$8,000.00	$8,000.00
4	Mobilization	LS	1	$10,000.00	$10,000.00
				Construction Costs	$111,396.00
				10% Contingency	$11,000.00
				20% Non-Construction Cost	$22,000.00
				Total Estimated Project Cost	**$144,000.00**

Table 1.39 Engineer's Preliminary Opinion of Probable Cost: Line 10 Manholes Per Year

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Manhole Lining With Centrifugally Cast Cementitious Mortar Liner	VF	120	$130.00	$15,600.00
2	Mobilization	LS	1	$2,000.00	$2,000.00
				Construction Costs	$17,600.00
				10% Contingency	$2,000.00
				Total Estimated Project Cost	**$20,000.00**

Table 1.40 Engineer's Preliminary Opinion of Probable Cost: North Lift Station Flood Protection

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Clearing + Grubbing	LS	1	$5,000.00	$5,000.00
2	Excavation, Class 10, Borrow	CY	150	$40.00	$6,000.00
3	Hydraulic Seeding, Fertilizing, and Mulching	LS	1	$4,000.00	$4,000.00
4	Mobilization	LS	1	$2,000.00	$2,000.00
				Construction Costs	$17,000.00
				10% Contingency	$2,000.00
				20% Non-Construction Cost	$3,000.00
				Total Estimated Project Cost	**$22,000.00**

Table 1.41 Engineer's Preliminary Opinion of Probable Cost: Main Street Park Improvements

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Sidewalk Removal	SY	45	$10	$450
2	Sidewalk, PCC, 6"	SY	45	$95	$4,275
3	Replace Fence Post On Basketball Court	LS	1	$500	$500
4	Replace Volleyball Net	EA	1	$500	$500
5	Volleyball Court Surfacing, Rubber	SF	1,510	$25	$37,750
6	Playground Surfacing, Rubber	SF	7,200	$25	$180,000
				Construction Costs	$223,475
				10% Contingency	$22,000
				Total Estimated Project Cost	**$245,000**

Table 1.42 Engineer's Preliminary Opinion of Probable Cost: Memorial Park Improvements

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Clearing + Grubbing	EA	10	$1,300	$148,250
2	Trees, 3" Caliber	EA	10	$500	$15,000
3	Drinking Fountain	EA	1	$4,000	$163,000
4	Playground Surfacing, Rubber	SF	5,050	$25	$126,250
				Construction Costs	$148,250
				10% Contingency	$15,000
				Total Estimated Project Cost	**$163,000**

Table 1.43 Engineer's Preliminary Opinion of Probable Cost: Fitness Equipment

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Fitness Equipment Node + Surfacing	EA	8	$10,000	$80,000
2	Mobilization	LS	1	$8,000	$8,000
				Construction Costs	$88,000
				10% Contingency	$9,000
				Total Estimated Project Cost	**$97,000**

Table 1.44 Engineer's Preliminary Opinion of Probable Cost: Sludge Sonar Lagoon Cell 1

No.	Item Description	Unit	Quantity	Unit Price	Total Amount
1	Sludge Sonar	LS	1	$3,100	$3,100
				Total Estimated Project Cost	**$3,100**

APPENDIX C: FINANCIAL ANALYSIS

A summary of existing debt, projected debt capacity with planned projects, and a snapshot of projects using general funds are included here.

Table 1.45 Summary of Existing Debt

Loan Title	Maturity Date	Funding Source	Average Annual Debt Service
2018 Logan Street Projects	2033	RUTF, TIF (Counts Toward GO Debt)	$49,900
2017 Lift Station Revenue Bond	2037	Sewer Revenue	$46,240
2013 Ridge I Project	2028	TIF (Counts Toward GO Debt)	$77,250
2021 6th Street, East Drive	2036	GO Debt Service	$18,950
2015 South Street Water Revenue Bond	2035	Water Revenue	$28,400
2020 Main/S 2nd Street Streets/Ridge II	2030	RUTF, TIF (Counts Toward GO Debt)	$115,400
2022 Fire Truck	2032	GO Debt Service	$48,600
2022 Frontage Road/2nd/3rd	2032	GO Debt Service	$70,500
2024 Frontage Road Improvements	2034	GO Debt Service	$69,100

Table 1.46 Programmed Improvements + Proposed Funding Source

Project	Year	Project Cost	Proposed Funding Source
Frontage Road Sewer Repairs (South 2nd Street to South Pearl Street)	2026	$6,200	Sewer Funds
Main Street Water Main Replacement	2026	$1,017,000	Water Revenue Bond
Terra Tam Circle Water Main Replacement	2026	$279,200	Water Revenue Bond
Carol Drive Reconstruct Failed Street and Address Drainage Problem	2026	$386,300	GO Debt
Jones Street Overlay (1st Street to 4th Street)	2026	$220,500	RUTF, General Funds
South Pearl and Frontage Intersection Street and Manhole Repair	2026	$10,300	RUTF, General Funds
Updating Zoning Maps and Add to GIS System - ISG	2026	$3,100	General Funds
Updating Ordinance/Resolution Book - Existing Quote	2026	$6,200	General Funds
Update 2013 Comprehensive Plan	2026	TBD	General Funds

Table 1.46 Programmed Improvements + Proposed Funding Source

Project	Year	Project Cost	Proposed Funding Source
City Hall + Public Works - Priority 1 Item, Generator Replacement (0–2 Years)	2026	$51,500	General Funds
Park Shelter - Priority 1 Items (0–2 Years), Exterior Wall Extension	2026	$2,100	General Funds
Engineering for Pool Improvements (Replace Mechanical Equipment + Expand Bath House for Mechanical Equipment Room)	2026	$109,800	General Funds
Sewer Jet Trailer (Used)	2026	$36,100	General Funds
John Deere Mower Trade	2026	$7,300	General Funds
Fire Department Tanker Replacement (1990 Replacement)	2026	$515,000	Lease Agreement
Logans Addition Hydrants, Move out of Alley into Street ROW	2027	$260,000	Water Revenue Bond
Replace Valves on Pinney Road, Between Penny and Terra Tam, Replace Curb Stops on Glenn Drive	2027	$9,000	Water Funds
Elm and North 3rd Water Service Line Replacements to Abandon Main in Alley	2027	$75,400	Water Funds
4th Street Reconstruction (Calvin to Frontage), Sewer Inspection and Water Replacement	2027	$685,400	GO Debt
Main Street Overlay (Fair Street to Post Office), Plus Intersection Reconfiguration of Main and Fair Streets	2027	$500,800	GO Debt
South Street Overlay (2nd Street to 4th Street)	2027	$130,500	RUTF, General Funds
Main Street Park Improvements	2027	$252,000	General Funds, Grants
Pelican Sweeper	2027	$185,700	Lease Agreement
Bobcat Toolcat (New)	2027	$71,100	General Funds
Grasshopper Mower Replacement	2027	$26,600	General Funds
North Lift Station Flood Protection	2028	$24,100	Sewer Funds
Main Street Alley Overlay (1st to 3rd)	2028	$312,600	GO Debt
North 2nd Street Reconstruction (Ash Street to Highway), Adding Sidewalks and Storm Sewers	2028	$1,720,000	GO Debt
Memorial Park Improvements	2028	$173,000	General Funds, Grants
City Hall + Public Works - Priority 1 Item, Window Lintels Replacement (0–2 Years)	2028	$12,500	General Funds

Table 1.46 Programmed Improvements + Proposed Funding Source

Project	Year	Project Cost	Proposed Funding Source
City Hall + Public Works - Priority 2 Items (3–5 Years), Overhead Door Replacement	2028	$4,400	General Funds
City Hall + Public Works - Priority 2 Items (3–5 Years), Man Door Replacement	2028	$4,400	General Funds
John Deere Mower Trade	2028	$7,700	General Funds
Dump Truck Replacement	2028	$76,500	Lease Agreement
Police Car (New)	2028	$54,700	General Funds
Ash Street Water Main Replacement (North 2nd Street to Pinney Road)	2029	$650,600	Water Revenue Bond, Combined
North 5th Street Water Main Replacement (Ash Street to Main Street)	2029	$183,500	Water Revenue Bond, Combined
North 4th Street Water Main Extension (Main Street, Tie in Belview)	2029	$145,200	Water Revenue Bond, Combined
Jackson Street Overlay (2nd Street to Midway between 5th Street and Fair Street)	2029	$255,500	RUTF, General Funds
City Hall + Public Works - Priority 1 Item, Canopy Roof Replacement (0–2 Years)	2029	$27,100	General Funds
City Hall + Public Works - Priority 1 Item, Mechanical Repairs + Updates (0–2 Years)	2029	$16,900	General Funds
South 2nd Street Reconstruction (Miller to Frontage)	2030	$664,300	GO Debt
Repave Lot Behind City Hall	2030	$13,100	RUTF, General Funds
Jones Street Reconstruction (1st to West Dead End)	2030	$277,100	RUTF, General Funds
South 4th Street Overlay (Main Street to Calvin), with ADA Sidewalks	2030	$593,600	GO Debt
City Hall + Public Works - Priority 1 Item, Enlarge + Renovate Restrooms for ADA Compliance (0–2 Years)	2030	$30,900	General Funds
City Hall + Public Works - Priority 2 Items (3–5 Years), Replace Water Heater	2030	$4,400	General Funds
New Payloader	2030	$95,100	Lease Agreement
Snowplow Attachment	2030	$18,900	General Funds
John Deere Mower Trade	2030	$8,200	General Funds
Dump Truck Replacement	2030	$81,200	Lease Agreement

Table 1.46 Programmed Improvements + Proposed Funding Source

Project	Year	Project Cost	Proposed Funding Source
Sewer Cleaning & Televising, Entire Town	2026	$74,200	Sewer Funds
	2027	$76,400	
Annual Manhole Cleaning	2026	$20,600	Sewer Funds
	2027	$21,300	
	2028	$21,900	
	2029	$22,600	
	2030	$23,200	
Annual Sludge Sonar	2026	$3,100	Sewer Funds
	2027	$3,200	
	2028	$3,300	
	2029	$3,400	
	2030	$3,500	
Replace Water Meters in Remaining 75% of Town	2026	$54,200	Water Funds
	2027	$55,900	
	2028	$57,500	
	2029	$59,300	
	2030	$61,000	

Table 1.47 Revenue Debt Analysis

Debt	2025	2026 (Projected)	2027 (Projected)	2028 (Projected)	2029 (Projected)	2030 (Projected)
Outstanding Utility Debt (Water + Sewer)	$913,810	$840,750	$766,050	$691,570	$616,330	$541,370
Ongoing Water Treatment, Wells, Water Tower, and Distribution Project**	–	–	–	$9,800,000	$9,489,841	$9,179,681
Main Street Water Main Replacement*	–	$1,017,700	$968,116	$918,532	$868,947	$819,363
Terra Tam Circle Water Main Replacement*	–	$279,200	$265,597	$251,994	$238,391	$224,787
Logans Addition Hydrants, Move out of Alley into Street ROW*	–	–	$260,000	$247,332	$234,665	$221,997
Combined Loan for Ash Street, North 5th Street, and North 4th Street Water Main Replacements*	–	–	–	–	$979,300	$931,587
Total Projected Utility Debt (Outstanding + Programmed Projects)	**$913,810**	**$2,137,650**	**$2,259,763**	**$11,909,428**	**$12,427,473**	**$11,918,786**

**Assumes a 20-year note at 3.26%*
***Assumes a 30-year note at 4.26%*

ISG Recommends consulting with Municipal Advisor prior to issuing debt for any large capital improvements to ensure the City has adequate debt capacity and annual revenues are enough to cover anticipated debt service.

Table 1.48 Calculated Debt Capacity + Programmed Improvements

Loan Title	2025	2026 (Projected)	2027 (Projected)	2028 (Projected)	2029 (Projected)	2030 (Projected)
Total Property Valuation*	$140,111,219	$140,111,219	$142,913,443	$145,771,712	$148,687,146	$151,660,889
General Obligation Debt Capacity *5% Max*	$7,005,561	$7,005,561	$7,145,672	$7,288,586	$7,434,357	$7,583,044
Outstanding General Obligation Debt *Estimated*	$2,472,331	$2,011,339	$1,537,947	$1,073,665	$746,246	$371,368
Remaining GO Debt Capacity	$4,533,230	$4,994,222	$5,607,725	$6,214,920	$6,688,111	$7,211,676
Carol Drive Reconstruct Failed Street and Address Drainage Problem**	–	$386,300	$361,068	$335,837	$310,605	$285,374
Fire Department Tanker Replacement (1990 Replacement)***	–	$515,000	$464,172	$413,345	$362,517	$311,689
4th Street Reconstruction (Calvin to Frontage), Sewer Inspection and Water Replacement**	–	–	$685,400	$640,632	$595,865	$551,097
Main Street Overlay (Fair Street to Post Office), Plus Intersection Reconfiguration of Main and Fair Streets**	–	–	$500,800	$468,090	$435,379	$402,669
Pelican Sweeper***	–	–	$185,700	$167,372	$149,045	$130,717
Dump Truck Replacement****	–	–	–	$76,500	$61,302	$46,103
Main Street Alley Overlay (1st to 3rd)**	–	–	–	$312,600	$292,182	$271,764
North 2nd Street Reconstruction (Ash Street to Highway), Adding Sidewalks and Storm Sewers**	–	–	–	$1,720,000	$1,607,656	$1,495,313
South 2nd Street Reconstruction (Miller to Frontage)**	–	–	–	–	–	$664,300
South 4th Street Overlay (Main Street to Calvin), with ADA Sidewalks**	–	–	–	–	–	$593,600
New Payloader****	–	–	–	–	–	$95,100
Dump Truck Replacement****	–	–	–	–	–	$81,200
Remaining GO Debt Capacity *Estimated*	$4,533,230	$4,092,922	$3,410,584	$2,080,545	$2,873,560	$2,282,750

GRANT FUNDING OPPORTUNITIES FOR CAPITAL IMPROVEMENT PROJECTS

Introduction

External funding sources play a pivotal role in supporting capital improvement projects outlined in the Capital Improvement Program (CIP). These grants offer financial assistance to municipalities and organizations, facilitating the realization of critical infrastructure initiatives. By leveraging these opportunities, communities can alleviate financial burdens and expedite the implementation of essential projects, ultimately enhancing public services and quality of life.

Clean Water State Revolving Fund (CWSRF)

Iowa's Clean Water State Revolving Fund (CWSRF) offers loan funding to assist in financing design and construction of publicly-owned wastewater treatment facilities, sewer rehabilitation, stormwater quality improvements, onsite wastewater system rehabilitation, and other nonpoint source water quality improvements. The CWSRF program is jointly administered by Iowa DNR and the Iowa Finance Authority.

Interest Rates

Vary based on current market conditions and loan terms.

Application Deadline

Intended Use Plans reviewed quarterly.

Award Limits

No maximum loan amount.

Eligible Projects

Design and construction of wastewater treatment plants – construction, expansion, upgrades, and rehabilitation, sewer system rehab and replacement, interceptors, collectors, and lift stations, infiltration/inflow correction, combined sewer overflow correction, nonpoint source projects, and stormwater projects that have a water quality benefit.

City Parks and Open Spaces Program

The City Parks and Open Spaces program, administered by the Iowa Department of Natural Resources (DNR), provides funding to assist cities in acquiring, developing, and preserving open spaces and parks within their communities. This program aims to enhance recreational opportunities, improve quality of life, and promote environmental conservation in urban areas across Iowa. By leveraging these funds, municipalities can create new green spaces, upgrade existing parks, and preserve natural areas for public enjoyment.

Matching Funds

No match required

Application Deadline

Applications are typically due by August 15th each year.

Award Limits

Maximum grant award is determined by population. A population of 1,001 to 5,000 is $75,000.

Eligible Projects

Parkland expansion and multi-purpose recreational developments are typical projects funded under this grant. Funds are not available for single or multipurpose athletic fields, baseball or softball diamonds, tennis courts, golf courses, and other organized sport facilities. Swimming pools and playground equipment, frisbee golf, and dog parks are also ineligible.

Community Attraction and Tourism Grant

The Community Attraction and Tourism (CAT) program provides grant funds to assist projects that provide recreational, cultural, entertainment and educational attractions. The funds help communities create transformational projects that enhance the vitality of a region and the state overall. The CAT Grant Program is designed to assist communities in the development and creation of multiple-purpose attractions and tourism facilities.

Matching Funds

Typically requires a 70% local match.

Application Deadline

Typically due in July.

Award Limits

Up to $100,000,000. Awards to projects for community amenities such as aquatic center, library, and splashpad projects will be capped at $500,000.

Eligible Projects

Funds must be primarily used for vertical infrastructure (land acquisition and construction, major renovation and major repair of buildings and recreational trails.)

Community Challenge Grant

AARP offers community challenge grants to support immediate improvements and jump-start long-term progress to support residents of all ages. Grants will improve public places, transportation, housing, digital connectivity and more — with an emphasis on the needs of adults age 50 and older — in all 50 states, Washington, D.C., Puerto Rico and the U.S. Virgin Islands.

Matching Funds

Typically requires a 70% local match.

Application Deadline

Typically due in March.

Award Limits

Range depending on type of project.

Eligible Projects

Projects include those related to public places, digital connections, housing, and transportation, bike and walk audits, disaster preparation, and community engagement.

Community Facilities Direct Loan and Grant Program

This program is provided by USDA Rural Development and offers affordable funding to develop essential community facilities in rural areas. An essential community facility is defined as a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings. Small communities with a population of 5,500 or less receive priority points and are eligible for a grant up to 75% of the eligible project costs.

Matching Funds

Typically requires a 25% match for grant funding and/or loan funding.

Application Deadline

Accepted year-round.

Award Limits

Depends on available funding.

Eligible Projects

Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay related project expenses.

Drinking Water State Revolving Fund (DWSRF)

The DWSRF program leverages federal funding to finance a wide range of eligible projects at below-market interest rates, including improvements to drinking water treatment, storage, and transmission/distribution systems.

Interest Rates

Vary based on current market conditions and loan terms.

Application Deadline

Intended Use Plans reviewed quarterly.

Award Limits

No maximum loan amount.

Eligible Projects

Projects to install or upgrade facilities to improve drinking water quality to comply with Safe Drinking Water Act (SDWA) regulations, rehabilitation, replacement or installation of piping to improve water pressure to safe levels or prevent contamination caused by leaky or broken pipes, rehabilitation of wells or development of eligible sources to replace contaminated sources, installation or upgrade of finished water storage tanks to prevent microbiological contamination from entering the distribution system, interconnecting two or more water systems, and construct a new system to serve homes with contaminated individual wells or consolidate existing systems into a new regional water system.

Iowa Clean Air Attainment Program (ICAAP)

ICAAP provides funding for projects that reduce transportation-related emissions, including vehicle replacements that improve air quality. This program can assist municipalities in upgrading their public vehicle fleets to more environmentally friendly options. ICAAP is designed to help Iowa meet national air quality standards by funding transportation projects that reduce congestion and improve air quality. The program encourages projects that promote alternative transportation modes, traffic flow improvements, and other strategies that contribute to cleaner air.

Matching Funds

Requires a minimum 20% match.

Application Deadline

Typically due in October.

Award Limits

Varies based on project scope and available funding.

Eligible Projects

Vehicle replacements that reduce emissions, transportation projects that improve air quality, traffic signal synchronization, transit improvements, bicycle and pedestrian facilities.

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) Program is a federally funded grant program that provides 50% cost share for outdoor recreation area development and land acquisition. Iowa's cities and counties are eligible to participate.

Matching Funds

Requires a 50% match.

Application Deadline

Typically due in March.

Award Limits

$250,000 per project.

Eligible Projects

Popular projects in recent years have included skate parks, playgrounds, new and renovated swimming pools, campgrounds and multipurpose trails.

Local Highway Safety Improvement Program (HSIP-Local)

The HSIP-Local program provides Federal-aid Swap (State) funds to Counties and Cities for low-cost to medium-cost systemic safety improvements. The program has the goal of reducing fatalities and serious injury crashes. HSIP-Local program funding is $5 million/year for FY2023-2027.

Matching Funds

Not specified.

Application Deadline

Typically due in November.

Award Limits

Typical maximum awards are between $500,000-800,000.

Eligible Projects

Common projects have included sign and post reflectivity, upgraded pavement markings, centerline and shoulder/edge line rumble strips, paved shoulders and guardrail. With the expansion of HSIP-Secondary to cities as HSIP-Local, this program is also a good candidate for roadway reconfiguration projects and pedestrian-crossing improvements. Additional examples and typical crash-reduction factors (CRFs) are included on the application.

Paint Iowa Beautiful

Through a partnership between Keep Iowa Beautiful and Diamond Vogel Paint of Orange City, Iowa, groups can receive paint for community enhancement projects and parks. Through the Paint Iowa Beautiful program, thousands of gallons of paint have been donated at no cost to community groups supporting a wide range of public service projects across Iowa.

Application Deadline

Typically due in February.

Award Limits

Large-volume requests (over 30 gallons) will generally receive a lower rating.

Eligible Projects

Public buildings, facilities, and parks.

Pedestrian Curb Ramp Construction

This program is administered by the IOWA DOT and assists cities in complying with the Americans with Disabilities Act (ADA) on primary roads in Iowa cities.

Matching Funds

None.

Application Deadline

Accepted year-round.

Award Limits

$250,000 per City per year.

Eligible Projects

Improvements must involve a municipal extension of a primary road, and curb ramps must meet ADA standards.

Traffic Safety Improvement Program (TSIP)

The intent of the Traffic Safety Improvement Program is to distribute funds for roadway safety improvements, traffic control devices, studies, and outreach.

Matching Funds

Not specified.

Application Deadline

Typically due in November.

Award Limits

Typical maximum award is $500,000 per project.

Eligible Projects

Common projects included traffic safety improvements; purchasing materials for new or upgraded traffic control devices such as signs, signals, and pavement markings; and transportation safety studies and outreach, including signing or pavement marking research, driver education and information, work zone safety, and improvements to crash data analysis.

Transportation Alternatives (TA Set-Aside or TAP)

The Transportation Alternatives Set-Aside (TA Set-Aside or TAP) Program is a new iteration of the former Transportation Enhancements (later Transportation Alternatives) program that has been in existence since 1991 and funds are distributed through the metropolitan planning organization, Simpco. The Transportation Alternatives (TA) Set-Aside from the Surface Transportation Block Grant (STBG) Program provides funding for a variety of generally smaller-scale transportation projects.

Matching Funds

20% local match required.

Application Deadline

Typically due in February.

Award Limits

Generally range between $100,000 and $1,000,000, depending on the specific project and available funding.

Eligible Projects

Eligible projects include pedestrian and bicycle facilities; construction of turnouts, overlooks, and viewing areas; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; recreational trails; safe routes to school projects; and vulnerable road user safety assessments.

Trees for Kids Grants

Iowa DNR funds to plant trees in public areas of communities (park, community center, public school, etc.). Trees for Kids grants provide reimbursable grants to buy trees and mulch to help increase and diversify tree canopy.

Matching Funds

No match required.

Application Deadline

Typically due in August.

Award Limits

$2,500 per project.

Eligible Projects

Trees and mulch.

State Recreation Trails (SRT)

The state recreational trails program (SRT) provides funds to establish recreational trails throughout Iowa for the use, enjoyment and participation of the public.

Matching Funds

Not specified.

Application Deadline

Typically due in July.

Award Limits

Depends on project, typical awards range from $200,000 to $500,000.

Eligible Projects

The program is restricted to the acquisition, construction or improvement of recreational trails open for public use or trails which will be dedicated public use upon completion.

Water and Waste Disposal Loan and Grant Program

This program is administered by USDA Rural Development and provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

Application Deadline

Accepted year-round.

Interest Rates

Fixed interest rates, based on the need for the project and the median household income of the area to be served.

Eligible Projects

Drinking water sourcing, treatment, storage and distribution, sewer collection, transmission, treatment and disposal, solid waste collection, disposal and closure, storm water collection, transmission and disposal, and others.

CONCLUSION

Preparing well ahead of the application window for grant funding is crucial. Success depends on careful planning, aligning with state plans, understanding deadlines, and meeting eligibility criteria. By preparing proactively, municipalities and organizations can increase their chances of accessing these resources, speeding up critical infrastructure projects and improving community well-being. Investing time and effort into thorough preparation is essential for making the most of grant funding opportunities and advancing sustainable development.

APPENDIX D: FACILITY ASSESSMENTS

Table 1.49 Facility Assessments

Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
City Hall + Public Works	Office Roof Section	Good	3	The fully adhered ethylene propylene diene terpolymer (EPDM) membrane was installed in 2020. No damage was observed. The estimated useful service life is 20 years. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Shop Roof Section	Fair	3	Shop roof consists of a ballasted EPDM membrane. It appears maintenance has been done around the perimeter. No leaks were observed from the underside. The install date is unknown, but looks to be approaching 20 years old. The estimated useful service life is 20 years. The replacement could be deferred for up to five years. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Canopy Roof Section	Poor	1	Damage was observed throughout the canopy EPDM roof. Seam tap is cracking and the membrane appears degraded. Water damage was observed from the underside. The City is considering expanding the building to the east. If this happens, the canopy would be removed. **Recommendation** Replace the canopy roof if the building expansion does not move forward.	$24,000
City Hall + Public Works	Exterior Masonry	Fair	3	The building exterior features a running course brick bond. Both bricks and mortar are free from major damage. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Windows	Fair	3	Windows are double pane glass with aluminum frames. The gaskets and caulking appear to be functioning as they should. **Recommendation** Perform regular maintenance.	$0

Table 1.49 Facility Assessments

Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
City Hall + Public Works	Window Lintels	Poor	1	Surface rust was observed on the lintels throughout. One lintel section has shifted in the southwest corner. It appears the lintel section has failed. **Recommendation** Prepare and repaint lintels. Remove and replace failed section.	$11,400
City Hall + Public Works	Overhead Doors	Fair	2	There are eight, insulated overhead doors that serve the shop. Minor damage was observed to lower panel sections and to the weather stripping. Openers have been updated upon failure. **Recommendation** Replace damaged panel sections and weather stripping.	$4,000
City Hall + Public Works	Man Doors	Fair	2	Two man doors serve the shop. Both are hollow metal core doors with metal frames. Corrosion was observed at both doors and frames. **Recommendation** Replace doors, frames, and hardware.	$4,000
City Hall + Public Works	Office Main Entrance	Fair	3	The storefront window assembly has aluminum frames and single pane glass. No damage was observed. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	City Office Area	Good	3	The office, kitchen, and restroom areas were renovated recently. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Council Chambers Restrooms	Poor	1	The public restrooms are not accessible per the Americans with Disabilities Act (ADA) Standards. **Recommendation** Enlarge and renovate restrooms.	$26,600

Table 1.49 Facility Assessments

Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
City Hall + Public Works	Police Department Expansion	Fair	2	Staff report the need to expand the police department portion of the building. They would get their own sally port and entrance. Right now the PD is sharing shop space with PW. **Recommendation** Expand police department to the east of the building.	$1,500,000
City Hall + Public Works	Office/Council Chambers HVAC	Fair	3	Two, horizontal ceiling-mounted furnaces with direct expansion (DX) cooling provide heating and air conditioning to the office space. One unit was installed in 2018. The other indoor unit appears old, but the DX coil section was replaced in 2012. The associated outdoor units were both installed in 2012. Heavy condensation on the supply ductwork of one of the units was due to the high humidity levels in the unconditioned shop. The estimated useful service life of this equipment is 20 years. **Recommendation** Perform regular maintenance. Install insulation at supply ductwork to eliminate condensation.	$2,000
City Hall + Public Works	Shop Unit Heaters	Fair	3	Two ceiling mounted, gas-fired unit heaters provide heating to the shop area. They are controlled by an associated thermostat. The units were installed in 2015. The estimated useful service life is 18 years. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Shop Exhaust	Poor	1	Shop exhaust is provided by two roof-mounted fans. Only one was operational at the time of the inspection. The other unit is controlled by a manual wall timer. Two other roof openings are present where past equipment has been removed. Additional fans may be needed with added Public Works activities. **Recommendation** Repair nonoperational fan unit. Install CO/NO2 sensor which is interlinked to fans. Install a make-up air unit.	$15,000

Table 1.49 Facility Assessments

Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
City Hall + Public Works	Water Heater	Fair	2	A 40-gallon capacity water heater was installed in 2015. There is corrosion at the base, and likely in the internal tank. The estimated useful service life is 15 years. **Recommendation** Replace water heater. Install a pedestal to keep water heater off the floor.	$3,400
City Hall + Public Works	Main Electrical Panel + Branch Panels	Good	3	The electrical panels were updated in 2017 and appear to be adequately sized. The estimated useful service life is 40 years. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Backup Generator	Poor	1	The generator is undersized and is only able to power select circuits. The small natural gas powered unit is mounted on the floor in the shop. It is controlled by a manual transfer switch. **Recommendation** Replace generator with properly-sized unit to power entire building with an automatic transfer switch.	$50,000
City Hall + Public Works	Exterior Lighting	Fair	3	Exterior lighting is a combination of newer LED and older HID fixtures. It appears older fixtures are being retrofitted with LED bulbs. Coverage appears adequate. **Recommendation** Perform regular maintenance.	$0
City Hall + Public Works	Interior Lighting	Fair	3	Interior lighting has been updated to LED. Light levels were acceptable in the shop area. **Recommendation** Perform regular maintenance.	$0
Park Shelter	Pavilion Water Issue	Poor	1	Staff report an ongoing water issue under the pavilion with heavy rains. They would like to extend the exterior wall to divert water into the storm drain. **Recommendation** Extend exterior wall to match existing construction.	$2,000

Table 1.49 Facility Assessments

Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
Pool	Pool Slide	Poor	1	The waterslide is original to the 1991 construction. The steel platform and structural components are corroded. Some of the brackets are beyond repair. Staff report the slide has been repaired in the past. Damage was observed on the slide. The associated pump is heavily corroded. The butterfly valve is not operational. **Recommendation** Replace slide, structure, and pump.	$233,000
Pool	Pool Deck	Fair	2	Concrete panels appear to have been replaced around the pool perimeter. Concrete around the wading pool has cracked in select locations and sealants have failed. **Recommendation** Replace concrete around wading pool.	$39,000
Pool	Diving Board	Fair	3	The diving board was replaced 5 to 10 years ago. It is functioning as it should. No fatigue was observed at concrete where it mounted. **Recommendation** Perform regular maintenance.	$0
Pool	Ladders	Fair	3	Lifeguard pedestals and ladders are not mounted permanently to deck. Pool ladders are integrated into pool walls. No damage was observed. **Recommendation** Perform regular maintenance.	$0
Pool	Bath House Roof	Fair	2	There is no major damage to the asphalt shingles. A small section was recently been replaced due to wind damage. The age of the shingles is unknown, but appears to be over 15 years, based on the fact the north end of the building was added in 2010 and the shingles are not an exact match. The average life of shingles is 20 years. **Recommendation** Replace shingles.	$12,600

Table 1.49 Facility Assessments

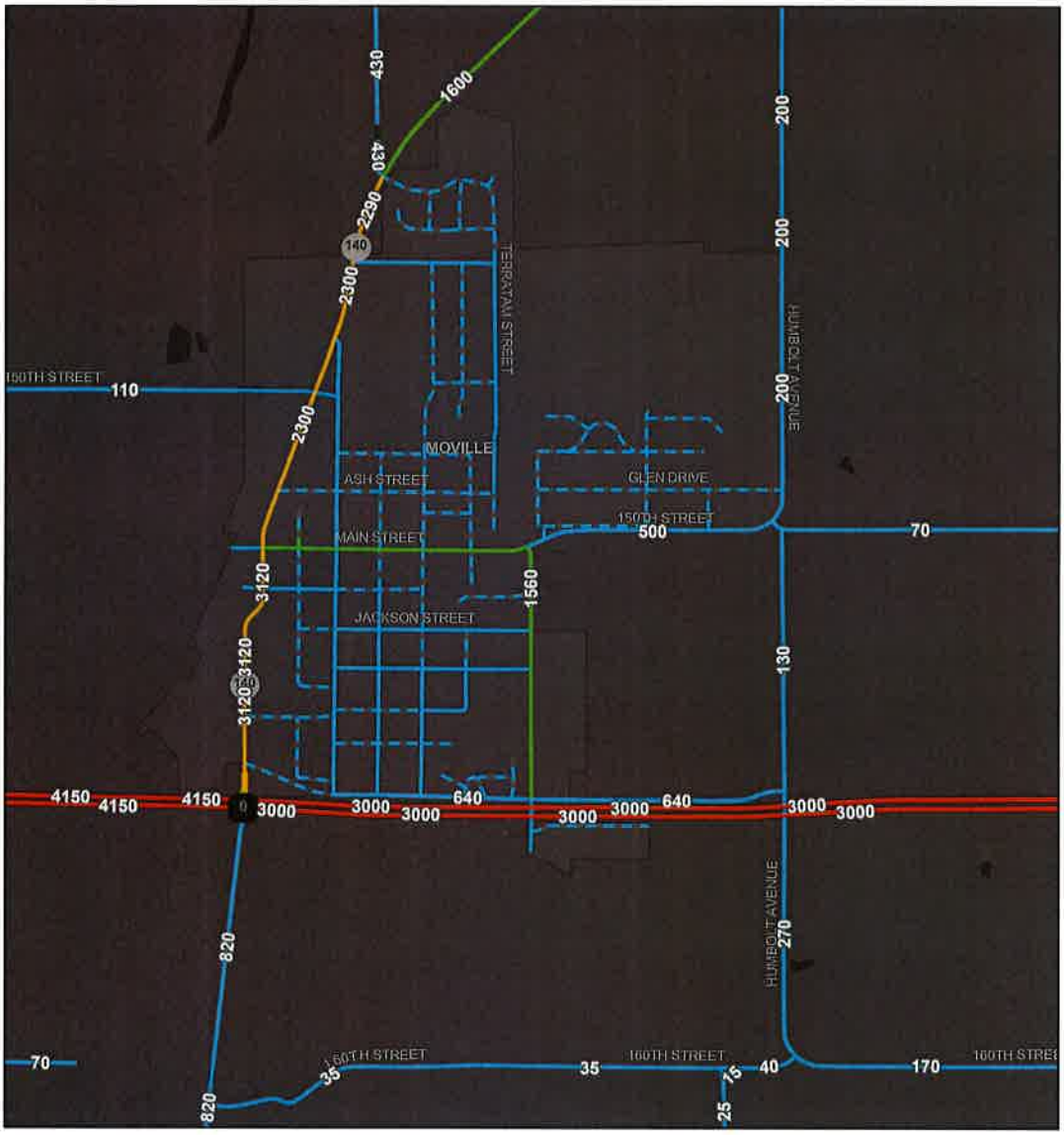
Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
Pool	Exterior Walls	Fair	1	Concrete masonry unit (CMU) walls are showing signs of staining and moisture intrusion. Control joints have failed. Mortar is missing in some locations. **Recommendation** Tuckpoint select areas, remove and replace control joints, and seal CMU block.	$12,500
Pool	Exterior Doors	Poor	1	Existing door hardware to the locker rooms does not meet accessibility requirements. Heavy corrosion was observed at the chemical storage room door and frame. **Recommendation** Replace door, frame, and inaccessible hardware.	$4,000
Pool	Accessible Restrooms + Locker Rooms	Poor	1	The restrooms and locker rooms lack accessible fixtures. **Recommendation** Install accessible fixtures including but not limited to: water closets, sinks, shower fixtures.	$20,000
Pool	Mechanical Room Expansion	Poor	1	Pool mechanical equipment such as heaters, pumps, filtration, and chemical delivery system are housed in the basement. This makes it difficult to replace. The City would like to expand the bath house to include a new mechanical room at ground level for future replacement needs. The basement could house added pool surge capacity along with pumps. **Recommendation** Expand bath house for mechanical equipment room.	$566,000
Pool	Mechanical + Chemical Room Repairs	Poor	3	The existing elevated concrete floor has deteriorated in the chemical storage room. The metal decking observed from the basement is heavily corroded. **Recommendation** Repair flooring and deck when mechanical room is expanded, so space can be reused.	$36,800

Table 1.49 Facility Assessments

Building	Element	Condition	Priority	Details + Recommendations	Estimated Cost
Pool	Pool Mechanical Equipment	Poor	1	The pool equipment is worn and corroded due to the environment. Most of the equipment is past its estimated useful service life with limited repairs to maintain operation. **Recommendation** Replace pool mechanical equipment.	$500,000
Pool	Electrical Equipment	Poor	1	Electrical equipment is original to the 1991 construction. It is heavily corroded and past its estimated useful service life. **Recommendation** Replace electrical equipment in conjunction with mechanical equipment.	$33,300
Pool	Pool Underwater Lighting	Poor	3	The underwater lights are likely original and not functioning. **Recommendation** Replace pool lights with LED lights.	$10,700

APPENDIX E: SUPPLEMENTAL INFORMATION

Average Traffic Volume Map



11/10/2025, 12:40:05 PM

1:22,409

0 0.13 0.25 0.5 mi

0 0.23 0.45 0.9 km

Primary Divided Cardinal
- 1000 - 1999
- 2000 - 4999
- 5000 or more

Primary Divided Non-Cardinal
- 1000 - 1999
- 2000 - 4999
- 5000 or more

Primary Non-Divided
- 1000 - 1999
- 2000 - 4999

Secondary & Municipal Non-Divided
- 0 - 999
- 1000 - 1999

Estimates Non-Divided
- 0 - 999
- 1000 - 1999

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BUSINESS UNITS

Commercial

Education

Energy

Food + Industrial

Government + Cultural

Healthcare

Public Works

Residential + Mixed-Use

Sports + Recreation

Telecommunications + Utilities

Transportation

Water

LOCATIONS

Arkansas

Iowa

Minnesota

North Carolina

Ohio

Pennsylvania

South Dakota

Wisconsin

On January 12, 2017, ISG formally announced its transition of firm ownership to a 100% employee stock ownership plan (ESOP). As a multi-disciplinary firm that started 50+ years ago, ISG has since grown to be a Top 500 Design Firm as recognized by Engineering News-Record (ENR), a Zweig Group Hot Firm, and Zweig Group Best Firm to Work For, illustrating the progressive increase in talent, expertise, and market share.

ISG

Architecture
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2025 Marketing Excellence

2025 Trifecta Award

2025 ENR TOP 500