

Capital Improvements Plan Fiscal 2022 thru Fiscal 2026



**City of Washington
January 2021**

*Jaron P. Rosien, Mayor
Sally Hart, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



City of Washington
*215 East Washington Street
Washington, Iowa 52353
(319) 653-6584 Phone
(319) 653-5273 Fax*

**Table of Contents
FY22-26 Capital Improvements Plan
January 2021**

<u>Page</u>	<u>Item</u>
1	Memo from Brent Hinson, City Administrator
2-6	CIP Project Summaries
7-8	CIP Funding Analysis
9	Map of Proposed Projects

*Jaron P. Rosien, Mayor
Sally Hart, City Clerk
Kevin Olson, City Attorney
Brent Hinson, City Administrator*



*215 East Washington Street
Washington, Iowa 52353
(319) 653-6584 Phone
(319) 653-5273 Fax*

Memorandum

January 11, 2021

To: Mayor & City Council
Cc: Illa Earnest, City Clerk

From: Brent Hinson
City Administrator

Re: Capital Improvements Plan (CIP) for FY22-26

Attached is the recently adopted five-year CIP. We have a goal of updating this plan every year, but it is designed to serve as an important long-term planning tool. The ultimate aim of long-term planning is the wise and efficient allocation of the resources we are entrusted with, for the maximum betterment of our community.

Thanks for your work in developing this plan.

Jaron P. Rosien, Mayor
 Sally Hart, City Clerk
 Kevin Olson, City Attorney
 Brent Hinson, City Administrator



City of Washington
 215 East Washington Street
 Washington, Iowa 52353
 (319) 653-6584 Phone
 (319) 653-5273 Fax

FY22-FY26 Capital Improvements Plan
Project Summaries- Final 1/5/21

#	Project Name (Bold= New Project to CIP)	Brief Summary
<u>Carryover/Incomplete FY2021 Projects</u>		
119	Woodlawn Gates & Building	Based on TAN report and utilizing state grant, renovate National Historic Register cemetery property.
107/ 118	W. Madison, W. Wash, E. Main Water Main Replacement	<p>Replace the following water mains due to high breakage and additional issues:</p> <ul style="list-style-type: none"> • West Madison (Highway 92) from D to H • West Washington Boulevard from D to F • East Main from 12th to 15th <p>Project as described is contingent on being awarded a CDBG grant.</p>
111B	South Avenue B Water Main- Adams to Van Buren	Replace water main that is transite pipe. Upsize 4" main to 8". Joins up relatively new main ending at Adams with new main starting at Tyler.
122	Municipal Building- Madison Park	As a final piece to the Municipal Building construction, improve former Jones property to extend Madison Park by ½ block and tie into municipal campus.
123	New Fuel Farm	Pending state funding, consider location of a 2 nd fuel farm at the Airport to better serve business aviation traffic and protect safety of users.
129	Business Park Phase II/ West Buchanan Paving	Pave West Buchanan from WWTP road to South Avenue E to create a paved route from Highway 1 to the southwest area of town. Develop additional industrially-zoned lots. Federal aid swap project, allowing for up to 100% of construction costs to be funded by grant.
154	Wellness Park Additional Lighting	Using DNR LWCF Grant, install lighting for Soccer Field #1 and enable future lighting of Ballfield #2.

City of Washington CIP FY22-FY26 Project Summaries

#	Project Name (Bold= New Project to CIP)	Brief Summary
<u>FY2022 Projects</u>		
120	Egg Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of "Egg" sewer basin.
133	East Adams Paving from 9 th to 15 th	Construct concrete street with curb & gutter on East Adams from 9 th to 15 th . Construct sidewalk loop around Water Tower Park. Partial special assessment project.
139	Old WWTP Demolition	Demolish obsolete structures at WWTP. A few minor structures may be able to be handled in-house, but a contractor with appropriate equipment will be needed for most of them.
142/ 143	Lincoln Safe Routes to School Sidewalks	Construct new sidewalk along Monroe from Iowa to 4 th Avenue and ensure repair and new construction of sidewalk along East Van Buren between 6 th and 9 th Avenues as per 2013 Lincoln Elementary Safe Routes to School Plan.
149	S. 12 th & East Washington Intersection Improvements	Construct improvements to South 12 th & East Washington (Highway 92) intersection to ease traffic congestion. Improvements include intersection pavement changes, addition of traffic signals, and potentially 3-lane conversion for East Washington. Utilize DOT Traffic Safety Fund and USTEP for up to ¾ grant funding for the project.
155	NLW Phase 2 Development	Construct extension of South 11th Avenue, extend utilities, and perform ancillary improvements to facilitate development of multi-family lots.
156	Pickleball/Tennis Court Renovation	Perform asphalt overlay of existing tennis courts and related improvements to allow for improved play for tennis and use for pickleball.
<u>FY2023 Projects</u>		
137/ 144	Re-Light Runway 18/36 & 18/36 Approach Lighting (PAPI/REIL)	Replace existing 30-year-old lighting with a MIRL (Medium-Intensity Runway Lighting) system to help eliminate runway closures at night and increase safety. Replace Precision Approach Path Indicators (PAPI) and Runway End Identifier Lights (REIL) to improve main runway safety. \$653,640 project with 90% FAA funding (\$65,364 local RUT match).
138	Downtown Streetscape Expansion	Continue streetscape to "Supersquare" area of downtown, including replacement of utility lines &

City of Washington CIP FY22-FY26 Project Summaries

#	Project Name (Bold= New Project to CIP)	Brief Summary
		sidewalks and pavement improvements as needed. Projected \$6 million+ project.
140	North 2 nd Underpass Evaluation	Conduct structural and drainage analysis of railroad underpass to determine any improvements needed.
157	South 7th Water Main-Wash to Madison	Construct new water main to tie low-flow area of system to better water mains on Washington and Madison, as per 2020 Water Facility Plan.
158	New T-Hangar	Construct new hangar at airport with 3 spaces available for lease.
<u>FY2024 Projects</u>		
121	South 12 th Paving Project-Tyler to Adams	Construct concrete street with curb & gutter from current end of pavement to East Adams. Construction of sidewalk along South 12 th and around Case Field block or at least along north side, pending concurrence of Washington Community School District. Partial special assessment project.
126	East 3 rd Water Main- 4 th to 12 th	As per 2020 Water Facility Plan, replace water main that is a significant water pressure problem. Upsize from 4" to 8" main. In-house project over 2-3 fiscal years.
150	Central/SE Storm Sewer Study	Engineering investigation of area south of underpass to determine upgrades needed to prevent underpass flooding and other system deficiencies.
<u>FY2025 Projects</u>		
135	South 4 th Improvements-Main to Van Buren	As per 2020 Facility Plan, construct high-priority project to construct new water main to boost water pressure in the central part of town. Install 10" water main. Correct ADA sidewalk issue on east side of South 4 th from Jefferson to Madison, and perform asphalt mill & overlay/overlay of South 4 th .
151	Wellness Park, Phase 2	Construct improvements including but not limited to permanent pond and soccer complex improvements.
153	Aquatic Center Plaster & Paint	Conduct major maintenance project to preserve 25-year-old pool basin, completely re-plastering and re-painting the basin.
<u>FY2026 Projects</u>		
134	West Sewer Basin Evaluation	With guidance of FOX Engineering, conduct detailed analysis of west sewer basin.
145	Egg Sewer Basin I/I Project	Construct 2 nd major Egg Sewer Basin project utilizing

City of Washington CIP FY22-FY26 Project Summaries

#	Project Name (Bold= New Project to CIP)	Brief Summary
	(Phase II)	results of FY22 Egg Sewer Basin Evaluation to be conducted. \$1.4 million project with \$1 million in G.O. bonded debt.
Future Years or Unscheduled Projects (Bold= New Project)		
Type	Project Name	Brief Summary
A (104/105)	New Large Hangar & Apron for Hangar	Construct new hangar to separate main business users of airport, relieve traffic congestion and improve safety for users.
A	Parallel Taxiway for Runway 18/36 and N. End of 13/31	Construct parallel taxiway along main runway so that planes do not have to taxi back to the terminal on the runway itself. 90% FAA-funded project, subject to \$210,000 City funds match.
A (152)	Airport Layout Plan Update	Work with consultant to do long-term ALP update to continue to assist with securing grant funding. Estimated \$300,000 project.
P	Sunset Park New Play Structure	Reconstruct a playground area in City's most-used park to meet modern safety standards and improve appeal of park.
P	Wellness Park Phases 3-4	Construct additional phases to final build-out as per the developed plan, possibly including construction of a Parks Maintenance Facility.
P (124)	Remodel of Main Pavilion at Sunset Park	Rehabilitate main pavilion, including electrical, lighting, repair and painting of structure.
P (130)	North Park Restrooms	Construction of new restrooms/storage building at North Park/Stewart ballfields to provide modern restroom facilities to site.
P (132)	Water Tower Park Play Structure	Construct a new playground area at Water Tower Park.
R	South Avenue B Mill & Overlay	Mill & asphalt overlay of South Avenue B from Madison to Sitler to restore pavement surface in busy area leading to High School.
R	North Marion Mill & Overlay	Mill & asphalt overlay of North Marion from 5 th to 8 th Streets to restore pavement surface.
R	North Iowa Mill & Overlay	Mill & asphalt overlay of North Iowa from 5 th to 11 th Streets to restore pavement surface.
R/SS	West Main Paving	Pave West Main Street from Highway 1 to current end of pavement at South Avenue H.
R/W	West Main Water Main Replacement and Mill & Overlay	Replace break-prone water main from B to H and then mill & asphalt overlay for street.
R/W/S/	Bell Land Development	Following property acquisition, annexation, rezoning,

City of Washington CIP FY22-FY26 Project Summaries

#	Project Name (Bold= New Project to CIP)	Brief Summary
SS (148)		and platting, construct infrastructure improvements to create first phase of City's long-term plan to ensure availability of housing lots.
R/SS	South 6 th Paving- Van Buren to Madison and Monroe from 4 th to 6 th	Pave streets around Lincoln Elementary School and extend sidewalks as needed to enhance final Safe Routes to School environment.
R/SS (146)	North 2nd Avenue, 5th to 11th & Eliminate Underpass Lift Station	Reconstruct and add curb & gutter to significant collector route. Possible federal aid project following West Buchanan. Conduct engineering analysis to determine feasibility of coordinating storm sewer improvements to work toward or accomplish the elimination of the 2nd Avenue underpass lift station.
W	Drill New Well	Pending continued satisfactory performance of existing wells, drill new well to ensure reliable long-term water supply.
W	E. 2 nd Street Water Main Replacement	Replace existing 4" main with 8" PVC to eliminate small main and water pressure issue.
W	Jefferson Water Main- Avenue D to Avenue C and Avenue B to Cul-de-Sac in East 1100 block	As per 2020 Water Facility Plan, project to boost water pressure along Jefferson. Upsize 4" main to 8".
W	South 2 nd Avenue Water Main- Madison to Tyler	Replace water main to address line with water main breaks and tie into dead-end main at 3 rd & Tyler to create new loop.
W	West Madison Water Main Phase 2- H to Hwy 1	2 nd phase of project to replace water main along under West Madison (Highway 92) that is highly prone to breaks.
S	Parkside Estates Lift Station Upgrades	Upgrade lift station with 1970's-era pumps & add backup power. Need for project was somewhat reduced by West Side Interceptor project significantly reducing distance sewage needed to be pumped.
S	South 2 nd Avenue Sewer- Monroe to Jackson	Clay sewer pipe that is partially blocked/ collapsed and cannot be fully cleaned or televised.