

Urbandale Capital Improvements Program (CIP) Committee Minutes  
CIP 2019 – 2024+  
**Meeting #2**  
November 27, 2018

The Urbandale Capital Improvements Program (CIP) Committee met as scheduled at 7:15 a.m. on November 27, 2018. The following CIP Committee members were present: Pat Boddy, Susan Bonnicksen, John Bouslog, Mike Carver, Tom Gayman, John Hollebrands, Steve Lytle, Cindi McDonald, and Julie Roethler. Also present from City Staff were City Manager A.J. Johnson, Finance Director Nicci Lamb, Assistant Finance Director Kim Keisler, Accountant I Addison Riebkes, Assistant Director of Parks Kevin James, Fire Chief Jerry Holt, Director of Engineering and Public Works Dave McKay, Assistant City Engineer John Larson, GIS Coordinator Ryan Noah, Economic Development Director/Assistant City Manager Curtis Brown, Economic Development Specialist Katie Gieszler. Also attending was Councilman Cox.

Gayman opened the meeting by thanking the CIP Committee for devoting their time to review and discuss the CIP plan, and thanked city staff for their hard work preparing the document. Gayman indicated that any motions to hold a vote would be held until the end of the meeting. Gayman notified the committee that the new sections to discuss first were Bridges, Sidewalks, Storm Sewers, Streets, Street Lighting, and Traffic Signals.

Gayman asked Finance Director Lamb to provide the debt levy forecast tool. Lamb presented the forecast tool showing what different intervals of debt levy would support.

City Manager Johnson then provided detailed information on TIF funding, which was requested by the committee prior to the meeting. Committee members thanked Johnson for the information.

Gayman then instructed Dave McKay to begin the meetings presentations, starting with the Bridges section. Only projects described in detail by the committee are documented below:

**BRIDGES** Section was reviewed by the CIP Committee:

- Urban Hills over Walnut Creek – McKay presented the plans for the bridge, noting that it could be pushed back from 2022 to 2023, depending on the speed of development in that area.

**STORM SEWER** was reviewed by the CIP Committee:

- Drainage Improvements: Various Locations – McKay presented the city’s drainage improvement project, noting that \$125,000/year is currently being allocated for this purpose, provided by the storm water utility fee that is charged to businesses and residents. He stated that the storm water fund has a healthy balance, and as it continues to grow the council could consider addressing larger and more expensive projects. Hollebrands provided information that he obtained from the November 26, 2018 school board meeting in regards to the school’s responsibility relating to the management of storm water and storm sewers. McKay addressed his question by providing a historical summary of the drainage issues plaguing that area. He stated that the school is responsible for getting storm sewer to 72<sup>nd</sup> St. and then the city takes over responsibility from there. Various improvements will be made in the area over time to add, or improve, storm sewer and drainage within that geographical area. Boddy expressed a sense of urgency related to the city’s management and planning of storm water runoff, and the benefits a water management study would provide. The flooding the summer of 2018 proved the desperate need for these types of plans and infrastructure. Boddy suggested more money be allocated on a yearly basis to support water management needs. Bouslog inquired as to how the \$125,000/year was determined. McKay stated that it follows their current storm water management plan and staff walking creeks and water ways to determine needs related to degradation and down trees. The city has followed this plan for the last 15 years. Boddy inquired about more stringent storm water management requirements by developers in the west part of Urbandale. McKay addressed her concerns by stating the city doesn’t want to put Urbandale at a disadvantage to

other municipalities, because of self-imposed storm water requirements they put on developers. There is talk on a metro wide level to get better requirements in place. Bouslog then inquired as to the state of the Des Moines River recreational changes, and the impact to Urbandale and any financial support. City Manager Johnson and Engineer McKay indicated that the city has been provided information, but no major financial or waterway impacts to Urbandale are foreseen. Bouslog noted that the project was estimated to be \$100M dollars, and that he would rather see Urbandale's money spent on managing their storm water than funding the Des Moines River recreation project.

- Intake Rebuilding Project – McKay presented three years of funding for intake rebuilding. The original brick built intakes are not structurally sound, and need replaced sooner than anticipated. Today they are poured with reinforced concrete, and hold up much better. McKay communicated that 266 intakes have been replaced over the past 5 years, with another 120 being planned over the next 3 years.

#### **STREETS** was reviewed by the CIP Committee

- Annual Street Rehabilitation: McKay presented the next five years of street rehabilitation plans. He pointed out the drop in 2019 from around \$2.2M to \$800K resulted from the 72<sup>nd</sup> St. Replacement Project being pulled out on its own, which took approximately \$1.2M of the 2019 Road Use funding from the annual rehabilitation plan. Bonnicksen inquired as the plan to complete 72<sup>nd</sup> St. McKay indicated that construction would not begin until after the school season is out, and subsequent to the 4<sup>th</sup> of July. He indicated that construction would begin the end of July 2019 and hopefully finish the spring of 2020.
- Aurora Avenue/Widening Project NW Urbandale Dr. to Plum Dr. – McKay presented the project, indicating that traffic studies for this project have occurred, and that a two lane dedicated and one turn lane was recommended. It is slated for design in 2021 and build in 2022. If 5 lanes were recommended there would be difficulties and costs in acquiring all of

the required Right-of-Way. Carver asked if there were plans to do a traffic count on this road, to which McKay stated they would have to wait until all of the re-routing was eliminated to get true counts.

- Community Entrance Signs – McKay presented the project timelines. Carver expressed he is a proponent of this project, and expressed the importance of having substantial entrance signs at the Urbandale city limits.
- Douglas Avenue Beatification – McKay presented the project, noting that a lot of planting needs to be done going forward. It would include urbanization by filling in ditches, installing curbs/gutters, and storm sewer intakes. Carver commented that there are dilapidated fences along the north side that are falling down and in bad shape. Those should be fixed if we're spending all the money to beautify Douglas Ave. Bouslog inquired about property maintenance codes and whether the city could do anything that way. City Manager Johnson agreed to look into the codes and provide more clarification on the issue. McKay indicated that the engineering consultants suggest overcompensating on the plantings and beautification in the medians to draw people's attention inward.
- Hickman Rd. /US Highway 6 at 128<sup>th</sup> St. – McKay described project, adding dual left turn lanes and right turn lanes for all legs of the intersection to avoid stopping the through-lanes. The various funding sources for the project were described to the committee.
- 35/80 & Highway 141 flyover – McKay described the project and noted that the funding is 100% DOT funded. Carver took a moment to commend city staff and the mayor on their work on this huge project.
- Meredith Drive 156<sup>th</sup> to 170<sup>th</sup> – McKay presented the project details. He noted that the special assessments would be set at the next city council meeting. Urbandale is the lead on the project, but partnered with Clive on the funding. Gayman inquired if \$7M in cost was Urbandale's portion. McKay clarified that \$1.7M would come from Clive, \$1M from special assessments, and \$5M from Urbandale GOB debt.

- 86<sup>th</sup> St. Preservation – McKay presented the project details for paving/patching from Aurora to Hickman. He noted that the city will seek a reimbursement resolution for the project to start in 2019, but have the debt issued in 2020. Hollebrands raised concerns, describing progress timing on the previously completed section of the 86<sup>th</sup> St. Preservation. He described huge delays and inconveniences to motorists trying to get through. Hollebrands noted that the previous situation could not be repeated. Sidewalks and ramps took longer than they should have. Hollebrands urged McKay to write into his contract specifications to have sidewalks completed in 15 working days. Regardless of cost, it would weed out contractors too small to the project in a timely manner. Hollebrands inquired about the use of night shifts, the use of quick-set concrete, and removal of barriers if no work is being completed. Gayman noted that this project is one of the highest priorities and residents will be happy when the stretch of road is completed.
- 111<sup>th</sup> Street Paving – McKay described the project, noting that an original re-patch plan led to the discovery that a complete replacement would be necessary. McKay described difficulties with the project, including grading issues, and driveways and parking lots entrances. There have been discussions with MidAmerican in regards to undergrounding the utilities.
- 142<sup>nd</sup> Street: Douglas to Meredith - McKay described the project details, noting that the project would require coordination with the City of Grimes. McKay noted that \$860K of the funding would come from special assessments. Hollebrands noted that the City needs to prioritize this project, and consider moving it forward from the unprogrammed year. McKay described some of the difficulty in moving up the project, noting the fact there needs to be determination on the direction the road will go across the Grimes portion. The option two options are go east and west across Grimes, or do a diagonal to connect the two portions of road. McKay and Carver noted that there is better cooperation and collaboration with the City of Grimes, and hopefully that will help lead to a faster solution.

- 170<sup>th</sup> Street: Meredith to Waterford - McKay presented the project, noting it as a five lane roadway. Improvements would include grading, storm sewers, street lighting, and signalization. Roethler asked if improvements will be made prior to the opening of the new school. McKay stated that they would do what they can to alleviate current issues, however the project received \$600K of STP funding in the 2021 year. Hollebrands indicated he would like to see this project moved up, given the issues that the growing development will continue to cause. Gayman inquired if STP funding could be moved, to which McKay described the funding requirements, noting that moving it is not an easy process. Gayman noted that there is quiet progress is being made on the development of that area and its future needs.

Gayman asked the committee if they had any final questions on the areas presented. He then noted that items from the previous meeting, and any motions to amend projects would commence.

- All-inclusive Playground – City Manager Johnson noted that the committee previously indicated the city should provide more than \$75K, given the uniqueness of the project. The \$75K is the standard amount of money offered for playground projects of similar size. \$176K of the \$540K has been raised at this point in time, which includes the \$75K city contribution.

Lytle indicated that he is on the playground fundraising committee. He stated that most of the donors and grant applications ask how much money the city is contributing to the playground. In his opinion, their reaction is that the \$75K is not enough. He suggests the city double their initial contribution to \$150K, or even pay for half of the amount of the project. Based on his assessment of the CIP document, he doesn't see a ready subject to reduce spending to move to the all-inclusive playground. He suggests a reimbursement resolution to reimburse the funding. Finance Director Lamb addressed the funding suggestion, noting that reimbursement resolutions need to have an 18 month payback. Right now there is not room in the CIP budget until 2023 for excess GOB capacity,

which would eliminate the reimbursement resolution as a viable solution. Lytle inquired about the use of capital projects funds to support the playground. Lamb noted that the capital projects funds are a result of interest earned in the capital projects fund, as well as savings on other capital projects. Those funds cannot be committed before the city has it in-hand. Bouslog stated that the committees' job is to make suggestions to the city council, and that he motions to increase the funding for the playground to \$250K, and it is up to the council and staff to find excess funds to put towards the project. Carver noted that the city council could increase the debt levy by \$.01, from \$2.20 to \$2.21. Lamb indicated that a \$.01 increase would support a \$500,000 project. Carver indicated that he would support a \$.005 increase to levy for support of this project. Steve Lytle seconded the motion made by Bouslog.

**Motion:** Bouslog motioned, seconded by Lytle, to increase the city's commitment to the all-inclusive playground be increased to \$250,000, subject to appropriate funding determined by staff and city council.

**Vote:** Ayes – Boddy, Bonnicksen, Bouslog, Carver, Gayman, Hollebrands, Lytle, Roethler. Nays – None

Motion **PASSED**

Hollebrands then made a motion for an additional change, to move funding from aquatic center to the all-inclusive playground. Boddy recused herself from the vote given her involvement with the project.

**Motion:** Hollebrands motioned, seconded by Bouslog, to transfer \$173K from the \$273K aquatic center design, to the all inclusive playground.

**Vote:** Ayes – Bonnicksen, Bouslog, Gayman, Hollebrands. Nays – Carver, Lytle, Roethler.

Motion **PASSED**

- Park Utilities/Bathroom Installation – Hollebrands communicated his desire to reduce trail funding in 2021 and put the money towards increased utilities and bathroom installation in the parks.

**Motion:** Hollebrands motioned, seconded by Gayman, to take the 2021 funding from Coyote Ridge Trail (\$241K), Waterford Road to Dallas County Unincorporated. (\$432K), and Interior Access (\$250K), and increase spending for utilities and bathroom installation to existing parks.

**Vote:** Ayes – Hollebrands. Nays – Boddy, Bonnicksen, Bouslog, Carver, Gayman, Lytle, Roethler.

Motion **FAILED**

- Park Utilities/Bathroom Installation – Bouslog communicated that the city should accelerate the speed at which bathrooms and utilities are installed into the city's parks.

**Motion:** Bouslog motioned, seconded by Hollebrands, to communicate to city council and staff, to accelerate the funding towards utilities and bathroom installation within the parks.

**Vote:** Ayes – Boddy, Bonnicksen, Bouslog, Carver, Gayman, Hollebrands, Lytle, Roethler. Nays - None

Motion **PASSED**

- Storm Water Drainage Improvements – Boddy communicated that the city needs to take more seriously the storm water drainage improvements throughout the city, and commit more funding to mitigate storm water risks.

**Motion:** Boddy motioned, seconded by Carver, to strongly suggest that additional funding be committed to the storm water drainage improvement projects and project planning, in future years.

**Vote:** Ayes – Boddy, Bonnicksen, Bouslog, Carver, Gayman, Hollebrands, Roethler. Nays – None.

Motion **PASSED**

Gayman asked if there were any other Committee items to discuss. Hollebrands declined to make a motion, but made clear that the City of Urbandale needs to prioritize the 142<sup>nd</sup> Street: Douglas Parkway to Meredith Drive project. Hollebrands strongly suggested that the project be moved forward from the unprogrammed section.

With no further business to come before the CIP Committee, the meeting adjourned at 9:30 a.m.

Tom Gayman, CIP Committee Chair

Attest:

Addison Riebkes

Accountant I