



Agenda

City Council Work Session Meeting
Oelwein Community Plaza, 25 West Charles, Oelwein, Iowa
5:30 PM

June 15, 2020
Oelwein, Iowa

Mayor: Brett DeVore

Mayor Pro Tem: Warren Fisk

Council Members: Matt Weber, Renee Cantrell, Tom Stewart, Charles Gerds, Karen Seeders

Pledge of Allegiance

Discussions

1. Discussion on providing a city cleanup for flash flood related damages
- [2.](#) Discussion on City infrastructure in relation to the flash flood June 9.
3. Discussion on City Hall Opening

Adjournment

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 319-283-5440

Project: Disinfection and 42 Well Improvements

Start Date: August 2017

Cost: \$1,215,000

Fund: SRF loan repaid by water utility

Status: This project has had several substantial delays and will finish this September. The city will be going after funds from the late completion.

Why was this project needed: The 42 well had run its useful life on the former setup. The well was drilled and re-cased.

Project: 20th St Lift Station (completed spring 2020)

Start Date: September 2017

Cost: \$251,090

Fund: SRF loan repaid by Sewer Infrastructure

Status: We are waiting from a response from the contractor. While the work is completed, the contractor is not responding to our request to finish the project.

Why was this project needed: This lift station needed updated to handle the load from East Penn

Project: Old Road (completed Fall 2019)

Start Date: May 2018

Cost: \$292,417

Fund: 80 percent of the funds came from Upper Explorerland Surface Transportation Block Grant (STBG), the city covered the rest from remaining road repair reserves.

Status: The project is finished, but the DOT and the contractor could not agree on a testing requirement and has prevented the substantial completion of this project.

Why was this project needed: This project was placed on the Upper Explorerland list before I started at the City. The road finished the industrial complex and an industrial road leading to the east bypass.

Project: Patch and Chip Seal 2019 (completed fall of 2019)

Start Date: September 2019

Cost: \$192,058

Fund: Road User Tax Reserves

Status: Started in the fall and the be completed in the fall of 2019.

Project: Wings East

Start Date: Anticipated Summer 2020

Cost: Estimated \$1,800,000 (failed road plan)

Fund: GO Bond repaid through debt service and Road User Tax, street assessments will be needed to repay the loan

Status: Working with City Council

Why was this project needed: The roads in Wings East have failed and are continuing to fail. Council will work toward a solution that includes new roads for the addition

Project: Outer Road and 6th

Start Date: Anticipated Summer 2020

Cost: 4 inch quote originally \$71,000 without 25% contingency, 6 inch quote \$144,000

Fund: Road User Tax will make five payments to the county over five years, road assessments will help pay for the project

Status: Council is working through this road plan. Staff is working on an assessment schedule for a 4 inch quote.

Why was this project needed: This project was timing. The county was about to start charging the city \$5,000 to \$10,000 for maintenance on an annual basis. The math was done, and a new overlay could be done for approximately seven years of maintenance. Staff worked with the county on an asphalt proposal as the county was gaining traction on a large road improvement bond in the amount of \$5 million. Older minutes on this road show that chip seal was put in as a dust control measure, and that the city had no intentions of ever paving this road. Residents moved to the road knowing it was gravel. The current county engineer has no issue with the road being gravel. Should council want to asphalt the road, the city administrator recommends assessments because the city has no substantial reason to make such significant improvements on this road. This road is classified as

Project: Q Avenue/ 6th Ave SW

Start Date: Anticipated Summer of 2020

Cost: \$61,000 (city portion)

Fund: Road User Tax

Status: Council is working through this road and considering assessments.

Why was this project needed: This project was not planned by the city, but the opportunity presented itself. 6th Ave SW/Q Ave is a main access for Oelwein from 281. This road is in need of repair. The City Administrator recommends doing this project and not doing assessments because the road is not a local/residential road. The city does not need an assessment policy that always assess property owners. The city should assess residential streets.

Project: West Water Tower and Water Infrastructure (split see below)

Start Date: Anticipated Fall of 2020

Cost: Estimate \$2,500,000

Fund: \$1,000,00 in water infrastructure fee, \$1,000,000 in SRF loan repaid by water infrastructure, \$500,000 in CDBG grants

Status: Staff is working with Upper Explorerland on a second application to CDBG as we are confident we will get awarded with our second attempt. Fox will design in the winter of 2019/2020.

Why was this project needed: The west water tower has lead paint and must be addressed. A new water tower would be triple the price, and the existing one only needs maintenance as it is structurally sound. The cost for the repaint is high because they must encapsulate the tower while they remove the lead paint. If you don't want mold, use lead paint. Staff has worked with Fox on the worst locations for water mains, and will be addressing some of them through this project.

Project: West Water Tower

Start Date: June 2020

Cost Estimate \$752,000

Actual Cost: Low bid was 765,220

Fund: Water Infrastructure Fee

Status: Waiting to start

Why was this project needed: The west water tower has lead paint that must be remediated. A new water tower would be triple the price, and the existing one only needs maintenance as it is structurally sound. The cost for the repaint is high because they must encapsulate the tower while they remove the lead paint.

Project: Water Infrastructure

Bid Date: January 2021

Start Date: Spring 2021

Cost Estimate: \$1,286,544

Actual Cost

Fund: CDBG has \$600,000 City match is 686,544 that could come from water infrastructure. The fund sits at \$906,841.43 in June of 2020. The city will pay for the water tower and the balance will drop to \$100,000 (30,000 buffer). The fund will then generate \$16,000 a month, roughly \$200,000 annually. The city will have to raise rates as they will be \$300,000 short. The city should consider loaning 1.3 million and adding north Frederick onto the project. The city should always loan for as much as possible because you save more money loaning a larger amount.

Why is this project needed: Water mains in town are terrible, I don't think I need to go into more detail. The city should work on a large increase in July of 2021 to prepare for projects in water and wastewater.

Project: Road Improvements

Bid Date: January 2021

Start Date: Spring 2021

Cost Estimate: Unknown

Actual Cost?

Fund: \$100,000 in RUT reserves and 200,000 in leftover bond proceeds

Status: Working on a list of roads for council

Why was this project needed: Several roads in Oelwein need repaired.

Project: 4th St NE Sewer issues

Start Date: Study Winter 2019/2020, Construction anticipated Summer 2021

Cost: Unknown

Fund: The city will need to raise rates for this project. CDBG could provide \$600,000.

Status: Staff will work with Fox this winter to study what is causing the sanitary sewer to back up, and what can be done to correct this issue

Why was this project needed: Residents along 4th ST NE have had good years and bad years with the current sewer system. 2018 was a wet year and caused significant issues with the homeowners basements. Council has directed staff to work toward resolving this issue.