

**CAPITAL IMPROVEMENT PLAN, FY21-29  
CITY OF WEST LIBERTY, IOWA**

Project*	Funding	2021-22 Eng/Leg	2022-23 Const	2022-23 Eng/Leg	2023-24 Const	2023-24 Eng/Leg	2024-25 Const	2024-25 Eng/Leg	2025-26 Const	2025-26 Eng/Leg	2026-27 Const	TOTALS
<b>Street Improvements</b>												
<b>Major Improvements</b>												
6th Street - from Miller Street to Farmer Lane (Miller to Clark = 2, Clark to Farmer = 1)	GO								\$140,146	\$1,167,881	\$93,430	\$1,401,457
Maxson Avenue - from Rainbow Drive to Corporate Limits	GO	\$71,760	\$598,000	\$47,840								\$717,600
Spencer Street - from 7th Street to 4th Street, 5th Street - from Calhoun Street to Columbus Street (4)	GO	\$71,251	\$593,757	\$47,501								\$712,508
Rainbow Drive - from Maxson Avenue to Garfield Avenue (1)	GO	\$112,800	\$940,000	\$75,200								\$1,128,000
Clay Street - from 6th Street to 4th Street, 5th Street - from Elm Street to Calhoun Street - from E. "A" Street to Fairground Entrance (2)	GO								\$53,438	\$445,318	\$35,625	\$534,381
Clay Street - from 7th Street to 6th Street (4)	GO								\$45,654	\$380,453	\$30,436	\$456,543
	GO								\$25,309	\$210,911	\$16,873	\$253,093
<i>Total GO Bond Funding</i>		<i>\$255,811</i>	<i>\$2,131,757</i>	<i>\$170,541</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$264,548</i>	<i>\$2,204,562</i>	<i>\$176,364</i>	<i>\$5,203,582</i>
<b>Maintenance Improvements</b>												
Knotty Circle Drive & Gibson St	LOST	\$25,127	\$209,388	\$16,751								\$251,266
Miller Street - from Maxson Avenue to 7th Street, including 9th & 10th Street - Columbus Street to Miller Street (Maxson to 10th = 6, 10th to 7th = 5, 9th- Columbus to Miller = 2, 10th- Columbus to Miller = 3)	LOST	\$62,167	\$518,059	\$41,445								\$621,671
Calhoun Street - from E. "A" Street to 2nd Street, 1st Street - from Clay Street to Calhoun Street (4)	LOST								\$22,711	\$189,255	\$15,140	\$227,106
Park Street - from 8th Street to 7th Street (4)	LOST								\$13,817	\$115,145	\$9,212	\$138,174
<i>Total Streets Local Options Sales and Service Tax (LOST) Funding</i>		<i>\$87,294</i>	<i>\$727,447</i>	<i>\$58,196</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$36,528</i>	<i>\$304,400</i>	<i>\$24,352</i>	<i>\$1,238,216</i>
<b>Stormwater Projects</b>												
Sump Pump Disconnect Plan	SW Fund	\$50,000	\$50,000						\$50,000	\$50,000		\$200,000
Sump Pump Collection Sewer	SW Fund	\$100,000	\$100,000						\$100,000	\$100,000		\$400,000
6th Street Stormwater Improvements	SW Fund								\$25,568	\$213,070	\$17,046	\$255,684
Maxson Avenue Stormwater Improvements	SW Fund	\$10,493	\$87,441	\$6,995								\$104,929
Spencer Street Stormwater Improvements	SW Fund	\$6,000	\$50,000	\$4,000								\$60,000
Rainbow Drive - from Maxson Avenue to Garfield Avenue (1)	SW Fund	\$36,000	\$300,000	\$24,000								\$360,000
Calhoun Street Stormwater Improvements	SW Fund								\$50,000	\$50,000		\$100,000
Clay Street Stormwater Improvements	SW Fund								\$50,000	\$50,000		\$100,000
<i>Total Stownwater (SW) Fund</i>		<i>\$202,493</i>	<i>\$587,441</i>	<i>\$34,995</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$275,568</i>	<i>\$463,070</i>	<i>\$17,046</i>	<i>\$1,580,613</i>
<b>Water Improvements</b>												
West Side Tower Loop	WF	\$37,320	\$311,000	\$24,880								\$373,200
Well No 2 Rehabilitation (Includes Power/Controls/Security)	WF	\$48,000	\$400,000	\$32,000								\$480,000
RO Chemical Feed Improvements/Filter Maint	WF								\$12,000	\$100,000	\$8,000	\$120,000
6th Street Water Improvements	WF								\$48,371	\$403,095	\$32,248	\$483,714
Maxson Avenue Water Improvements	WF	\$1,440	\$12,000	\$960								\$14,400
Spencer Street Water Improvements	WF	\$18,000	\$150,000	\$12,000								\$180,000
Rainbow Drive - from Maxson Avenue to Garfield Avenue (1)	WF											\$0
Clay Street Water Improvements	WF								\$18,000	\$150,000	\$12,000	\$180,000
<i>Total Water Fund</i>		<i>\$104,760</i>	<i>\$873,000</i>	<i>\$69,840</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$78,371</i>	<i>\$653,095</i>	<i>\$52,248</i>	<i>\$1,831,314</i>

Wastewater Improvements	Funding	2021-22 Eng/Leg	2022-23 Const	2022-23 Eng/Leg	2023-24 Const	2023-24 Eng/Leg	2024-25 Const	2024-25 Eng/Leg	2025-26 Const	2025-26 Eng/Leg	2026-27 Const	TOTALS
Baseline Improvements - from Comprehensive Report	WWF			\$707,498	\$3,930,544							\$4,638,042
Prefinance WWTP 3rd Carrousel	WWF				\$50,000		\$50,000		\$50,000		\$50,000	\$200,000
Sewer Lining and Manhole Restoration	WWF			\$15,000	\$300,000	\$15,000	\$300,000	\$15,000	\$300,000			\$945,000
Backup Power Capabilities and Generator for Lift Stations (QTY 6)	WWF	\$7,500	\$100,000	\$7,500	\$100,000	\$7,500	\$100,000	\$7,500	\$100,000	\$7,500	\$100,000	\$537,500
Dutton Area Subdivision Lift Station	WWF			\$15,000	\$285,000							\$300,000
6th Street Sanitary Improvements	WWF								\$19,451	\$162,092	\$12,967	\$194,510
Maxson Avenue Sanitary Improvements	WWF	\$600	\$5,000	\$400								\$6,000
Clay Street Sanitary Improvements	WWF								\$11,253	\$93,771	\$7,502	\$112,525
<b>Total Sewer Revolving Fund (SRF)</b>		<b>\$0</b>	<b>\$0</b>	<b>\$707,498</b>	<b>\$3,930,544</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,638,042</b>
<b>Total Wastewater Fund</b>		<b>\$8,100</b>	<b>\$105,000</b>	<b>\$37,900</b>	<b>\$735,000</b>	<b>\$22,500</b>	<b>\$450,000</b>	<b>\$22,500</b>	<b>\$480,704</b>	<b>\$263,363</b>	<b>\$170,469</b>	<b>\$2,295,536</b>
<b>Electric</b>												
Power Plant Roof Replacement	EF	\$14,000	\$141,000									\$155,000
6th Street Power Pole Relocation	EF								\$35,000		\$125,000	\$160,000
Maxson Avenue Power Pole Relocation	EF	\$20,000	\$50,000									\$70,000
Rainbow Drive - from Maxson Avenue to Garfield Avenue (1)	EF	\$20,000	\$80,000									\$100,000
Park Overhead to Underground Conversion	EF			\$45,000	\$275,000							\$320,000
WWTP Service Replacement	EF					\$37,000	\$160,000					\$197,000
O/H Replacement at Dollar General and Business District Alleys	EF							\$40,000	\$130,000			\$170,000
Power Plant Generator for Turbine Startup and paralleling	EF								\$110,000	\$520,000		\$630,000
<b>Total Electric Fund (EF)</b>		<b>\$54,000</b>	<b>\$271,000</b>	<b>\$45,000</b>	<b>\$275,000</b>	<b>\$37,000</b>	<b>\$160,000</b>	<b>\$40,000</b>	<b>\$130,000</b>	<b>\$145,000</b>	<b>\$645,000</b>	<b>\$1,802,000</b>
<b>Library</b>												
Original Foundation Repair and Sidewalk repairs	LD	\$1,000	\$8,000									\$9,000
Fire Alert	LD			\$1,000	\$10,000							\$11,000
Flat Roof Replacement	LD	\$5,000	\$50,000									\$55,000
Utility and Emergency Lighting Upgrade	LD				\$6,000							\$6,000
Bathroom Renovation	LD					\$5,000	\$45,000					\$50,000
Window Repair	LD				\$5,000							\$5,000
Drinking Fountain Upgrade	LD						\$3,000					\$3,000
Main Floor & Staff Space Maintenance and Updates	LD					\$5,000	\$25,000		\$25,000			\$55,000
Exterior Sign Package and Landscaping	LD	\$1,000	\$5,000		\$5,000							\$11,000
<b>Total Library Donations (LD)</b>		<b>\$7,000</b>	<b>\$63,000</b>	<b>\$1,000</b>	<b>\$26,000</b>	<b>\$10,000</b>	<b>\$73,000</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$205,000</b>
<b>Parks and Recreation</b>												
Friendship Park Equipment	LOST, PD & RMG	\$72,000										\$72,000
Dutton Lights Soccer Field #1	LOST				\$90,000							\$90,000
Dutton Lights Soccer Field #2	LOST				\$90,000							\$90,000
Railroad Park Playground Equipment	LOST							\$50,000				\$50,000
<b>Ryan Memorial Grant (RMG)</b>		<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$30,000</b>
<b>Park Donations (PD)</b>		<b>\$12,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,000</b>
<b>Total Parks Local Options Sales and Service Tax (LOST) Funding</b>		<b>\$30,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$180,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$50,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$260,000</b>
<b>General</b>												
Police and City Hall Expansion	TIF					\$550,000	\$1,750,000					\$2,300,000
<b>Total Local Options Sales and Service Tax (LOST) Funding</b>	LOST	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$300,000</b>
<b>Total Tax Increment Financing (TIF)</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$250,000</b>	<b>\$1,750,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,000,000</b>
<b>Total</b>		<b>\$791,457</b>	<b>\$4,758,645</b>	<b>\$1,124,970</b>	<b>\$5,146,544</b>	<b>\$619,500</b>	<b>\$2,433,000</b>	<b>\$62,500</b>	<b>\$1,340,718</b>	<b>\$4,033,489</b>	<b>\$1,085,479</b>	<b>\$21,384,302</b>

\* Prioritization of work primarily based on Streets Evaluation Paser Score with city input

**Revenue Assumptions:**

Streets Revenues - \$2.25 debt service levy = approx **\$3,000,000** GO/10 yrs (6/2022 TIF and LOST)  
Streets Revenues - \$2.25 debt service levy = approx **\$1,000,000** GO/8 yrs (6/2026 TIF and Debt Service)  
City Hall/Public Safety Facility debt service levy = approximately **\$2,600,000** GO/10 yrs (6/2024 TIF)  
Sanitary Revenues each year - approximately \$600,000/yr  
Water Revenues each year - approximately \$450,000/yr  
Electric Revenues each year - approximately \$300,000/yr

Street LOST Revenues each year - approximately \$160,000/yr  
Storm Revenues each year - approximately \$275,000/yr  
Library LOST Revenues each year - \$55,000/yr  
Library Donations Fund = \$300,000  
Parks LOST Revenues each year - \$60,000/yr  
General Fund LOST Revenues each year - \$110,000/yr

**Staff recommended doing additional street maintenance if funding becomes available. The City Engineer has five projects on standby with estimated costs prepared. (Unscheduled)**

**The 5 additional mill/overlay maintenance streets have been taken off of the priority roads mapping:**

- 4th Street from Columbus to Walton
- Morgan Street – 3<sup>rd</sup> St. to 5<sup>th</sup> St.
- Chesebro Rd – Calhoun to Spencer
- Walton Street – 2<sup>nd</sup> to 3<sup>rd</sup>, 4<sup>th</sup> to 5<sup>th</sup>
- 7<sup>th</sup> Street (east of Clark) and wraps around to Farmer’s Lane’s connection with 6<sup>th</sup> Street