

# City Council Meeting

January 30, 2024





# Civil Service Commission *Certified Police Officer List*

B-2



- The Civil Service Commission has certified the following candidates for the position of Police Officer:
  - Bailey Knouse, *Pella*
  - Jacob Russell, *Melcher Dallas*
  - Calvin Wilner, *Pella*
- Staff is recommending acceptance of this Certified Police Officer list



# City Attorney Appointment for 2024 and 2025

D-1

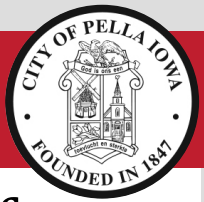


- This resolution appoints Emily Duffy with Ahlers & Cooney as City Attorney for a two-year term, expiring at the end of 2025
- Kristine Stone has served as City Attorney since 2018
- To stay within budgetary resources, staff recommends appointing Emily Duffy with Ahlers as City Attorney
- While Emily would be the main point of contact, Kristine would still assist as needed
- The city also uses the Ahlers firm for bond counsel, economic development, human resources, and utilities
- Staff is recommending approval of this resolution



# Aerial Fire Truck Contract

D-2



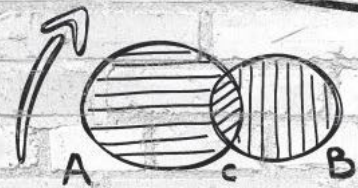
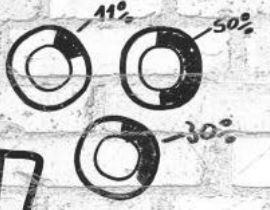
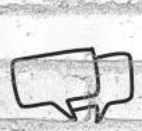
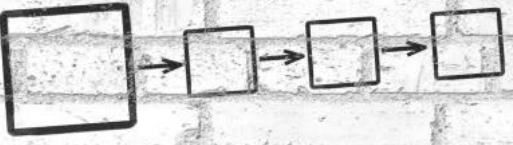
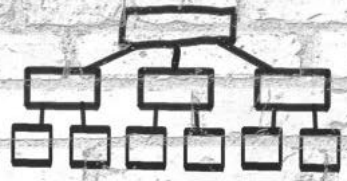
- This resolution approves a purchase agreement with Reliant Fire Apparatus for an aerial fire truck in the amount of \$2,068,013
- Currently, there is a 48-month lead time from contract approval to delivery
- Due to this lead time, the Dept. is requesting Council approval of the contract to maintain the scheduled CIP for this project
- The Dept. used a cooperative procurement agency (Sourcewell) for the bid
- In a cooperative purchasing model, organizations band together to bid on products competitively to save money and increase purchasing power
- The City Attorney has reviewed and approved the contract



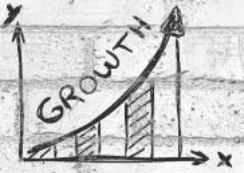




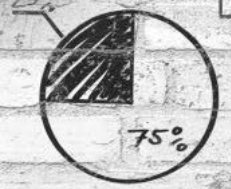
# STRATEGIC PLAN



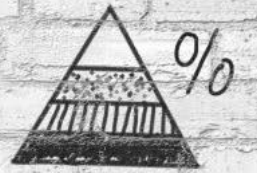
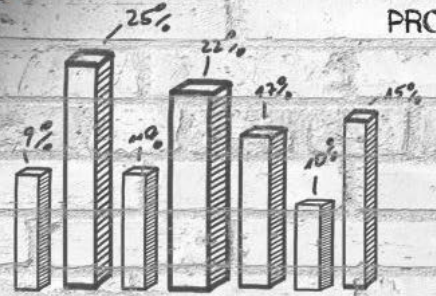
IDEA



BUSINESS

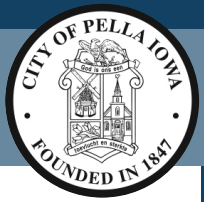


solution

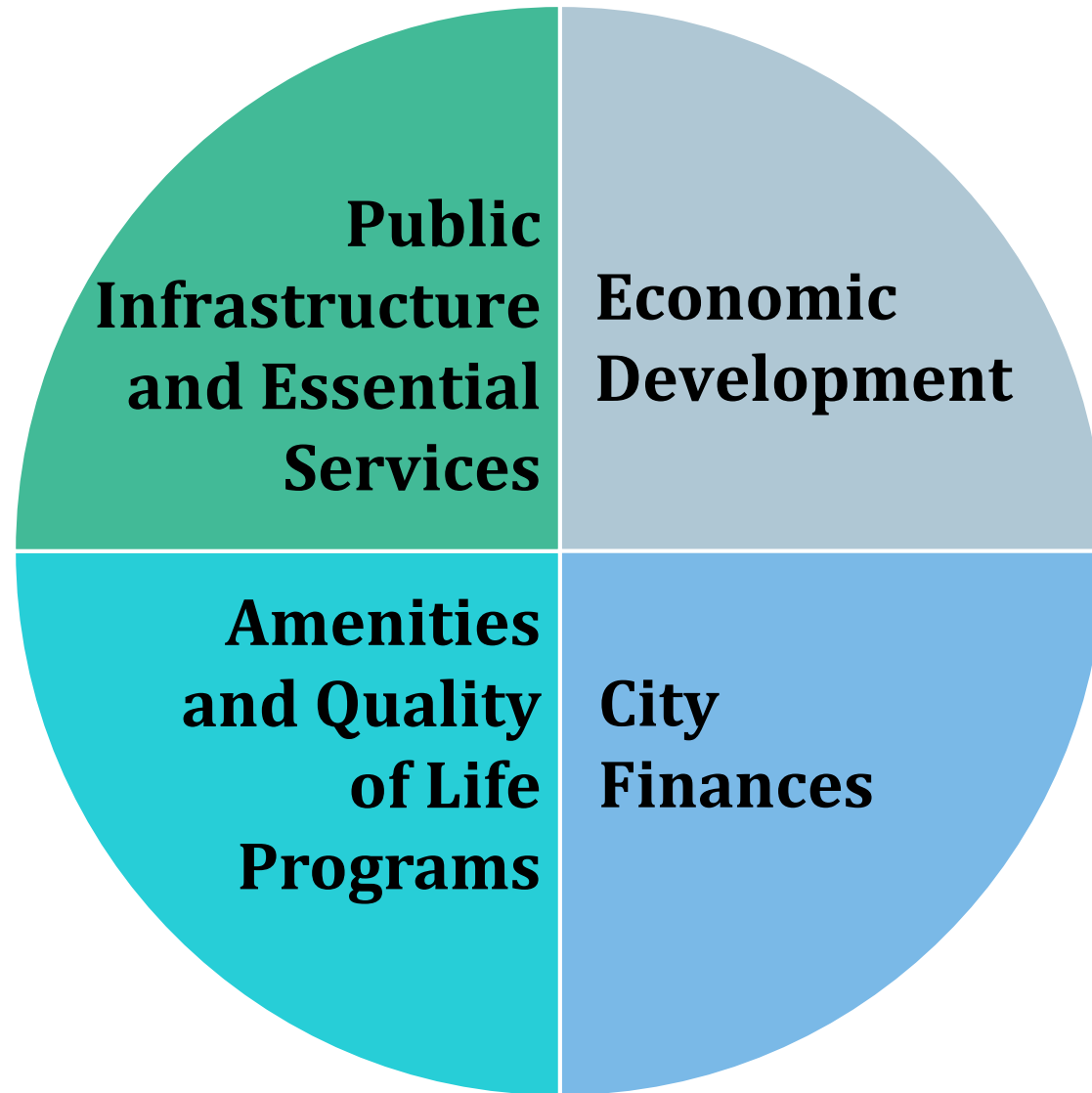




# Strategic Priority Overview

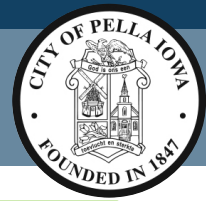


A successful plan will  
require a balanced  
approach





# Public Infrastructure **STRENGTHS**



## Long-Term Water Plan (through 2037) \$15M

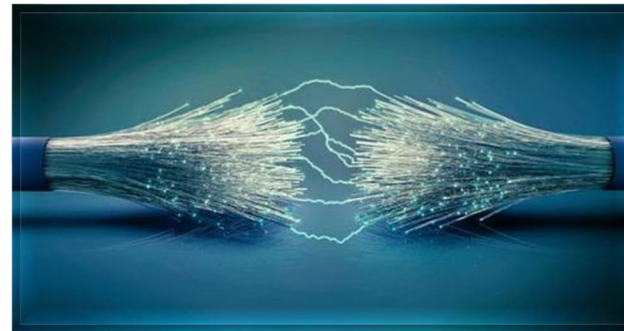


## Power Supply Plan (through 2057) \$17M



## Telecom \$19M

- 78 miles of fiber optic lines
- High-speed internet for any home or business



# Public Infrastructure **CHALLENGES**



- Streets
- Water
- Wastewater
- Advanced Metering Infrastructure (AMI)





## Ambulance Service

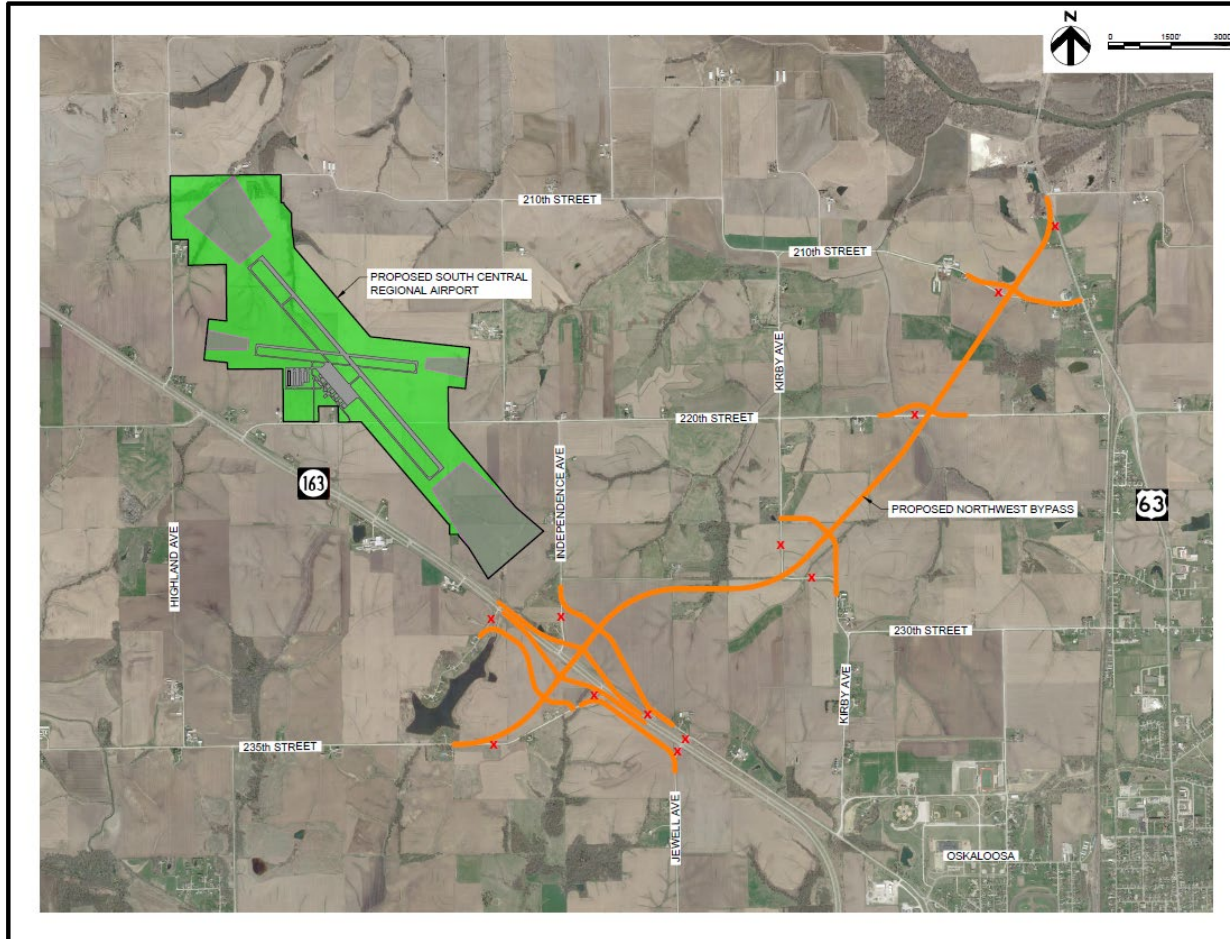


## Public Safety Dispatch





## Regional Airport



PROPOSED SOUTH CENTRAL REGIONAL AIRPORT AND NORTHWEST BYPASS  
MAHASKA COUNTY, IOWA

JULY 24th, 2020

## Pella Municipal Airport





# Economic Development *STRENGTHS*



Prairie Ridge



Timberview



Kading/View Pointe



South Main



Bos Ridge



Bos Landen Estates/  
Vintage Cooperatives



Since 2020, over 203 residential building permits have been issued, totaling over \$74 million in valuation

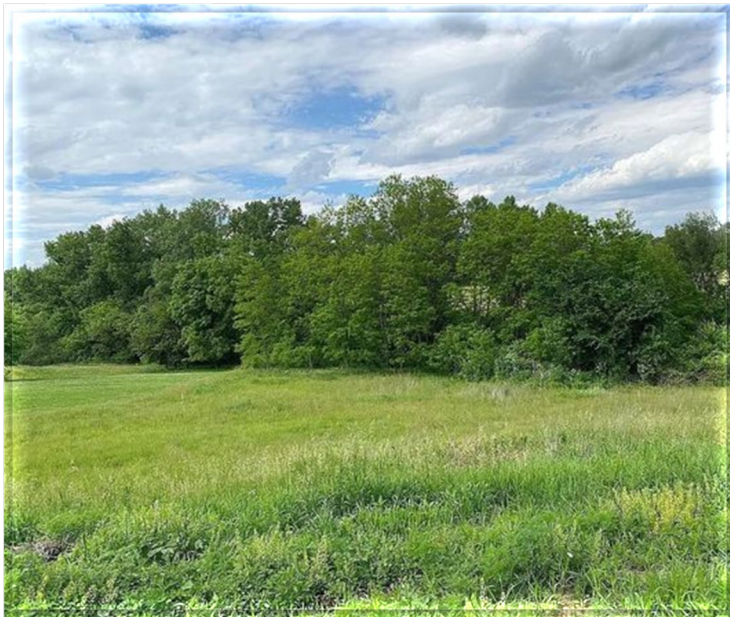


# Economic Development **CHALLENGES**



## Additional Housing

- 81 buildable residential lots currently in our corporate limits
- Typically, 40 to 60 building permits are issued per year
- Industry standard recommends 150 to 250 buildable lots





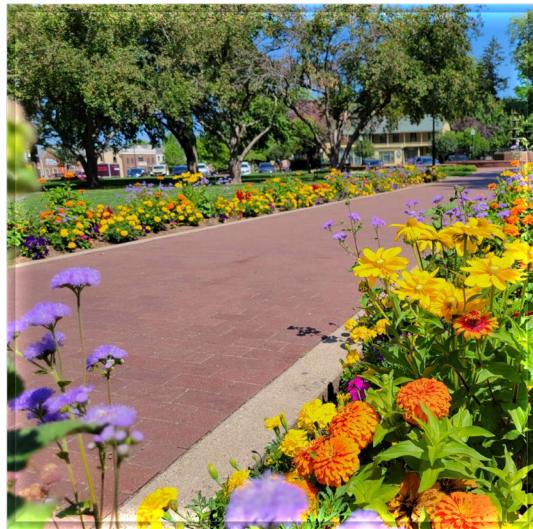
## Proposed Annual Grant Program

- Projected low- and moderate-income (LMI) funds over 15 years: \$2.1 million
- Maximum grant award \$20,000
- Requires 33% property owner match
- Funding sources:
  - 50% City of Pella LMI funds
  - 50% corporate donations



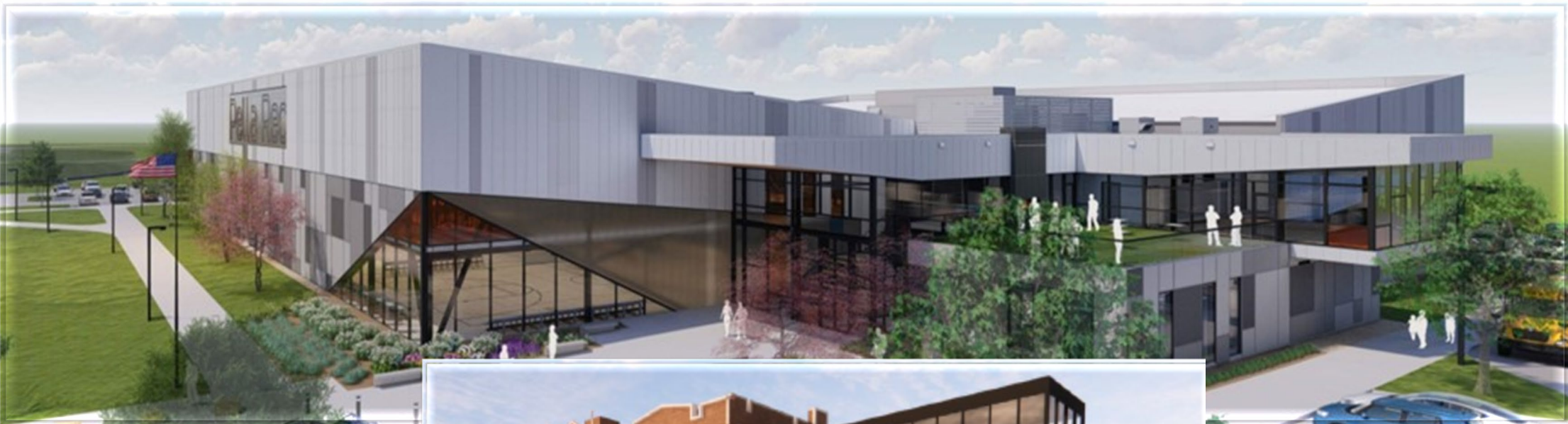
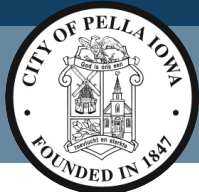


# Amenities *STRENGTHS*



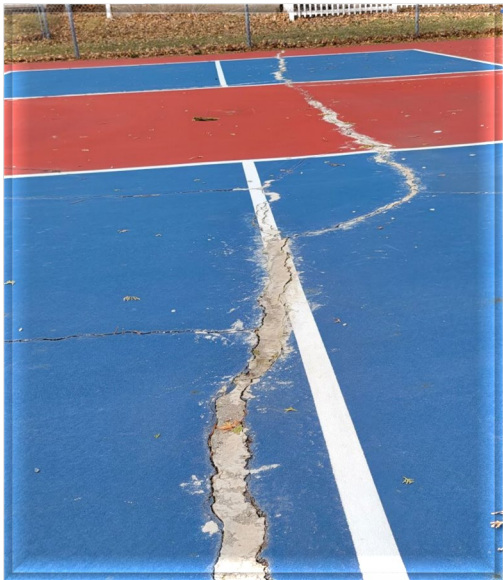
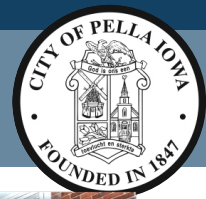


# Proposed Amenities



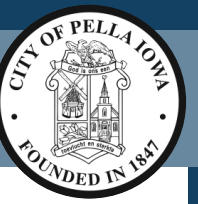


# Amenities *in need of funding*





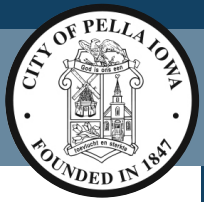
# Finances *STRENGTHS*



- AA3 bond rating is one of the best in the state for a rural community
- Property tax rate is one of the lowest in the state
- Utility rates are competitive
- Available GO debt capacity is currently 13% of our legal limit
- After factoring in financing of the proposed long-term facilities plan, the projected GO debt is 46% of capacity



# Finances **CHALLENGES**



- Funding of Pella Ambulance
- Property tax reform – limited ability to increase operating levy
- Significant funding required for capital projects
- Future Council initiatives will likely need to be revenue neutral or require a tax or rate increase





# DEPARTMENT PRIORITIES



# Public Safety Communications Interoperability Project



## • Problem Identification

1. Public safety communication is a top priority
2. In 2015 CIP
3. VHF/ Analog system is outdated for 15+ years
4. Obsolete, and not public safety grade
5. Lack of capacity (channels)
6. Coverage largely inadequate
7. No immediate system backup (redundancy)
8. Talk to other city departments, our schools, hospital & large corporations

## • Project Solution

1. Consultant hired in 2021
2. 700/ 800 MHz Digital, trunked system
3. Join a network
4. Upgrade components

## • Project Expenditures/ Projected Costs

2021	Consultant- \$19,000 PAID
2024	System components, upgrades, software, support, tower expenses- \$575,734

## • Potential Revenues

2024	Marion County 911 Board
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# 2024-2025 Pella Community Ambulance

- 18,000 + population & 183 sq. mile territory served
- Increasing call volume - due to aging population
- Diminished work force - due to part-time position shortage
- School of EMS - teach EMT & AEMT classes
- Iowa EMS Consultant Study- \$14,250
  - BLS & ALS 911 calls – needed staffing & # of ambulances
  - BLS & ALS hospital transfers- needed staffing & # of ambulances
  - Secure Car transfers - needed staffing
  - Extrication- needed staffing





## Portable radios

- \$55,000
- 50% share with Lake Prairie Township



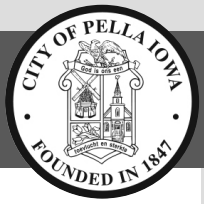
## Firefighter gear

- \$165,000
- 50% share with Lake Prairie Township

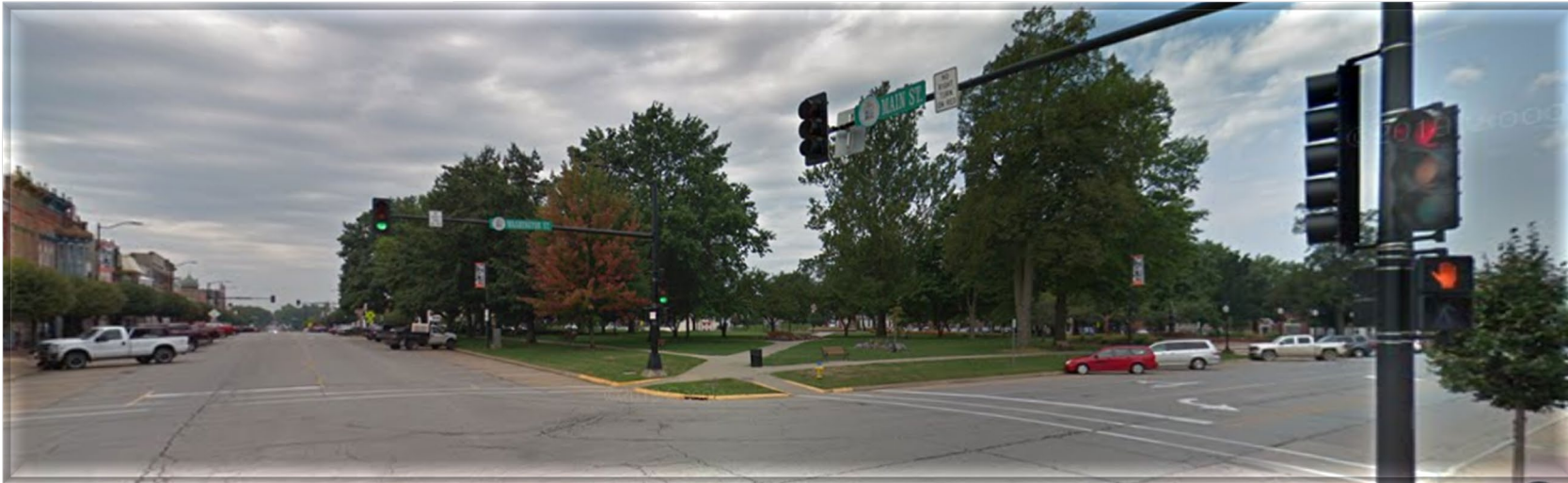




# 2024-2025 Strategic Planning – Streets



- 143 lane miles of public streets
- Goal: reconstruct 3,700 to 7,400 LF annually
  - \$2.8 to \$5.6 million for total reconstruction (\$750/LF)
  - Asphalt overlays extend usable life by 15 years (\$85-\$110/LF)
- Traffic signals at four CBD intersections nearing end of life (\$1.4 million)



## Undersized/Old Existing Pipe

- This list is 17% of our entire distribution system
- \$348,000/year if we replace the 4" in house
- \$725,000/year if we contract 4" replacement

	LF	Cost (in-house)	Cost (contract)
4" or smaller	58,000	\$3,480,000	\$7,250,000
6"	5,400	\$324,000	\$675,000
8" (old)	5,000	<u>\$300,000</u>	<u>\$625,000</u>
		<b><u>\$4,104,000</u></b>	<b><u>\$8,550,000</u></b>

## Requests for increased fireflows



## Lead Services

- IDNR & EPA will require inventorying of existing private lead services and implement a plan to replace them
- Some communities may subsidize costs





## Potential treatment standard mandates

- New NPDES permit requirements met (with latest improvements)
- IDNR nutrient reduction
  - \$6.0 million; 2031 required deadline for full compliance
- Inflow & Infiltration (I&I) IDNR mandate
  - Need to construct secondary storm and storm sewers in a lot of neighborhoods
  - City cost: \$12,000 to \$24,000 per block
  - Private cost: \$2,500 to \$6,500 per home



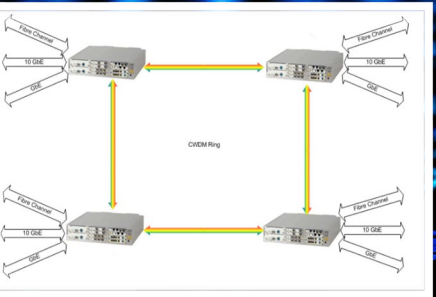
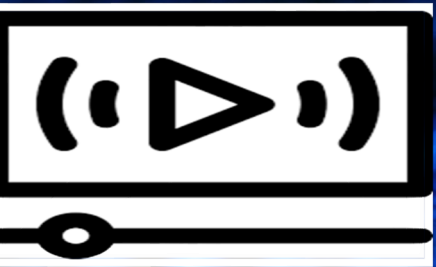
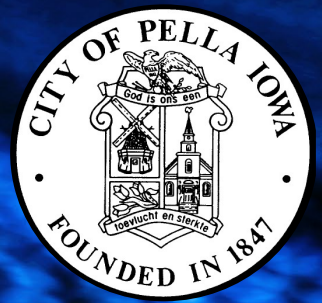
## Advanced Metering Infrastructure (AMI)

- AMI uses Pella Fiber to provide detailed data
- Customers access data from a web portal
- Outage management program
- Missouri River Energy Services adopted time of use metering as of January 1, 2023





# Telecommunications Strategic Plan

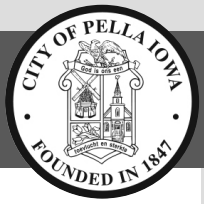


**Move internet transit to fiber ring**  
**Complete streaming conversion**  
**Bring drop installation back in house**  
**Roll out hosted VOIP business phones**  
**Continue to keep up with new home construction**  
**Seek out hard to find customers**





# 2024-2025 Strategic Planning – Community Services

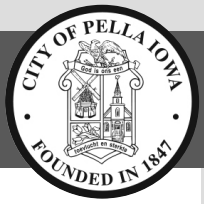


- Repairs and maintenance to aging facilities, amenities, playground equipment
- Increase art and recreational opportunities for adults
- Renovations to Central Park fountain and Tulip Toren
- Bos Landen Golf Course: bunker renovations, course improvements, irrigation replacement, driving range improvements, aerifier equipment
- Bos Landen Conference Center operations
- Pella Sports Park: robotic painter, regular laser leveling
- Pella Soccer Complex: replacement of irrigation system if the intent is to continue utilizing this facility





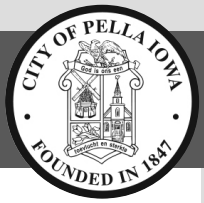
# 2024-2025 Strategic Planning – Library



- Complete redesign of Youth Services play area
- Refresh collections, making them more accessible and inviting to all
- Complete original cataloging for backlog of donated materials, including Dutch language materials
- Develop marketing of programs and resources
- Implement new strategic plan



# 2024-2025 Strategic Planning – Planning & Zoning



- Westside Urban Renewal Districts
- City Hall Annex project
- Comp Plan update
- Zoning Code update
- Subdivision Code update
- Building Code update

