

COUNCIL ACTION FORM

**SUBJECT: CITY HALL PARKING LOT RECONSTRUCTION
(SOUTH SKUNK RIVER BASIN WATERSHED IMPROVEMENTS)**

BACKGROUND:

On February 24, 2015, City Council supported application of two state-funded grants that will facilitate storm water quality and quantity improvements in the downtown area. The City has successfully received \$100,000 from the Iowa Department of Agriculture and Land Stewardship (IDALS) for water quality improvements as proposed in the application. Funding from the State Revolving Fund (SRF) Sponsored Project Program has also been awarded in connection with two SRF funded sewer improvement projects. Essentially, the interest paid to the Iowa Department of Natural Resources (IDNR) on the SRF loans for those projects is being returned to the City for use on the storm water-related parking lot improvements.

Staff created a master plan for the project site within the Squaw Creek Watershed including the area between 5th Street and 6th Street, around City Hall, and within Parking Lots M, MM, and N. The scope for this specific project was defined to include the area around City Hall and Parking Lot M (lot west of City Hall). Work in the remaining areas will be reevaluated as additional funding is identified.

This project will include soil quality restoration and replacing all standard lawn turf with native turf/landscape. In addition, permeable pavers and bio-retention cells will be constructed at various locations on the site. Other storm water best management practices (BMP's) will also be considered as the project is designed.

Management of the water quality and quantity volumes of storm water runoff will be met, thereby satisfying the requirements of the City's Post Construction Ordinance, Chapter 5.B. **This project will serve as a model for others who develop residential and commercial properties within the City and who hope to achieve successful post-construction storm water management.**

An informational meeting was held for City Hall staff members to outline the parking displacement plan for those employees who will be temporarily displaced during the parking lot construction. The project will be staged to maintain access to Lot MM (the parking lot north of the Veterans Memorial) at all times and to reconstruct Lot M one half at a time and maintain access to the other half during construction. Staff will utilize Lot M, Lot N (the lot east of City Hall), and Lot TT (the lot west of Kosama on Main Street), as well as approximately 25 spaces made available by Fareway, for daily staff parking on a first come first served basis. Staff will not utilize the free public parking in Lot MM during construction. Staff has also coordinated with the 5th Street reconstruction so that

work will not begin on Lot M until 5th Street is complete (July 1) and after the July 4th Parade and Midnight Madness.

Revenue and expenses for the project are shown below:

	Available Revenue	Estimated Expenses
City Hall Parking Lot Reconstruction		\$ 989,939
City Hall Parking Lot Reconstruction Funding	\$ 500,000	
Savings from City Hall Roof Project*	\$ 100,000*	
IDALS Water Quality Grant	\$ 100,000	
Iowa DNR SRF Sponsored Project Funding	\$ 320,000	
15/16 Storm Water Quality Improvement Program	\$ 100,000	
Engineering/Administration		\$ 128,695
	\$ 1,120,000	\$ 1,118,634

*The City Hall roof project was budgeted at \$700,000.
The actual contract plus engineering/inspection will cost \$500,000.
By using \$100,000 for this parking lot project, \$100,000 will still remain for any needed roof project change orders.

ALTERNATIVES:

1. Approve the City Hall Parking Lot Reconstruction (South Skunk River Basin Watershed Improvements) by establishing June 8, 2016, as the date of letting and June 14, 2016, as the date for report of bids.
2. Direct staff to revise the project.

MANAGER’S RECOMMENDED ACTION:

This demonstration project is a unique application of soil quality restoration and native landscape in an urban setting. By proceeding with this project, the City can be recognized statewide as an innovative community that is willing to construct demonstration storm water BMPs to address water quality and quantity concerns.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1 as stated above.