

City of Rock Rapids, Iowa  
Fiscal Years 2020 - 2024  
Capital Improvement Program

Adopted: April 8, 2019

CITY OF ROCK RAPIDS, IOWA  
FY 2020-2024 CAPITAL IMPROVEMENT PROGRAM

ADMINISTRATIVE SUMMARY

**Objectives**

The Capital Improvement Program (CIP) is a five-year plan to provide and maintain equipment and public facilities for the citizens and businesses of Rock Rapids, balanced against the availability of resources.

Capital Improvements are projects that require the expenditure of public funds for acquisition, construction or replacement of equipment or infrastructure necessary for maintenance and development of the community. Capital planning is critical for the continuation of public services to a level that the citizens demand, as well as being an important component of a community's economic development program.

A CIP is a "tool" for the scheduling, planning and financing of large construction projects and major pieces of equipment. It is a written document that links together the City's development plans with available and projected financial resources. It provides the governing board, city staff, citizens of Rock Rapids and the general public with a listing of capital projects that the City intends to complete over the coming five-year period.

A CIP is not "cast in stone." Rather, it is a planning document that can be revised at any time. It is not a legal commitment by the City Council to complete a particular project within the proposed timeline or complete a project at all. The adoption of the CIP does not obligate future City Councils to any course of action. It merely provides an indication of the projects that might be completed, when they might be accomplished, and how they could be funded. The decision as to whether to proceed with a project will be decided by the City Council during the preparation of the annual city budget and the actual award of a contract or purchase of equipment.

Capital projects are different from operating budgets, as they often represent large financial commitments that may last several fiscal cycles. The CIP is prepared with the following elements:

- Identifying needs, utilizing comprehensive plans, strategic plans, goal-setting and public input;
- Determining the specific projects or equipment items for repair, maintenance, replacement or new acquisition / construction;
- Recognizing the revenue sources that need to be utilized to finance the planned projects;
- Projecting need for future debt issuance and the ability to plan for the issuance.

It is critical that the full cost of the project be developed as well as the timing and coordination of the project with other entities, both public and private. The planning process that brings all the impacted parties into play will result in a program that can clearly detail the full construction / acquisition costs, but also identify future maintenance and operational costs.

## Process

The CIP is updated on an annual basis to ensure that the Plan reflects the most current proposed projects and projected financial resources. Projects that are completed are removed from the plan and new projects are added. All projects are reviewed for current budget estimates and timing to ensure continuing feasibility and affordability.

All projects are ranked according to the following scale:

Priority 1: Imperative (Must-do) – Projects that cannot reasonably postponed in order to avoid harmful or otherwise undesirable consequences.

- a) Corrects a condition dangerous to public health or safety, or
- b) Satisfies a legal obligation, or
- c) Alleviates an emergency services disruption or deficiency, or
- d) Prevents irreparable damage to a valuable public facility

Priority 2: Essential (Should-do) – Projects that address clearly demonstrated needs or objectives.

- a) Rehabilitates or replaces on obsolete public facility or attachment thereto, or
- b) Stimulates economic growth and private capital investment, or
- c) Reduces future operating and maintenance costs, or
- d) Leverages available state or federal funding

Priority 3: Important (Could-do) – Projects that benefit the community but may be delayed without detrimental effects to basic service.

- a) Provides a new or expanded level of service, or
- b) Promotes intergovernmental cooperation, or
- c) Reduces energy consumption, or
- d) Enhances cultural or natural resources

Priority 4: Desirable (Other year) – Desirable projects that are not included within the five-year program because of funding limitation. These projects will not show within this document, but are held in reserve for future consideration.

Priority 5: Ongoing – Projects that are of an ongoing nature, either purchased / performed annually or on a regular schedule.

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program  
Policy Guidelines

1. Time Frame - Public Capital Improvement Program (CIP) budget shall consist of five years of proposed projects. The first year of the CIP will be included in the adoption of the annual budget.
2. Items to be included in the CIP - Any item or capital project with an estimated useful life of five years or more and an estimated cost of \$25,000 or more.
3. Citizen Participation - Pursuant to Section 384.15(3) of the Code of Iowa, the City shall conduct a public hearing prior to the adoption of a Capital Improvement Program.
4. Consistency with General Plan - Prior to adoption of the annual budget, the City Planning and Zoning Commission shall review the CIP for conformance with the general plan for development of the City as a whole.
5. Operation and Maintenance Priorities - Expenditures should be concentrated on renovating and maintaining existing facilities to preserve prior community investment and where possible, to reduce maintenance and operating costs. In prioritizing projects among fiscal years, the highest priority should be given to projects which protect the health and safety of the citizens, maintain or improve the ability of the City to support economic activity, sustain the City's infrastructure and lead to an operating budget savings. Projects which have the highest probability of future construction cost increases or which reduce the City's potential liability should be considered first.
6. Unbudgeted Capital Improvement Projects - The City's policy maintains that no capital project should be presented to the Council which has not previously been programmed in the CIP. Exceptions to this policy include economic development projects, compliance issues or emergency projects that arise during the fiscal year.
7. Economic Development - Capital improvement projects shall be used to encourage economic development.
8. New Facilities - Facilities whose construction would result in new or substantially increased operating costs will be considered only when their necessity has been demonstrated and when operating cost estimates and plans for these operating costs have been developed.
9. Debt Capacity Reserve - The City strives to maintain general obligation bonding reserve of at least 25 percent of the constitutional capacity as stated in Article XI, Section 3 of the Constitution of the State of Iowa.
10. Debt Financing - The City will confine long-term borrowing to capital improvements or projects which cannot be financed from current revenues. Projects financed by issuing bonds will be paid back within a period not to exceed the expected useful life of the project.

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Schedule of Bonded Indebtedness and Debt Capacity								
Fiscal Year	Outstanding Debt Subject to Legal Debt Limit (1)					Debt Capacity (2)		
	Debt Activity During Fiscal Year				Applicable to Legal Limit	Total	75%	Available
	Beginning	Issued	Retired	Ending				
15	\$ 2,980,000	\$ -	\$ 390,000	\$ 2,590,000	\$ 2,980,000	\$ 6,491,310	\$ 4,868,483	\$ 1,888,483
16	2,590,000	513,220	1,020,000	2,083,220	3,103,220	6,601,535	4,951,151	1,847,931
17	2,083,220	3,300,000	440,000	4,943,220	5,383,220	6,754,134	5,065,601	(317,620)
18	4,943,220	-	963,220	3,980,000	4,943,220	6,951,147	5,213,360	270,140
19	3,980,000	-	450,000	3,530,000	3,980,000	7,495,126	5,621,345	1,641,345
20	3,530,000	2,150,000	410,000	5,270,000	5,680,000	7,607,020	5,705,265	25,265
21 Est	5,270,000	-	405,000	4,865,000	5,270,000	7,683,090	5,762,318	492,318
22 Est	4,865,000	-	410,000	4,455,000	4,865,000	7,759,921	5,819,941	954,941
23 Est	4,455,000	-	410,000	4,045,000	4,455,000	7,837,520	5,878,140	1,423,140
24 Est	\$ 4,045,000	\$ 1,850,000	\$ 405,000	\$ 5,490,000	\$ 5,895,000	\$ 7,915,895	\$ 5,936,921	\$ 41,921

(1) Debt applicable to legal limit represents principal outstanding as of the beginning of the fiscal year or issued during the fiscal year.

(2) Debt capacity is limited to 5.00% of actual valuation, which is projected conservately assuming 1.000% growth.

Projected Cash Flow of Debt Proceeds				
Fiscal Year	Cash Proceeds from Bonded Indebtedness			
	Beginning Balance	Proceeds Received	Disbursed on Projects	Ending Balance
20	\$ 1,050,345	\$ 2,150,000	\$ 1,591,451	\$ 1,608,894
21	1,608,894		1,087,007	521,887
22	521,887		462,547	59,340
23	59,340		-	59,340
24	\$ 59,340	1,850,000	773,094	\$ 1,136,246

Historical 100% (Actual) Valuation Growth		
1/1/2013	130,155,333	
1/1/2014	132,030,709	1.441%
1/1/2015	135,082,677	2.312%
1/1/2016	139,022,938	2.917%
1/1/2017	149,902,512	7.826%
1/1/2018	152,140,397	1.493%
<b>Average</b>		<b>3.198%</b>

CAPITAL PROJECTS BUDGET SUMMARY							
	A	D	E	F	G	H	
		Budget FY-2020	Projected FY-2021	Projected FY-2022	Projected FY-2023	Projected FY-2024	
01	<b>Infrastructure Projects</b>						01
02	<b>Beginning Balance</b>	\$ 990,345	\$ 1,608,894	\$ 521,887	\$ 59,340	\$ 106,793	02
03	<b>Revenues</b>						03
04	Bond Proceeds	\$ 2,150,000	\$ -	\$ -	\$ -	\$ 1,850,000	04
05	Federal Grant - Bridge	879,805	-	-	-	-	05
06	TIF Reimbursements	95,345	101,493	102,953	102,953	102,953	06
07	Utility Reimburse - Bridge	143,000	-	-	-	-	07
08	Utility Reimburse - S 10th	74,000	-	-	-	-	08
09	Utility Reimburse - S 2nd	-	200,000	-	-	-	09
10	Special Assessments	25,000	50,000	8,000	8,000	40,000	10
11	Riverboat Grant - Haz-Mit	60,000	-	-	-	-	11
12	Interest	1,500	1,500	1,500	1,500	1,500	12
13	<b>Total Revenues</b>	<u>\$ 3,428,650</u>	<u>\$ 352,993</u>	<u>\$ 112,453</u>	<u>\$ 112,453</u>	<u>\$ 1,994,453</u>	13
14	<b>Expenditures</b>						14
15	Downtown Story Street	\$ 185,000	\$ -	\$ -	\$ -	\$ -	15
16	Union Street Bridge	1,508,101	-	-	-	-	16
17	South 10th Avenue	562,000	-	-	-	-	17
18	South 2nd Avenue	100,000	1,300,000	-	-	-	18
19	South Bradley Street	-	-	450,000	-	-	19
20	Seal Coat	50,000	50,000	50,000	50,000	50,000	20
21	Downtown Sidewalks	-	60,000	60,000	-	-	21
22	Downtown Marshall St	-	-	-	-	900,000	22
23	Detention / Retention	15,000	-	-	-	-	23
24	Tiling Projects	15,000	15,000	-	-	-	24
25	South 9th Ave Sanitary	360,000	-	-	-	-	25
26	Other Sanitary Sewer	15,000	15,000	15,000	15,000	15,000	26
27	<b>Total Expenditures</b>	<u>2,810,101</u>	<u>1,440,000</u>	<u>575,000</u>	<u>65,000</u>	<u>965,000</u>	27
28	<b>Ending Balance</b>	<u>\$ 1,608,894</u>	<u>\$ 521,887</u>	<u>\$ 59,340</u>	<u>\$ 106,793</u>	<u>\$ 1,136,246</u>	28
29	<b>Trail Projects</b>						29
30	<b>Beginning Balance</b>	\$ 23,056	\$ 21,056	\$ 21,056	\$ 21,056	\$ 21,056	30
31	<b>Revenues</b>						31
32	Federal Grant	\$ 197,000	\$ -	\$ -	\$ -	\$ -	32
33	Other Revenues	100,000	80,000	80,000	80,000	80,000	33
34	<b>Total Revenues</b>	<u>\$ 297,000</u>	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>\$ 80,000</u>	34
35	<b>Expenditures</b>						35
36	Boone Street Bridge	\$ 299,000	\$ -	\$ -	\$ -	\$ -	36
37	Other Trail Projects	-	80,000	80,000	80,000	80,000	37
38	<b>Total Expenditures</b>	<u>\$ 299,000</u>	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>\$ 80,000</u>	<u>\$ 80,000</u>	38
39	<b>Ending Balance</b>	<u>\$ 21,056</u>	<u>\$ 21,056</u>	<u>\$ 21,056</u>	<u>\$ 21,056</u>	<u>\$ 21,056</u>	39
40	<b>Totals</b>						40
41	Beginning Balance	\$ 1,013,401	\$ 1,629,950	\$ 542,943	\$ 80,396	\$ 127,849	41
42	Revenues	3,725,650	432,993	192,453	192,453	2,074,453	42
43	Expenditures	(3,109,101)	(1,520,000)	(655,000)	(145,000)	(1,045,000)	43
44	<b>Ending Balance</b>	<u>\$ 1,629,950</u>	<u>\$ 542,943</u>	<u>\$ 80,396</u>	<u>\$ 127,849</u>	<u>\$ 1,157,302</u>	44

City of Rock Rapids, Iowa  
 FY 2020-2024 Capital Improvement Program  
 Financial Summary - All Projects

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	
01	<b>Revenues</b>					01
02	\$ 1,050,345	\$ -	\$ -	\$ -	\$ -	02
03	541,106	1,087,007	462,547	-	59,340	03
04	-	-	-	-	713,754	04
05	879,805	-	-	-	-	05
06	197,000	-	-	-	-	06
07	95,345	101,493	102,953	55,500	150,406	07
08	143,000	-	-	-	-	08
09	74,000	-	-	-	-	09
10	-	200,000	-	-	-	10
11	25,000	50,000	8,000	8,000	40,000	11
12	102,000	80,000	80,000	80,000	80,000	12
13	1,500	1,500	1,500	1,500	1,500	13
14	<b>\$ 3,109,101</b>	<b>\$ 1,520,000</b>	<b>\$ 655,000</b>	<b>\$ 145,000</b>	<b>\$ 1,045,000</b>	14
15	-	200,000	25,000	-	320,000	15
16	120,000	160,000	-	-	-	16
17	<b>Total Revenues</b>					17
	<b>\$ 3,229,101</b>	<b>\$ 1,880,000</b>	<b>\$ 680,000</b>	<b>\$ 145,000</b>	<b>\$ 1,365,000</b>	
18	<b>Expenditures</b>					18
19	\$ 1,508,101	\$ -	\$ -	\$ -	\$ -	19
20	185,000	-	-	-	-	20
21	562,000	-	-	-	-	21
22	100,000	1,300,000	-	-	-	22
23	-	-	450,000	-	-	23
24	50,000	50,000	50,000	50,000	50,000	24
25	-	60,000	60,000	-	-	25
26	-	-	-	-	900,000	26
27	15,000	-	-	-	-	27
28	360,000	-	-	-	-	28
29	15,000	15,000	-	-	-	29
30	15,000	15,000	15,000	15,000	15,000	30
31	299,000	-	-	-	-	31
32	-	80,000	80,000	80,000	80,000	32
33	<b>\$ 3,109,101</b>	<b>\$ 1,520,000</b>	<b>\$ 655,000</b>	<b>\$ 145,000</b>	<b>\$ 1,045,000</b>	33
34	120,000	-	-	-	-	34
35	-	35,000	-	-	-	35
36	-	125,000	-	-	-	36
37	-	200,000	-	-	-	37
38	-	-	25,000	-	-	38
39	-	-	-	-	320,000	39
40	<b>Total Expenditures</b>					40
	<b>\$ 3,229,101</b>	<b>\$ 1,880,000</b>	<b>\$ 680,000</b>	<b>\$ 145,000</b>	<b>\$ 1,365,000</b>	

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** North Union Bridge Replacement **Total Cost:** \$1,675,000  
**Start Date:** April, 2019 **Priority:** 1a - Imperative **CIP Score:** 16

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2016 G.O. Bonds	\$ 470,296	\$ -	\$ -	\$ -	\$ -
Series 2019 G.O. Bonds	15,000	-	-	-	-
Federal Grant	879,805	-	-	-	-
Utility Reimbursement	143,000	-	-	-	-
Total Revenues	\$ 1,508,101	\$ -	\$ -	\$ -	\$ -
Construction	\$ 1,479,506	\$ -	\$ -	\$ -	\$ -
Engineering/Legal/Admn	28,595	-	-	-	-
Total Expenditures	\$ 1,508,101	\$ -	\$ -	\$ -	\$ -

**Description:** Replacement of existing North Union Street Bridge over Moon Creek with new 90' x 30' Continuous Concrete Slab Bridge with 10' Bike Path.

**Justification:** Existing bridge was built in 1920 and is severely deteriorated with estimated useful life of one year. New bridge has also been designed to improve mitigation of flood hazards.

**CIP Comments:** This project is funded in part by a federal grant of \$1 million and is not assessable to abutting property owners.

**Effect on Operating Budget:** Positive effect on operating budget by eliminating the need for patching of asphalt surface and decreasing the need for emergency protective measures and recovery work associated with flood disasters.

**Relationship to Strategic Plan:** Consistent with two specific goals, including replacement of asphalt with concrete, and adding trail width.

**Scoring Matrix:**

Strategic Plan	2	Public Benefit	2	Econ Development	1	
Mandates	2	Coordination	1	Feasibility	2	
Services	2	Efficiency	2	Opportunity Cost	2	
					<b>TOTAL SCORE</b>	<b>16</b>



City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Downtown Story Street **Total Cost:** \$735,000  
**Start Date:** August, 2018 **Priority:** 2a - Essential **CIP Score:** 15

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2016 G.O. Bonds	\$ 64,655	\$ -	\$ -	\$ -	\$ -
Special Assessments	25,000	-	-	-	-
TIF Reimbursements	95,345	-	-	-	-
Total Revenues	\$ 185,000	\$ -	\$ -	\$ -	\$ -
Construction	\$ 155,000	\$ -	\$ -	\$ -	\$ -
Engineering/Legal/Admn	30,000	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ 185,000	\$ -	\$ -	\$ -	\$ -

**Description:** Removal and replacement of all streets, sidewalks, street lighting and underground infrastructure on two blocks of Story St, from Main St to South 3rd Ave.

**Justification:** Existing street and infrastructure is obsolete and deteriorated.

**CIP Comments:** Approximately \$98,000 will be assessed to abutting property owners, payable over 10 years.

**Effect on Operating Budget:** Some positive effect on operating budget by eliminating the need for patching of asphalt surface and reduced wear and tear on snow removal equipment.

**Relationship to Strategic Plan:** Project is specified within the strategic plan and meets multiple goals.

**Scoring Matrix:**

Strategic Plan	4	Public Benefit	2	Econ Development	1
Mandates	0	Coordination	1	Feasibility	2
Services	2	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>15</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** South 10th Avenue Extension **Total Cost:** \$562,000  
**Start Date:** July, 2019 **Priority:** 2b - Essential **CIP Score:** 12

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ 486,500	\$ -	\$ -	\$ -	\$ -
Utility Reimbursement	74,000	-	-	-	-
Interest	1,500	-	-	-	-
Total Revenues	\$ 562,000	\$ -	\$ -	\$ -	\$ -
Construction	\$ 494,000	\$ -	\$ -	\$ -	\$ -
Engineering/Legal/Admn	68,000	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ 562,000	\$ -	\$ -	\$ -	\$ -

**Description:** New street construction, consisting of extending South 10th Avenue west from new Avera Hospital to Davis Street.

**Justification:** Would allow for development of residential housing in vicinity of new Hospital, which would help to alleviate current housing shortage.

**CIP Comments:** This will be an Urban Renewal project and not assessable to abutting property owners.

**Effect on Operating Budget:** Some positive effect on operating budget by eliminating dead-ended streets that require extra time during snow removal operations.

**Relationship to Strategic Plan:** Project is consistent with strategic and comprehensive plans but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	1	Econ Development	4
Mandates	0	Coordination	1	Feasibility	1
Services	2	Efficiency	1	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>12</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** South 2nd Avenue West **Total Cost:** \$1,400,000  
**Start Date:** May, 2020 **Priority:** 2a - Essential **CIP Score:** 8

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2016 G.O. Bonds	\$ 13,894	\$ -	\$ -	\$ -	\$ -
Series 2019 G.O. Bonds	86,106	948,507	-	-	-
TIF Reimbursements	-	101,493	-	-	-
Utility Reimbursement	-	200,000	-	-	-
Special Assessments	-	50,000	-	-	-
Total Revenues	\$ 100,000	\$ 1,300,000	\$ -	\$ -	\$ -
Construction	\$ -	\$ 1,250,000	\$ -	\$ -	\$ -
Engineering/Legal/Admn	100,000	50,000	-	-	-
Total Expenditures	\$ 100,000	\$ 1,300,000	\$ -	\$ -	\$ -

**Description:** Removal and replacement of all streets and infrastructure on South 2nd from Union to Fairlamb; Includes one block of Bradley and Dickinson from South 2nd to Main.

**Justification:** Existing street is deteriorated beyond repair.

**CIP Comments:** Approximately \$200,000 will be assessed to abutting property owners, payable over 10 years.

**Effect on Operating Budget:** Some positive effect on operating budget by reduced wear and tear on street maintenance and snow removal equipment.

**Relationship to Strategic Plan:** Project is consistent with strategic and comprehensive plans.

**Scoring Matrix:**

Strategic Plan	2	Public Benefit	1	Econ Development	0
Mandates	0	Coordination	0	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>8</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** South Bradley Street Extension **Total Cost:** \$450,000  
**Start Date:** July, 2021 **Priority:** 3a - Important **CIP Score:** 11

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ -	\$ -	\$ 339,047	\$ -	\$ -
TIF Reimbursements	-	-	102,953	-	-
Special Assessments	-	-	8,000	-	-
Total Revenues	\$ -	\$ -	\$ 450,000	\$ -	\$ -
Construction	\$ -	\$ -	\$ 400,000	\$ -	\$ -
Engineering/Legal/Admn	-	-	50,000	-	-
	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 450,000	\$ -	\$ -

**Description:** New street construction, consisting of extending South Bradley St southward.

**Justification:** Would allow for development of residential housing in vicinity of new Hospital, which would help to alleviate current housing shortage.

**CIP Comments:** This will be an Urban Renewal project and not assessable to abutting property owners.

**Effect on Operating Budget:** Some positive effect on operating budget by eliminating dead-ended streets that require extra time during snow removal operations.

**Relationship to Strategic Plan:** Project is consistent with strategic and comprehensive plans but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	1	Econ Development	4
Mandates	0	Coordination	1	Feasibility	1
Services	2	Efficiency	0	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>11</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Seal Coat **Total Cost:** Annual  
**Start Date:** Annual **Priority:** 5 - Ongoing **CIP Score:** 10

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -
Series 2023 G.O. Bonds	-	-	-	-	48,500
TIF Reimbursements	-	-	-	40,500	-
Special Assessments	-	-	-	8,000	-
Interest	-	-	-	1,500	1,500
Total Revenues	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Construction	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
Total Expenditures	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000

**Description:** Bituminous seal coating of approximately 20 to 30 blocks (per year) of asphalt streets with liquid asphalt and quartzite.

**Justification:** Periodic seal coating is necessary to obtain maximum useful life of asphalt streets.

**CIP Comments:** This project is performed at City cost and is not assessable to abutting property owners.

**Effect on Operating Budget:** Seal coating reduces the need for patching and crack sealing, resulting in a minor positive effect on operating budget.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	1	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>10</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Downtown Sidewalks **Total Cost:** \$120,000  
**Start Date:** July, 2020 **Priority:** 2a - Essential **CIP Score:** 10

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ -	\$ 58,500	\$ 58,500	\$ -	\$ -
Interest	-	1,500	1,500	-	-
	-	-	-	-	-
Total Revenues	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -
Construction	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -
Engineering/Legal/Admn	-	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ -	\$ 60,000	\$ 60,000	\$ -	\$ -

**Description:** Replacement of two half-blocks of downtown sidewalk, curb and gutter.

**Justification:** Certain downtown sidewalks and curbs are in disrepair, resulting in potential hazards for pedestrians.

**CIP Comments:** This project is performed at City cost and is not assessable to abutting property owners.

**Effect on Operating Budget:** None. Maintenance is the responsibility of the abutting property owners.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	4	Public Benefit	2	Econ Development	1
Mandates	0	Coordination	0	Feasibility	1
Services	1	Efficiency	0	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>10</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Downtown Marshall Street **Total Cost:** \$900,000  
**Start Date:** July, 2023 **Priority:** 2a - Essential **CIP Score:** 13

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ -	\$ -	\$ -	\$ -	\$ 59,340
Series 2023 G.O. Bonds	-	-	-	-	650,254
Special Assessments	-	-	-	-	40,000
TIF Reimbursements	-	-	-	-	150,406
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 900,000
Construction	\$ -	\$ -	\$ -	\$ -	\$ 800,000
Engineering/Legal/Admn	-	-	-	-	100,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 900,000

**Description:** Removal and replacement of all streets, sidewalks, street lighting and underground infrastructure on two blocks of Marshall St, from Main St to South 3rd Ave.

**Justification:** Existing street and infrastructure is obsolete and deteriorated.

**CIP Comments:** Approximately \$110,000 will be assessed to abutting property owners, payable over 10 years.

**Effect on Operating Budget:** Some positive effect on operating budget by eliminating the need for patching of asphalt surface and reduced wear and tear on snow removal equipment.

**Relationship to Strategic Plan:** Project is specified within the strategic plan and meets multiple goals.

**Scoring Matrix:**

Strategic Plan	4	Public Benefit	2	Econ Development	1
Mandates	0	Coordination	1	Feasibility	1
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>13</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Southwest Detention / Retention Basin **Total Cost:** \$180,000  
**Start Date:** September, 2011 **Priority:** 3d - Important **CIP Score:** 9

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2016 G.O. Bonds	\$ 15,000	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-
	-	-	-	-	-
Total Revenues	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Construction	\$ 15,000	\$ -	\$ -	\$ -	\$ -
Engineering/Legal/Admn	-	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ 15,000	\$ -	\$ -	\$ -	\$ -

**Description:** Construction of stormwater detention basin (dry pond), followed by conversion to retention basin (wet pond).

**Justification:** Detention Basin helps to mitigate frequent occurrences of flooding downstream; Retention Basin provides aesthetic value to surrounding commercial development.

**CIP Comments:** This project is performed at City cost and is not assessable to abutting property owners.

**Effect on Operating Budget:** Project will result in reduced costs for emergency work caused by overload of storm and sanitary sewer systems.

**Relationship to Strategic Plan:** Project is specified within the strategic plan and meets multiple goals.

**Scoring Matrix:**

Strategic Plan	4	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	1	Feasibility	1
Services	0	Efficiency	0	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>9</b>



City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Interceptor Sanitary Sewer **Total Cost:** \$360,000  
**Start Date:** August, 2019 **Priority:** 2a - Essential **CIP Score:** 6

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ 360,000	\$ -	\$ -	\$ -	\$ -
	-	-	-	-	-
	-	-	-	-	-
Total Revenues	\$ 360,000	\$ -	\$ -	\$ -	\$ -
Construction	\$ 360,000	\$ -	\$ -	\$ -	\$ -
Engineering/Legal/Admn	-	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ 360,000	\$ -	\$ -	\$ -	\$ -

**Description:** Construction of new interceptor sanitary sewer from area of Grant Drive to Tama Lift Station.

**Justification:** Purpose of project is to aid in reducing sewer backups west of the School.

**CIP Comments:** This project is performed at City cost and is not assessable to abutting property owners.

**Effect on Operating Budget:** Project designed to reduce costs for emergency work caused by overload of sanitary sewer system.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	1	Econ Development	0
Mandates	0	Coordination	1	Feasibility	1
Services	1	Efficiency	0	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>6</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Stormwater Drainage Tile **Total Cost:** \$30,000  
**Start Date:** July, 2019 **Priority:** 1a - Imperative **CIP Score:** 11

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -
	-	-	-	-	-
	-	-	-	-	-
Total Revenues	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -
Construction	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -
Engineering/Legal/Admn	-	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ -

**Description:** Construction of sump pump drainage tile in problem residential areas.

**Justification:** By reducing stormwater discharge into sanitary sewer system, project will help to comply with IDNR regulations and help to prevent overload of sanitary sewer.

**CIP Comments:** This project is performed at City cost and is not assessable to abutting property owners.

**Effect on Operating Budget:** Project will result in reduced costs for emergency work caused by overload of sanitary sewer system.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	2	Coordination	1	Feasibility	1
Services	2	Efficiency	1	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>11</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Sanitary Sewer Rehabilitation **Total Cost:** \$500,000  
**Start Date:** July, 2019 **Priority:** 1a - Imperative **CIP Score:** 6

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Series 2019 G.O. Bonds	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	\$ -
Series 2023 G.O. Bonds	-	-	-	-	15,000
TIF Reimbursements	-	-	-	15,000	-
Total Revenues	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Cleaning / Televising	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Engineering/Legal/Admn	-	-	-	-	-
Total Expenditures	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000

**Description:** Project consists of cleaning and televising sanitary sewer mains in preparation for, and followed by, eventual relining project.

**Justification:** Purpose of project is employ a comparatively cost effective alternative to complete replacement of dilapidated, but repairable, sewer mains.

**CIP Comments:** This project is performed at City cost and is not assessable to abutting property owners.

**Effect on Operating Budget:** Completed project would help to reduce costs for emergency work caused by infiltration of stormwater into sanitary sewer system.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	1	Econ Development	0
Mandates	0	Coordination	1	Feasibility	1
Services	1	Efficiency	0	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>6</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Boone Street Trail Bridge **Total Cost:** \$299,000  
**Start Date:** August, 2020 **Priority:** 2d - Essential **CIP Score:** 7

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Federal Grant / IDOT	\$ 197,000	\$ -	\$ -	\$ -	\$ -
Other Grants / Contributions	102,000	-	-	-	-
Total Revenues	\$ 299,000	\$ -	\$ -	\$ -	\$ -
Construction	\$ 265,000	\$ -	\$ -	\$ -	\$ -
Engineering/Legal/Admn	34,000	-	-	-	-
Total Expenditures	\$ 299,000	\$ -	\$ -	\$ -	\$ -

**Description:** Placement of pre-cast trail / pedestrian bridge across Moon Creek along the west side of North Boone Street

**Justification:** Project would connect existing trail system to areas north of Moon Creek.

**CIP Comments:** This project is funded primarily by a federal grant, along with cash reserves that have accumulated from non-competitive grant funding given by Riverboat Foundation.

**Effect on Operating Budget:** Long-term moderately negative effect by facilitating development of added trail needing minimal maintenance.

**Relationship to Strategic Plan:** Consistent, meeting at least one specific goal.

**Scoring Matrix:**

Strategic Plan	2	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	0	Feasibility	0
Services	2	Efficiency	0	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>7</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** Comprehensive Trail Development **Total Cost:** \$320,000  
**Start Date:** July, 2020 **Priority:** 3d - Important **CIP Score:** 9

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Federal Grant / IDOT	\$ -	\$ -	\$ -	\$ -	\$ -
Other Grants / Contributions	-	80,000	80,000	80,000	80,000
	-	-	-	-	-
Total Revenues	\$ -	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Construction	\$ -	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000
Engineering/Legal/Admn	-	-	-	-	-
	-	-	-	-	-
Total Expenditures	\$ -	\$ 80,000	\$ 80,000	\$ 80,000	\$ 80,000

**Description:** Incremental growth of trail system, resulting in completion of comprehensive trail that connects various areas of the City

**Justification:** Trails afford recreation opportunities that are nearly all-inclusive, without respect to age, physical condition or economic circumstances

**CIP Comments:** This project is funded entirely by grants and contributions.

**Effect on Operating Budget:** Long-term moderately negative effect due to the fact that trails need some, although minimal, maintenance.

**Relationship to Strategic Plan:** Consistent, meeting at least one specific goal.

**Scoring Matrix:**

Strategic Plan	2	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	1	Feasibility	1
Services	2	Efficiency	0	Opportunity Cost	1
					<b>TOTAL SCORE</b>
					9

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** New Truck with Hoist and Snowplow **Total Cost:** \$120,000  
**Start Date:** July, 2019 **Priority:** 1a - Imperative **CIP Score:** 9

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
General Fund Eqpt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Road Use Tax Eqpt Reserve	120,000	-	-	-	-
Total Revenues	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Purchase of Equipment	\$ 120,000	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 120,000	\$ -	\$ -	\$ -	\$ -

**Description:** Replace 2000 Chev Truck with Hoist and Snowplow.

**Justification:** Equipment to be replaced is 20 years old and requires increasingly frequent repairs; Needed for emergency as well as routine snow removal operations.

**CIP Comments:** Purchase of this item is covered by annual transfer from operating funds into equipment reserve fund.

**Effect on Operating Budget:** Some decrease in operating costs due to reduction in maintenance and repair needed for newer equipment.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	0	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>9</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** New 0.5T Pickup Truck **Total Cost:** \$35,000  
**Start Date:** July, 2020 **Priority:** 2a - Essential **CIP Score:** 8

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
General Fund Eqpt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Road Use Tax Eqpt Reserve	-	35,000	-	-	-
Total Revenues	\$ -	\$ 35,000	\$ -	\$ -	\$ -
Purchase of Equipment	\$ -	\$ 35,000	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ 35,000	\$ -	\$ -	\$ -

**Description:** Replace 2001 Chev 0.5T Pickup.

**Justification:** Equipment to be replaced is 20 years old and requires increaingly frequent repairs.

**CIP Comments:** Purchase of this item is covered by annual transfer from operating funds into equipment reserve fund.

**Effect on Operating Budget:** Some decrease in operating costs due to reduction in maintenance and repair needed for newer equipment.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	0	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	1
<b>TOTAL SCORE</b>					<b>8</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** New Front Mount Snowblower **Total Cost:** \$125,000  
**Start Date:** July, 2020 **Priority:** 1a - Imperative **CIP Score:** 11

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
General Fund Eqpt Reserve	\$ -	\$ -	\$ -	\$ -	\$ -
Road Use Tax Eqpt Reserve	-	125,000	-	-	-
Total Revenues	\$ -	\$ 125,000	\$ -	\$ -	\$ -
Purchase of Equipment	\$ -	\$ 125,000	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ 125,000	\$ -	\$ -	\$ -

**Description:** Replace 2001 Tenco TCS-172 Self-Powered Snowblower for mounting on front of Payloader.

**Justification:** Equipment to be replaced is 20 years old and requires increasingly frequent repairs; Needed for emergency as well as routine snow removal operations.

**CIP Comments:** Purchase of this item is covered by annual transfer from operating funds into equipment reserve fund.

**Effect on Operating Budget:** Some decrease in operating costs due to reduction in maintenance and repair needed for newer equipment.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	1	Coordination	1	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>11</b>



City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** New Tanker Fire Truck **Total Cost:** \$200,000  
**Start Date:** July, 2020 **Priority:** 1c - Imperative **CIP Score:** 9

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
General Fund Eqpt Reserve	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Road Use Tax Eqpt Reserve	-	-	-	-	-
Total Revenues	\$ -	\$ 200,000	\$ -	\$ -	\$ -
Purchase of Equipment	\$ -	\$ 200,000	\$ -	\$ -	\$ -
	-	-	-	-	-
Total Expenditures	\$ -	\$ 200,000	\$ -	\$ -	\$ -

**Description:** Replace 1996 GMC Tanker #1 Fire Truck.

**Justification:** Equipment to be replaced is 25 years old; Newer equipment is more dependable with updated technology; Needed for emergency fire protection.

**CIP Comments:** Purchase of this item is covered by annual transfer from operating funds into equipment reserve fund.

**Effect on Operating Budget:** Minimal decrease in operating costs due to reduction in maintenance and repair needed for newer equipment.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	0	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>9</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** New Front Mount Mower **Total Cost:** \$25,000  
**Start Date:** July, 2021 **Priority:** 2a - Essential **CIP Score:** 9

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
General Fund Eqpt Reserve	\$ -	\$ -	\$ 25,000	\$ -	\$ -
Road Use Tax Eqpt Reserve	-	-	-	-	-
Total Revenues	\$ -	\$ -	\$ 25,000	\$ -	\$ -
Purchase of Equipment	\$ -	\$ -	\$ 25,000	\$ -	\$ -
	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ 25,000	\$ -	\$ -

**Description:** Replace 2012 JD 1445 Front Mount Mower.

**Justification:** Equipment to be replaced is 10 years old and requires increasingly frequent repairs; Needed for maintaining City's large quantity of open / green space.

**CIP Comments:** Purchase of this item is covered by annual transfer from operating funds into equipment reserve fund.

**Effect on Operating Budget:** Some decrease in operating costs due to reduction in maintenance and repair needed for newer equipment.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	0	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>9</b>

City of Rock Rapids, Iowa  
FY 2020-2024 Capital Improvement Program

**Project Name:** New Pumper/Tanker Fire Truck **Total Cost:** \$320,000  
**Start Date:** July, 2023 **Priority:** 1c - Imperative **CIP Score:** 9

	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
General Fund Eqpt Reserve	\$ -	\$ -	\$ -	\$ -	\$ 320,000
Road Use Tax Eqpt Reserve	-	-	-	-	-
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 320,000
Purchase of Equipment	\$ -	\$ -	\$ -	\$ -	\$ 320,000
	-	-	-	-	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 320,000

**Description:** Replace 1999 Freightliner Pumper/Tanker Fire Truck.

**Justification:** Equipment to be replaced is 25 years old; Newer equipment is more dependable with updated technology; Needed for emergency fire protection.

**CIP Comments:** Purchase of this item is covered by annual transfer from operating funds into equipment reserve fund.

**Effect on Operating Budget:** Minimal decrease in operating costs due to reduction in maintenance and repair needed for newer equipment.

**Relationship to Strategic Plan:** Consistent but not specifically identified.

**Scoring Matrix:**

Strategic Plan	1	Public Benefit	2	Econ Development	0
Mandates	0	Coordination	0	Feasibility	2
Services	1	Efficiency	1	Opportunity Cost	2
<b>TOTAL SCORE</b>					<b>9</b>

**City of Rock Rapids, Iowa**  
**FY 2020-2024 Capital Improvement Program**  
**Criteria List and Scoring Matrix**

Criteria	Scores			
	0	1	2	4
<b>Consistency with Strategic Plan</b>	Project is inconsistent with City's strategic and comprehensive plan	Project is consistent with the City's strategic plan and comprehensive plan but not specifically identified	Project is consistent with the City's strategic plan and comprehensive plan meeting at least one specific goal	Project is specified within the comprehensive plan and/or the strategic plan of the City meeting multiple goals
<b>Health/Safety/ Legal Mandates or Contractual Obligations</b>	Project is not mandated	Project would indirectly address anticipated mandates, other requirements or agreements	Project would address anticipated mandates, other legal requirements, or interlocal agreements	Project required by federal, state or local mandates, grants, court orders and judgements; required as part of interlocal agreement
<b>Maintains or Improves Services</b>	Project not related to maintaining an existing standard of service	Project would maintain existing standard of service	Project would address deficiencies or problems with existing services; would establish new service	
<b>Public Benefit/ Demand</b>	Project would benefit a small percentage of citizens/particular neighborhood/area - No public support	Project would benefit a large percentage of citizens/many neighborhoods/areas - Is needed but lacks strong public support	Project would benefit all of the citizens/neighborhoods/areas - Has strong public support	
<b>Coordination with Other Projects</b>	Project does not coordinate with other projects in the CIP or those underway	Project linked to other projects in the CIP already underway but not essential to their completion	Project is essential to the success of other projects identified in CIP or already underway	
<b>Efficiency of Service or Impact on Operating Budget</b>	Project would have no impact on the efficiency of services	Project would result in savings by eliminating obsolete or inefficient facilities	Project would result in significant savings by increasing the efficiency of the performance of a service or reducing the ongoing cost of a service or facility	
<b>Economic Development</b>	Project would have no impact on capital investment, the tax base, valuation, or job opportunities	Project would likely stimulate future investment in capital but cannot identify specific investment currently	Project would directly result in capital investment, increased tax base, increased valuation, or improved job opportunities	Project would have substantial impact or be an approved development agreement
<b>Feasibility of Project</b>	Project is unable to proceed due to obstacles (land acquisition, easements, approval requirements)	Minor obstacles exist, project is not entirely ready to proceed	Project is entirely ready to proceed, no obstacles (land acquisitions or easements, approvals required, etc) exist	
<b>Opportunity Cost</b>	If deferred, the increase in project costs would be less than the rate of inflation	If deferred, the increase in project costs would be equal to the rate of inflation	If deferred, the increase in project costs would be greater than the rate of inflation	