



ECONOMIC GROWTH & DEVELOPMENT COMMITTEE

AGENDA

Thursday, January 7, 2021 – 12 PM | Council Chambers, City Hall

1. Call meeting to order
2. Approval of Minutes
 - a. December 3rd
3. Public Comment – Limit to three minutes per person
4. Continued Business
 - a. **North Gateway Sign-Update** – Mary Hathaway - Speaker Alisa Etzel Stahly Engineering
 - b. **Successful Deer Lodge:** Community Assessment Project – Update Mary Hathaway
 - c. **Tourism Grant** – Update – Trent Freeman
 - d. **Review of 2020 Committee Goals** – Mary Hathaway – Discussion only (2020 Goals attached)
5. New Business
 - a. **Investigate the feasibility of implementing a Tax Increment Financing Program to fund economic development initiatives.** – Mary Hathaway - Discussion on the two TIF informational documents presented. This is the 2nd presentation on this subject. There is a lengthy process, and we should research while waiting for new CAO who can lead the process. Mayor Solle stated we have potential clean industrial businesses desiring to move into Deer Lodge. Terry Jennings and Amber Brown, gave a presentation concerning TIF to the Finance Committee January 4th, 2021.
6. Committee Comments or Concerns
7. Announcement of the next meeting
 - a. February 4th at 12:00pm
8. Adjournment

Economic Growth & Development Committee

Members

Amanda Bohrer | Mary Hathaway | John Henderson

CITY OF DEER LODGE ECONOMIC GROWTH & DEVELOPMENT COMMITTEE

MINUTES

Meeting: Thursday, December 3, 2020 at 12pm | Council Chambers, City Hall.

Members Present: Mary Hathaway, Amanda Bohrer

Members Absent: John Henderson

Mayor: Diana Solle

Council Members: None

Staff: Trent Freeman, Brian Bender

Guests: Steve Guggenheimer

1. Call Meeting to Order

Chairperson Hathaway called the meeting to order at 12:00pm

2. Approval of Minutes – November 5th passed with unanimous consent

3. Public Comment – Members of the audience may comment on any non-agenda item. State Statute prohibits the Economic Growth & Development from discussing any introduced item. The Committee limits each person to three minutes to ensure there is sufficient time for all comments. The Committee respects all comments and will have staff follow up any questions.

4. New Business: (The Committee accepts public comment at the end of each item.)
NONE

5. Continued Business: (The Committee accepts public comment at the end of each item.)

a. Successful Deer Lodge: Community Assessment Project – Update. Chairperson Hathaway stated there is no recent update. Working on getting interviews for Steering Committee. CAO Bender stated SDL website is not ready. Refine the approach to housing and housing needs.

Mayor Solle stated not sure if we need the SDL website. Guest Steve Guggenheimer stated this as well. CAO Bender suggested, Slimline the project, Identify the Stakeholders with positive feed, and get rid of Steering Committee. Guest Steve Guggenheimer stated, build a case to back the need for housing.

b. North Gateway Sign Project - Update. The fabrication quotes were received. Two options from Yesco. The Committee needs to make a determination of which quote and weather or not to utilize the Public Works City Crew. It was suggested to go after donation. Waiting on a quote from Prison Sign Shop (potentially). It was discussed the fabricator in Butte never called back. Stonework contractor, Dave Lowery out of Deer Lodge or Bill Wolfe out of Anaconda. The engineer will reach out to these contractors for quotes. It was discussed on potentially utilizing the Public Works Crew. Ed McCarthy and Wade Johnson were mentioned to help assist with building/Info.

c. Annexation – Update. It was suggested to continue to work with the new CAO. Westerly & Easterly Outliers identify areas to Planning Board.

d. Tourism Grant – Update. CAO Bender stated the City has 3 kiosk signs that can be used for various locations. In the 1st couple of weeks in January may know of acceptance.

i. North Gateway Signs: Phase 1 of Wayfinding Signs

ii. Phase 2 kiosks named above.

Wayfinding Plan has pictures of Kiosks.

6. Announcement of the next meeting

February 4th at 12pm

7. Committee Comments or Concerns: Member Bohrer talked to Mr. Cotton about Youth Involvement. There was a separate discussion about Grants for Solar Panels for the Gateway Sign project.

8. Adjournment: Meeting was adjourned.

Prepared by: Cyndi Thompson, City Clerk

Mary Hathaway, Committee Chairperson

Date

Economic Growth & Development Committee Members

Mary Hathaway | Amanda Bohrer | John Henderson



Proposal

For Work At

City of Deer Lodge
1220 N Main St
Deer Lodge MT 59722-2303
United States

Billing Address

Alisa Etzel
Stahly Engineering and Associates
3530 Centennial Dr
Helena MT 59601-9756
United States

Account Executive

100690 Robert Abbott
RM - Montana
2996 Bozeman Avenue
Helena MT 59601
United States

Date	Project Number	Project Description	Pricing Valid Until	Deposit
11/19/2020	PRY-29430	City of Deer Lodge-sign cabinet	12/19/2020	\$0.00

Item	Amount
------	--------

Scope

YESCO to provide labor and materials to perform the following scope of work:

Option 1 Non Illuminated single face cabinet only. Note: stone base and installation by others. Total \$10,070.00

Option 2 Internally Illuminated single face cabinet only. Note: stone base, installation and electrical by others. Total \$11,056.00

Contractor to pick up sign in Helena

All colors, sizes, and specifications as depicted YESCO Design #OPY-36042

Customer to provide primary power to the sign location(s). Primary electrical supply and any applicable lighting controls are not included and will be an additional cost. If the required power is not provided to the site before the time of installation, an additional charge for hook up will be assessed.

The costs for obtaining permits are excluded from the price of this agreement. Charges for procurement, design, engineering and inspection, required by the permitting process will be billed to the customer on a time and material basis. Permit fees will be billed to customer at cost.

Sign Sales & Services - Non-taxable

\$0.00

Labor and material to be determined on option choice.

Payment Terms

50% of the Total Price due upon acceptance of this Agreement, and the balance will be due 30 days after completion of installation.

Exclusions

All pricing is based on supplier pricing as of the date of this proposal. All pricing is subject to change at any time due to increases in supplier pricing, changes to tax and tariff rates, and other causes beyond YESCO's reasonable control.

Or \$0.00/month for 60 mos with \$0.00 down.

Subtotal	\$0.00
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Click to apply: apps.yesco.com/creditapplication

Tax Total (%)	\$0.00
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Required maintenance payment not included

Total	\$0.00
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This Proposal is subject to acceptance of YESCO's Standard Terms and Conditions, which are available for your review at www.yesco.com/terms/standardtermsandconditions.pdf. The proposed financing terms are only estimates. Final terms are subject to due diligence and formal credit approval by YESCO Financial Solutions.



Proposal

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Date	Project Number	Project Description	Pricing Valid Until	Deposit
11/19/2020	PRY-29430	City of Deer Lodge-sign cabinet	12/19/2020	\$0.00
Item				Amount

Scope

YESCO to provide labor and materials to perform the following scope of work:

Option 1 Externally illuminated single face cabinet (solar) stone base by others \$23,418.00

Option 2 Internally illuminated single face cabinet stone base and electrical by others \$21,829.00

Installed on property of Conoco station northeast corner by pylon sign.

All colors, sizes, and specifications as depicted YESCO Design #OPY-36042

Customer to provide primary power to the sign location(s). Primary electrical supply and any applicable lighting controls are not included and will be an additional cost. If the required power is not provided to the site before the time of installation, an additional charge for hook up will be assessed.

The costs for obtaining permits are excluded from the price of this agreement. Charges for procurement, design, engineering and inspection, required by the permitting process will be billed to the customer on a time and material basis. Permit fees will be billed to customer at cost.

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\$0.00

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SCOPE OF WORK:

- 1) MANUFACTURE & INSTALL ONE SIF MONUMENT SIGN
- 2) STONE VENEER ON BASE BY OTHERS - NOT IN CONTRACT



More than fast. More than signs.™

FASTSIGNS 637

2800 N. Montana Ave.
Helena, MT 59601

Email: greg.painter@fastsigns.com

Phone: (406) 442-6545

Fax: (406) 442-8931

ESTIMATE:

637 - 7546

Estimate Date:

12/18/2020 2:51:13PM

Salesperson:

Greg Painter

Entered By:

Greg Painter

Date Printed:

12/18/2020 2:51:57PM

Page 1 of 1

Salesperson: greg.painter@fastsigns.com

Project Description: GP_Deerlodge Sign

Customer: Stahly Engineering

Ordered by: Alisa Etzel

Phone: (406) 601-4055

2223 Montana Ave

Suite 201

Helena, MT 59101

Email: aetzel@seaeng.com

Dear Alisa:

Thank you for calling on FASTSIGNS of Helena. A quotation for the signage we discussed follows. If you have any questions, please call us at 406-442-6545 or by email at 637@fastsigns.com. We look forward to working with you!

Sincerely,

Greg Painter
Owner

PRODUCT	DESCRIPTION	QTY	SIDES	H x W	UNIT COST	TOTALS
Dimensional Signage	* Aluminum Deerlodge signs. Does not include installation.	1	1	1 x 1	\$4,957.00	\$4,957.00
Color: White						

TERMS: Payment is due upon placement of the order.

ESTIMATE RECEIVED/APPROVED BY:

X

/ /

CUSTOMER SIGNATURE

DATE

P.O./Credit Card #

Exp: /

Line Item Total:	\$4,957.00
Subtotal:	\$4,957.00
Taxes:	\$0.00
Total:	\$4,957.00

Deposit Required: \$4,957.00

Bill To: Stahly Engineering
Attention: Alisa Etzel
2223 Montana Ave
Suite 201
Helena, MT 59101

*Thank You for choosing
FASTSIGNS*

We appreciate the opportunity to serve you.



More than fast. More than signs.™

FASTSIGNS 637

2800 N. Montana Ave.

Helena, MT 59601

Email: greg.painter@fastsigns.com

Phone: (406) 442-6545

Fax: (406) 442-8931

Page 1 of 1

ESTIMATE:

637 - 7555

Estimate Date:

12/24/2020 8:31:49AM

Salesperson:

Greg Painter

Entered By:

Greg Painter

Date Printed:

12/24/2020 8:32:37AM

Salesperson: greg.painter@fastsigns.com

Project Description: GP_Deer Lodge Lighted Custome sign cabinet.

Customer: Stahly Engineering

Ordered by: Alisa Etzel

Phone: (406) 601-4055

2223 Montana Ave

Suite 201

Helena, MT 59101

Email: aetzel@seaeng.com

Dear Alisa:

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We look forward to working with you!

Sincerely,

Greg Painter

Owner

PRODUCT	DESCRIPTION	QTY	SIDES	H x W	UNIT COST	TOTALS
Dimensional Signage	* Custom Deer Lodge sign cabinet with LED lighting. Aluminum construction with 3M applied graphics.	1	1	1 x 1	\$9,875.00	\$9,875.00
Color: White						

TERMS: Payment is due upon placement of the order.

ESTIMATE RECEIVED/APPROVED BY:

X _____ / /

CUSTOMER SIGNATURE

DATE

P.O./Credit Card # _____ **Exp:** ____ / ____

Line Item Total:	\$9,875.00
Subtotal:	\$9,875.00
Taxes:	\$0.00
Total:	\$9,875.00

Deposit Required: **\$9,875.00**

Bill To: Stahly Engineering
Attention: Alisa Etzel
2223 Montana Ave
Suite 201
Helena, MT 59101

**Thank You for choosing
FASTSIGNS**

We appreciate the opportunity to serve you.

THE MYTHS

"Urban Renewal Districts (URD) and Targeted Economic Development Districts (TEDD) increase property taxes for the land owners within the District"

— The Facts —

Property owners pay at the same tax rate as those outside the District; however as property values increase overtime the difference between the base year and current year property taxes are captured by the District.

"Urban Renewal Districts (URD) and Targeted Economic Development Districts (TEDD) can last forever"

— The Facts —

URDs and TEDDs do not have a specified expiration date; however, the Tax Increment Financing (TIF) provision for those districts can only last 15 years unless bonds are sold (with a maximum term of 25 years) in which case TIF will last until the bond obligation is paid. Average length of existing districts is 20 years and 18 years for those that have sunsetted.

"Tax Increment dollars can be spent without public input"

—The Facts—

These are tax dollars and the normal public budgeting process of the governing body MUST be followed

"Tax Increment takes money from the schools"

—The Facts—

All taxes that are derived from the base taxable value are distributed to all taxing jurisdictions. Only taxes resulting from growth inside the District are directed to urban renewal or targeted economic development projects.

"Tax Increment Financing (TIF) is the same as Tax Abatement."

—The Facts—

A tax abatement is an exemption for a property owner from paying property taxes for a specified amount of time. Property owners inside a TIF district are required to pay property taxes unless they request an abatement. Generally, TIF districts will not support tax abatement applications.

TAX INCREMENT FINANCING THE POSITIVE IMPACT

"Tax increment financing is one of the few tools we have available to publicly assist the private investment that is required to restore and revitalize vacant and/or



or under performing properties in our urban areas. TIF has been enormously successful in the revitalization of downtown Billings."

Randy Hafer, President/CEO
FAIA, LEED AP^{BD+C}

"The resources available through TIFID to put a viable business project together is critical to a sound business infrastructure plan. Without a doubt, jobs



are created in Montana which would not be created without the financial and networking support of TIFID."

Ron Ueland
Montana Craft Malt

"The Downtown Bozeman URD invested \$8 million to construct the Bridger Park Garage. This investment of tax increment funds directly enabled over \$80 million of private development within a two-block radius."



Chris Naumann, Exec. Director
Downtown Bozeman
Partnership

LOOKING FOR INFORMATION?

Montana League of Cities & Towns

Kelly Lynch - Deputy Director/General Counsel

406.442.8768

P.O. Box 7388

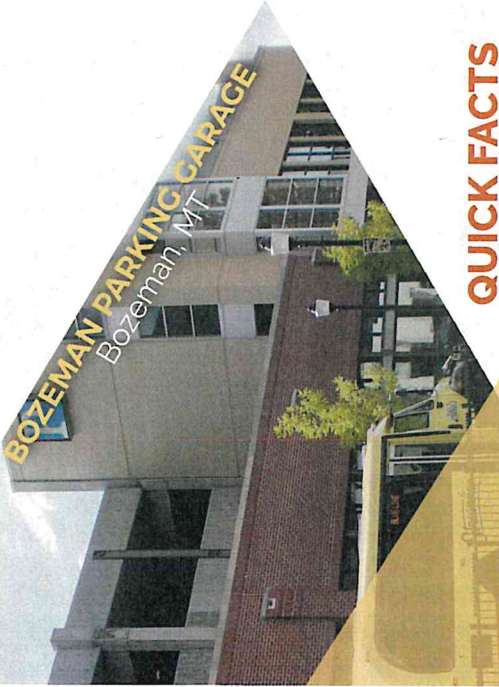
Helena, MT 59604

info@mtleague.net

TAX INCREMENT IN MONTANA

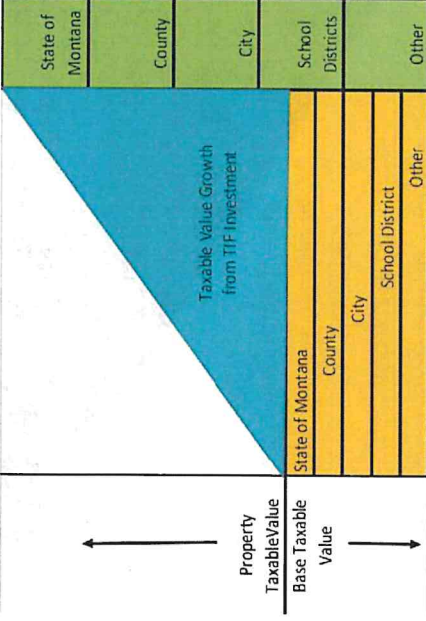
A LOCALLY DRIVEN ECONOMIC DEVELOPMENT TOOL

OLD SAWMILL DISTRICT
Missoula, MT



QUICK FACTS

- ✓ 65 URD/TEDDs exist in Montana as of 2017.
- ✓ Existing URD/TEDDs have created \$58 million in taxable value since 1976.
- ✓ 16 Districts have sunsetted creating \$17 million in taxable value to date.
- ✓ Another potential \$34 million in taxable value will be added in the next 5 years from 16 sunseting Districts.
- ✓ Total incremental value of all URD/TEDD as a percentage of state total taxable value is 2%. (\$8,115,306/2,896,741,442)
- ✓ Total increment created in 2015 was \$34 million which represents just 2.45% of all property taxes collected in the state.



HOW IS INCREMENT CREATED?

Once a District is established, its base taxable value is certified by the Department of Revenue. The base year is identified in the ordinance establishing the District and it is typically January 1st of the year in which the ordinance becomes effective. For example, if the District is approved by the local government in December 2016, the base year will then be 2016. The Base Taxable Value will be certified by DOR as of 01/01/2016. The first year a District would be able to receive any increment would be based upon taxable value of 01/01/2017. No actual funds are available to the District until November of 2017 when the first half property tax payments are received. Local governments are allowed to accrue increment over time to allow for meaningful projects to be undertaken in the District.

KEY TERMS

Urban Renewal District (URD) (\$7-15-4209 MCA)
A URD is an area within a city, town, or consolidated city-county which is created to address a blighted area within its' boundaries. The proposed area must contain at least three conditions of blight as defined in §7-15-4206(2) to qualify as a URD. URD's can be governed by the local government or by an **Urban Renewal Agency (URA)** which is authorized by the local government to carry out the powers allowed by state law. URD's undertake projects outlined in the Urban Renewal Plan, adopted for the District, to address the conditions of blight in order to improve economic conditions within the URD.

Targeted Economic Development District (TEDD) (\$7-15-4278 MCA)

- A TEDD is an infrastructure-deficient area within a city, town, county, or consolidated city-county. The goal of a TEDD is to improve conditions within the District which constitute an impediment to value-adding industrial development. TEDDs are governed by the local government, which generally utilizes an advisory board for assistance. TEDDs undertake projects outlined in the Comprehensive Development Plan adopted for the District.

Tax Increment Financing (TIF) - TIF is a state authorized, locally driven, funding provision that enables cities and counties to designate a portion of property tax dollars generated within a URD or TEDD to be spent on improving economic conditions within or connecting to the District. Only that portion consisting of the net increase (increment) in taxable values is reserved for investment in the District.

NORTH WESTERN ENERGY
Butte, MT

TAX INCREMENT IN ACTION

In Butte-Silver Bow, the Ramsay TIFID, now called a TEDD, was created in 1994 with a taxable base value of \$1.7 million, which included \$1.6 million of taxable value for Solvay (Phosphorous Plant). Unfortunately, in 2017 the taxable value of Solvay had decreased to \$28,000. Because of TIF financing, the loss of tax revenue did not impact Butte-Silver Bow taxing jurisdictions! In 1996 REC Silicon developed a \$500 million facility in the Ramsay TIFID, utilizing infrastructure assistance provided by TIF financing. As a result, the REC Silicon development was significant enough to not only replace the loss in base value but also generated additional increment revenue as well.

TIF (Tax Increment Financing) Overview:

TIF is a tool used to develop communities by encouraging investment into the community by private investors/developers. The TIF generally concentrate on underdeveloped and depleted areas of the community (TIF Districts) to enhance the value and rejuvenation of said community. TIF assistance is considered if an owner/developer has a development or improvement in mind but lack some – or most of – the funds for the project. These individuals will be responsible for developing an agreement that is presented to the City Council for approval. This agreement must illustrate the project scope, funding and overall timeline to completion. (7-15-4282, MCA)

TIF Funding: But how is a TIF funded? While there is no specific expiration date on a TIF, provisions can only last for 15 years unless bonds are sold (with a maximum term of 25 years) in which case TIF till last until the bond obligation is paid. The average length of existing districts is 20 years. The revenue established by new taxes on the renovated or developed properties will equally as well be a part of TIF funding through this same timeframe. Funding used on public improvements – such as city infrastructure improvements and maintenance – though not able to be taxed, will equally serve in gains towards TIF revenue by increasing the value of surrounding properties.

Use of TIF Funding: May be used to pay for a variety of development activities within the TIF district including: (7-15-4288, MCA)

- Land acquisition
- Demolition and removal of structures
- Relocation of occupants
- Infrastructure costs
- Construction of publicly owned buildings and improvements
- Administration of urban renewal activities
- Payment of bonds issued to fund such costs

Types of TIF:

- Business Improvement District (BID): The Deer Lodge Main Street Business District recently failed to carry this improvement increment tax by failing to garner 60% majority vote to carry.
 - A BID is a self-imposed assessment on property owners within a particular geographic area and is authorized by the State of Montana under sub-section 7-12-1101 MCA.
 - Use of a BID is as follows:
 - Promote the health, safety, prosperity, security, and general welfare of the inhabitants of the district.
 - Be of special benefit to the property within the boundaries of any district created pursuant to the provisions of this part: or,
 - Aid in tourism, promotion, and marketing within the district.
- Targeted Economic Development District (TEDD): Is an area within a city, town, or county that that has a deficient infrastructure within the community. Short definition is that TEDD is the use of tax increment financing (TIF) in support of secondary, value adding businesses in both incorporated communities and counties. TEDD was developed by the Montana Senate (SB

- Tax Increment Financing Industrial District (TIFID): industrial park that is zoned Heavy Industrial and is predominantly owned by the city or county of origin. This concept gives the local government on the type of structure and businesses going into this specific area. Considerations are generally the type and number of jobs each potential business will bring into the TIFID area. Example is the Montana Connections Park established at Silver Bow, Montana in Butte/Silver Bow County.

TIF Districts and Taxes: As noted above, the TIF is funded by the incremental increase in property taxes from fiscal year to fiscal year. Property owners within the District pay at the same rate as those outside the district, meaning the base tax rate is consistent throughout the entire community. However, as property values increase with the TIF improvements over time, the difference between the base year and current year property taxes are captured as funding to the individual TIF district. Simply, as with any form of property tax calculation the taxes will only increase depending on increase in property value due to TIF district improvements.

Areas Identified for Business/Industrial Development:

- Kelly Street
- West Street to Rainbow Ave
- 600 Block 2nd Street (West Side)
- 400 Block 2nd Street (East Side)
- 300 Block 2nd Street (East & West Side)
- Old Milwaukee Railroad (Sawmill boundary to Grant Kohrs boundary)
- Deer Lodge Airport

Areas Identified for Housing:

- 600 Block 2nd Street (East Side)

Areas Identified for Business/Housing:

- 400 Block 2nd Street (West Side)
- 200 Block 2nd Street (East & West Side)
- 600 block 2nd Street (West side)



CITY COUNCIL

2020 GOALS

Checklist

Council Operations

Short Term Goals, Six Months to One Year

- ☐ a. Completion of the City Code Review
- ☐ b. Maintain and incorporate updates into the Financial Calendar

Middle Term Goals, One to Three Years

- ☐ a. Maximize Website
- ☐ b. Upload City Code online

Long Term Goals, Four to Five years

- ☐ a. Develop a Training Plan

Wish List, Objectives Wanted to be Accomplished

- ☐ a. None

Economic Growth and Development

Short Term Goals, Six months to One Year

- ☐ a. Enhance relationships with Chamber of Commerce & Discover Deer Lodge
- ☐ b. North Gateway Sign

Middle Term Goals, One to Three Years

- ☐ a. Main Street open space venue
- ☐ b. Update Growth Policy
- ☐ c. Wayfinding Sign Plan implementation
- ☐ d. Continue/Strengthen relationship with housing developers

Long Term Goals, Four to Five Years

- ☐ a. Main Street lane reduction

Wish List, Objectives Wanted to be Accomplished

- ☐ a. Industrial Park
- ☐ b. Distance learning center / law enforcement training session

Finance Committee

Short Term Goals, Six Months to One Year

- ☐ a. Adjust Financial Calendar to include Finalizing Fee Schedule for New Year
- ☐ b. Analyze budget needs for Law Enforcement Consolidation in support of the Review Committee

Middle Term Goals, One to Three Years

- ☐ a. Reduce City spending by five-percent (through saving efficiencies)

Long Term Goals, Four to Five Years

- ☐ a. Research and procure funding for a new water supply source

No Wish List Items at this time

- ☐ a. None

Parks and Recreation

Short Term Goals, Six Months to One Year

- ☐ a. Continued support of the Parks & Trails Master Plan (to serve as a steering committee)
- ☐ b. Purchase a soil screen for use at Hillcrest Cemetery (priority)
- ☐ c. Incorporate youth activity elements into existing parks

Middle Term Goals, One to Three Years

- ☐ a. Install a restroom and water fountain at Hillcrest Cemetery
- ☐ b. Restore upper ballfields at Jaycee Park

Long Term Goals, four to Five Years

- ☐ a. Continued effort to complete the Cemetery improvements described in the CIP

Wish List, Objectives Wanted to be Accomplished

- ☐ a. Skatepark

Public Health and Safety

Short Term Goals, Six Months to One Year

- ☐ a. Installation of Fire Danger Safety Signs
- ☐ b. Submit Homeland Security Grant for barricades and message signs

Middle Term Goals, One to Three Years

- ☐ a. Obtain and install variable traffic boards and barricades
- ☐ b. Obtain and install portable speed signs in school zones
- ☐ c. Reapply for speed reduction on Main Street

- ☐ d. Coordination with schools for children safety around school/park zones

Long Term Goals, Four to Five Years

- ☐ a. Electronic speed display signs for school zones
- ☐ b. Increase pedestrian safety throughout the City

No Wish List Items at this time

- ☐ a. None

Public Works

Short Term Goals, Six Months to One year

- ☐ a. Initiate GIS Mapping
- ☐ b. Update PASER Project map
- ☐ c. Update Capital Improvements Plan (CIP)
- ☐ d. Discover new municipal well site
- ☐ e. Solve Inflow and Infiltration issue with Rialto and area businesses
- ☐ f. Complete the revisions to Title #4
- ☐ g. Enhance crosswalks and pedestrian facilities
- ☐ h. Commission a PAR for City Hall

Middle Term Goals, One Year to Three Years

- ☐ a. Garbage truck shed
- ☐ b. Heated rain gutters at City Hall
- ☐ c. West Side flooding issue (City or County?)
- ☐ d. New dump truck purchase
- ☐ e. Secure funding to address the I&I problem
- ☐ f. Research a sidewalk rehab program

Long Term Goals, Four to Five Years

- ☐ a. Residential water meters (\$6.5M)
- ☐ b. Water main replacement PER
- ☐ c. Build budget reserves for WWTP upgrades
- ☐ d. Street width reduction

No Wish List Items at this time

- ☐ a. Snow removal & the acquisition of a snowplow