



CITY OF WAPAKONETA

*Ongoing Major Projects
and Priority Activities (2023-2026)*

INTRODUCTION

This document contains a list of major projects, programs, and activities being planned and undertaken by the City during the 2023 through 2026 timeframe. Many of these projects were in the planning, design, or construction phase prior to January 1, 2023.

In December of 2022, the City Council adopted a 5-year capital improvement plan (CIP) that will be used to guide critical infrastructure improvements. The plan is important for growth and economic development among commercial, industrial and residential land use. The CIP is a planning tool that includes both funded and unfunded projects and can be used in grant funding and loan applications.

In addition, the City is also involved with planning for revisions and enhancements to City owned physical facilities. These new facilities will provide greater assistance to the general public in service delivery. Changes in operations and maintenance along with personnel policy are required in order to maintain and enhance the delivery of adequate and effective levels of service. The City is also in discussion on updating it's 2008 comprehensive plan.

Through years of public discussion and community planning, several projects will be implemented during this timeframe including:

- A critical Fire Station expansion
- Acquisition of a new fire engine ladder truck
- A new splashpad being installed at Veteran's Park
- Recreational equipment replacement
- Planning for the construction of new water line loops and a 3 million gallon Water Tower in the City's SE quadrant

The following pages outline the capital improvements, physical facilities, operations and maintenance, and personnel changes being planned over the next 4 year horizon.

**CAPITAL
IMPROVEMENTS**

1. **Water Treatment Plant: lime softening upgrades** and minor treatment capacity expansion at the City's Water Treatment Plant on Schaub Road.
 - Project substantial completion by April, 2023 with full completion by August 2023.
 - The roughly \$26 million project is funded through an Ohio Water Development Authority (OWDA) 30-year loan. Debt service payments begin January 2024.
 - Jacobs Engineering is the engineer of record; Peterson Construction is the contractor.
2. **Water Reclamation Facility/WWTP Expansion** at existing facility on Herbstritt Dr.
 - Project will increase treatment capacity to 8-mgd with ultimate peak capacity of 14-mgd.
 - Funding for the \$85 million project (\$73 million const; \$12 million engineering and Construction Manager At-Risk (CMAR); \$3 million contingency) is through an OWDA 30-year loan.
 - Peterson Construction is expected to be completed by September of 2024; Jacobs Engineering is the engineer of record.
 - Debt service payments to OPWC will begin in January 2025.
3. **Capital Improvement Program (CIP) (2023-2027)** – provides a detailed overview of major capital project needs, both funded and unfunded, over the next five years.

An adopting resolution was approved by Council on December 5, 2022.

4. **WCO Industrial Center water line extension loop project** – this proposed and desired project would include the construction/installation of 16” and 12” water mains between Hardin Pike, Short Road and Leon Pratt Drive and would loop under I-75 and connect with a major water main on the east side of the interstate corridor.
 - The cost estimate to complete this loop is \$4,396,500. This project is in the design phase with ChoiceOne Engineering with funding hopeful from City revenue sources; OEPA WSRLF loan; and a RIPL State loan/grant combination. Description includes the following:
 - a) Installation of approximately 2,050 linear feet of 16” water main connecting the existing 16” water main between Short Road and Commerce Drive.
 - b) Installation of approximately 7,150 linear feet of 16” water main along I-75 between Short Road and Leon Pratt Drive between I-75 and the east end of the existing dead end 16” main.
 - c) Installation of approximately 4,900 linear feet of 12” water main along Hardin Pike between Canning Factory Road and Short Road, and along Short Road between Hardin Pike and CR 25A.
5. **New 3-million gallon Water Tower** to be located in the SE quadrant of the City within the West Central Ohio Industrial Center (WCOIC).
 - The tower would provide extra water storage capacity, fire protection for the southern portion of the City and assist in water distribution needed for future economic growth.
 - Estimated cost is \$11,495,000.

Could be eligible for federal infrastructure monies in the form of OEPA water supply revolving loan account (WSRLF) or the Ohio Department of Development Rural Industrial Loan Program.

The City has applied for a WSRLA loan in March 2022 through ChoiceOne Engineering (Sidney, OH).

- This loan would include both the water line extension loop components and a new water tower.

6. Solar Park II – Short Road site. Ribbon cutting was held on Thursday, June 30, 2022.

7. Solar Park III – looking at a 14-acre tract (mol) along Progressive Drive. This cannot be started until the City’s adjacent substation project is completed. Transmission grid system cannot accept the additional power.

8. Water Street Reconstruction – under engineering design by ChoiceOne Engineering. The following project details are in addition to the ones included in the original Agreement dated January 2, 2020. In the 2.5 years that the original preliminary construction estimate was completed (September 2019), the cost estimate has gone from \$3,865,000 to \$6,321,871 due to the extreme inflation we have seen in the construction industry. However, the City received an OPWC grant in the amount of \$430,000 to offset some costs.

- Construction is anticipated to begin in Spring 2023. May take two construction seasons to complete due to the size of the project.
- Additional topographic survey will be needed north of North Street and also after the City determines where the existing storm and sanitary lines are running within the roadway corridor.
- Roadway pavement composition will be as follows:
 - Between Benton Street & Bellefontaine Street: 6” of asphalt on 8” of stone
 - Bellefontaine Street & North Street: 9” of asphalt on 8” of stone
- ChoiceOne Engineering will have construction plans ready for bidding in January 2023, contingent on type of funding received, and after receipt of executed Agreement.
 - If OPWC funds are awarded to the project, it will not be able to bid until May/June 2023 with construction starting after July 1, 2023.

9. New wells at Water Reclamation Facility and Water Treatment Plant –

Two (2) new wells are being drilled at the WTP facility along Schaub Road as a potable water source.

- One well is drilled at the proposed WRF site for flow augmentation in the Total Dissolved Solids (TDS) effluent elimination/reduction process. Another location along W. Auglaize is being drilled as well.
- Estimated cost for the two wells at WRF is \$400,000
- Implementation during Fall 2022
- Optional wells, including existing wells that are capped, are being considered. Approximately 1,400 gpm are required.

10. CSO/SSO Project – four priority level project solutions to being in 2022 and conclude in two or three years.

11. Recommended reconstruction of Short Road to East of Progress Drive and extension of Leon Pratt Drive East – would allow greater access to existing undeveloped parcels located within the boundary of the WCO Industrial Center. Cost estimated for the Leon Pratt Drive extension is \$1,372,942. The cost estimate for Short Road reconstruction is \$3,002,606.

12. Analyze the opportunity to site plan and develop a new Industrial Park Work with Wapakoneta Area Economic Development Council (WEDAC) to present developers with other opportunities in the community for commercial, industrial, and manufacturing development aside from the existing boundary of the WCOIC. A mega-site comprehensive analysis is to be prepared by WEDAC with City staff input.

13. Wapak/Koneta/Haynes Street Reconstruction to improve movement of heavy truck traffic in the immediate area.

- Commercial, industrial and residential land uses co-exist in this subdivision.
- Cost estimate from \$1.6 million to \$2 million depending on which alignment option between #3 or #4 is chosen.
- Option #5 would include the installation of a new roadway connecting Ashland Avenue to Koneta Street. To include: 24 pavement and curb and gutter.
 - Cost estimate is \$2,253,291.
- This project was tabled by the City in August 2022 until funding is identified.
 - Short term plan was implemented in October 2022 for Haynes Street. Millings will be used to widen the pavement by 5 feet on each side. Cost estimate is \$85,000.

14. Veterans Park Water Main – Install a 10” water main and 12” water main connection to provide adequate fire protection.

- ChoiceOne Engineering will assist in grant completion.
- Preliminary cost estimate is \$500,000.
- City applied for a Land and Water Conservation Fund Grant in November 2022.

15. ARPA Projects – Auglaize County requests were being reviewed by County Commissioners during December of 2022. Initial response from County Administrator is that Commissioners will support a \$200,000 grant.

16. Wood Street Reconstruction – the cost estimate is \$5,280,321. City is seeking grant funds through ODOT Small Cities Program. Proposed 2024 construction year.

17. Heritage Parkway Development – Wapakoneta Chamber, DWP, and the City are in the process of creating a parkway between Auglaize Street and Heritage Park. This parkway would include a community parking expansion component in collaboration with property owners that own land abutting Heritage Drive.

18. Defiance, Lincoln, Hamilton, Stinebaugh and Cole intersection improvements – would reconfigure this intersection to reduce the footprint from a 5 phase signalized intersection to a 3 phase intersection.

- Project cost estimate = \$2 million
- Will seek grant funding through ODOT “Small Cities” program

**PHYSICAL
FACILITIES**

1. Fire Department Expansion

- Jay Boone, architect, prepared a tentative design and cost estimations for building expansion and truck bay extension. The cost estimate is \$3.9 million.
- RFP noticed with bid submittals by February 10, 2023.
- Probable construction to begin in 2024.

2. Improvements to the WaterPark – new aboveground chlorination/chemical building and updated mechanical equipment are needed.

- Cost estimates range from \$250,000 to \$500,000
- City received a \$50,000 grant for 2023 to replace equipment at zero-entry pool through State ODNR. City received a grant from Auglaize County in the amount of \$100,000 for installation. Install in 2024.

3. Portable entertainment stage for use at Heritage Park and other parks facilities

Proposal of the Parks Committee and the Chamber of Commerce to plan for a permanent stage at Heritage Park considering the same minimum size as the current temporary stage.

- Chamber is proposing money donations for naming rights be considered.
- Based upon potential cost of project, the City will need to prepare an RFP for design engineering services, construction cost estimation and grant funding consideration.

4. Parkplatz landscaping – the types of landscaping material and final design recommendations were made by a Council adopted Temporary Committee.

– members of administration have submitted plants and materials request to Keep Ohio Beautiful for funding. Installation date is Saturday, October 15, 2022.

5. Legacy Parkplatz – look into expanding the current monument viewing area by adding a temporary “parklet” stage at sidewalk level along Auglaize Street. This would include modifying Section 660.10 Sidewalk Obstructions of the Codified Ordinance.

6. Bonding or BAN (2 or 3 years) for a funding note to construct a Fire Station expansion and new Engineering Building – examine long term funding options for the expansion of the existing Fire Station and construction of a new Engineering Department building, including the Parks Department, into a new facility at City Hall complex.

- Cost estimate for Fire Building extension is approximately \$3.9 million.
- Expected cost \$400,000 with new parking for the proposed Engineering building – this is the preferred option at this time.
- Could redevelop 101 River Drive building or sell to a developer

7. EV Level 1 Charging Station along Bellefontaine at I-75 – City will work with AMP Ohio and HTNB in acquiring grant funding for a Level 1 (fast charge) EV charging system along I-75/Bellefontaine Street interchange.

- Looking at Nov/Dec 2022 application

8. EV Level 2 Charging Station downtown – Fox Development has agreed to allow the City to install the station at 112 Auglaize Street.

**OPERATIONS AND
MAINTENANCE**

- 1. Fiberoptic backbone project with TSC** – three-phase project
 - Phase 2: installation of a 96-fiber line connection between the City municipal building, the TSC building on Willipie, and the Electric Department building on Industrial Drive. Cost is \$83,441.30. Council approved August 2022.
 - Phase 3: interconnect 4-fiber line to 6 electrical substations; install a 6-count wall mounted patch panel. Cost estimate is \$60,586.
 - Phase 4: fiberoptic line connection from the City building to all other City owned buildings, facilities, and parks & recreation areas (20 locations). Cost was identified in the range of \$245,000.
 - Looking to use ARPA monies as a potential funding source
- 2. Landfill compliance with OEPA** – request the OEPA to discontinue the required ongoing monitoring of the closed landfill.
 - The facility has been closed for over 2 decades
 - 30 year closure date is 2027
- 3. Updating Website with Flint Flux** – the existing City website has been revised in February of 2023. Ongoing changes will occur as needed.
- 4. New camera installation at Harmon Park, Heritage Park, and Parkplatz** – for public safety and community relations enhancement. Should be completed by end of 2023.
- 5. Reviewing the 2008 Comprehensive Master Plan for implementing priority recommendations including:**
 - Install gateway community monuments
 - Zoning changes and land use annexation
- 6. Entered into an agreement with the Ohio Attorney General’s Office to assist the City in the collection of outstanding municipal income tax debt.**
- 7. City approved a 1-year contract with the Wapakoneta YMCA to run and manage the Waterpark.**
 - The YMCA’s cost proposed to run the Waterpark in 2023 is \$218,426.
 - Was approved by Council in January 2023.
- 8. New Maintenance building at Veteran’s Park** – cost estimate = \$100,000-\$150,000.
- 9. Maumee Watershed TDML and General Maintenance Permit** – OEPA approval in 2023. State OEPA is considering phosphorus and nitrogen levels for non-point source contributors. The plan is to have a corrugated TMDL level for applicable constituents within the watershed area including the City’s Wastewater Treatment Plant.
- 10.** Staff has been requested to assess the viability of privatizing/outsourcing its citywide refuse and recycling program. Their assessment will occur in 2023 in consideration of the end of the disposal contract.

PERSONNEL

1. Compensation Pay-Rate Comparison Study – an RFP was prepared for advertisement on June 21 and submitted to Zoe W. at Ohio Municipal League for posting. This was also sent to Clemens Nelson and any other known HR consulting firm.

- Responses were received
- City received three (3) responses
- Clemens Nelson and Associates was selected to undertake the study. It is to be completed in late 2022 or early 2023. Presented recommendations to Finance Committee at their February 21, 2023 meeting.

2. Proposed personnel/staffing changes

- Council adopted proposed changes to separate the “Office Manager & Income Tax Administrator” class title into two separate positions to include: “Office Manager” and “Income Tax Administrator”. The current “Clerk II” (class #11112) tax position will remain, but become unfilled in the immediacy. The current Clerk II position is under a collective bargaining agreement.
- Hiring a Recreation Manager to work with the current Recreation Director Hayzlett over a 1 to 2 year period to learn the current activities, processes, and daily functions of the department and position. Currently looking at funding this position in January 2023.
- City could consider hiring an additional IT Tech position sometime during the next two years.

3. City Council compensation comparison

4. Proposed changes to PPPM and Codified Ordinance re: Personnel (recommendation received from Finance Committee on December 8, 2022)

- FMLA
- Section 260.10 – “Pay Plan”
- Add “Banked Hours” Policy

Council approved these changes in February of 2023.

**PROJECTS RECOMMENDED
FOR FUTURE IMPLEMENTATION**

- 1. Extension of Apollo Drive** – extend Apollo Drive from Gemini Drive to Middle Pike. The distance is approximately 1,850 feet in length. Design is 70’ right-of-way; 40’ back of curb to back of curb. Cost estimate = \$1,804,210.
- 2. Implementation of a utility and infrastructure assessment in the SE Quadrant of the City** – the City needs to examine and assess the capacity for electric, water, sewer, stormwater and roadway alignment for public facilities in the Industrial Center. This should not only take into consideration any further expansions by Pratt Paper, but also any new developments in the Center and adjoining properties along the west side of CR 25 A.
- 3. Behind-the-Meter** – with solar panel and other forms of power equipment other than electric and gas being available to homeowners, the City needs to update its zoning regulations together with instituting “Behind-the-Meter” regulations for homeowner electric bill credits. The utility billing department will need to modify its power meter accounting software thru CMI accordingly.