

CITY OF DYERSVILLE, IOWA

EXHIBIT B

ISSUES, CONCERNS, TRENDS, AND OPPORTUNITIES

Financial Concerns

1. Holding property taxes steady, while trying to navigate changing state legislation
2. Reduced revenues from property taxes (state legislature limits)
3. State and Federal governments decisions and how they affect the city and community
4. Budget constraints
5. Insurance costs
6. Inflation impact
7. Contracting of portions of Public Works (and Parks) maintenance seems to be getting very expensive
8. Controlling spending and efficiency concerns

Infrastructure Issues

9. The City has added many lane miles of roadways over the past decade without adding to the snow removal equipment causing greater delays in bringing roads back up to usability after a storm.
10. The City has been hit with major 'surprise' expenses in the water and wastewater systems – well equipment replacements, wastewater pumping equipment replacements, and West Side Lift Stations issues (panel, pumps, etc.) are the latest examples

11. Large portions of the original phase of the Wastewater Treatment Plant are over 24 years old and are showing their age. Equipment replacements of substantial expense have begun, and more is needed.
12. Excessive rains over the last two summers have caused the City's shortage of dewatered wastewater sludge to take on excess water, giving off strong odors locally and causing much of it to be washed into the wastewater equalization basin (former lagoon).
13. Need bridges constructed in 3 locations as identified in study
14. Many streets deteriorating – need rehabilitation or reconstruction
15. Some streets beyond rehabilitation – need reconstruction (16th Ave SE)
16. Many streets have no sidewalks – especially needed on major pedestrian routes
17. Many existing sidewalks are non-compliant with ADA
18. Bicycle and pedestrian trails exist in many parts of town, but not all are connected to each other or to Heritage Trail
19. The existing bridge on 3rd Ave SE-W over the North Fork Maquoketa River is showing signs of age
20. Many dead-end water mains exist in the water distribution system
21. There are areas in the water distribution system where fire-flows are below the standards for the particular land-use
22. Overextension due to Field of Dreams
23. Aging WWTP equipment

24. Water quality issue

Equipment and Building Needs

25. The City has a jetter trailer for emergency sewer back-ups but does not have a vacuum system for removing plugging materials. Instead, the material gets flushed down the line where it could cause further plugging. Renting a vac truck is expensive and limited to one or two months of the year, which misses potential emergency situation

26. Many of the City's sewers are inaccessible to the City's current maintenance equipment. Many sewers do not allow full-size vehicles and many sewers are only 6-inch diameter, too small for our existing camera unity.

27. Street shop building in need of repair/replacement of rusting/failing metal siding

28. W&WW systems locations lack of ability to communicate effectively across the system. This is being addressed through the installation of SCADA, but it is very slow in coming

29. Existing PW buildings and equipment are spread-out all over town. Seasonal and other street maintenance equipment storage is on the south side of town – streets operations is on the north side. The department's efficiency is affected when having to move things back and forth

30. Memorial Building and Council Chambers aging

31. City buildings require upgrades

Public Safety Concerns

32. Lack of security measures for Police Department and City Hall

33. EMT service agreements

34. Maintaining a trained and experience Police Department

35. Getting wages/benefits competitive to other cities within our local area

36. Preventing trained and experienced city staff from leaving
37. The disconnect between city administration/council with city staff
38. Recruitment and Retention of Volunteer Emergency Services
39. Keep emergency equipment up to date and code
40. Lack of EMS personnel for ambulance service
41. Increase in city events means increase in Fire department volunteer hours

Personnel Issue

42. Continuing to improve communications between city and citizens
43. Health/group insurance costs
44. Higher cost of living
45. Wage/benefit strain
46. Volunteer shortages (fire/EMS)
47. Staffing levels at City Hall
48. PW foreman vacancy
49. Certification needs for WW operators
50. Labor pool stress for Aquatic Center

51. Lack of building inspectors
52. Lack of new people seeking jobs with city
53. Events getting too big for staff
54. Employee spread too thin by multiple duties
55. Increasing services – not increasing employees
56. Dyersville has a Grade 3 Wastewater Treatment Plant, which requires at least one Grade 3 WW Operator. For reliability, the City needs to have all 4 of W-WW crewmembers certified as Grade 3 WW Operators. Currently, the City has two Grade 3 and one Grade 2 WW Operators.

Community Development Issue

57. Field of Dreams growth outpace city services (fire, ambulance, police)
58. Dyersville is limited on good eating establishments
59. MLB partnership opportunities
60. Downtown growth
61. Branding and attracting businesses
62. Affordable housing shortage
63. Rental property conditions
64. Housing for elderly with memory issues