



# 2021 BUDGET

City of North Mankato

# TABLE OF CONTENTS

Section	Page
<b>2021 Tax Levy</b>	1
Executive Summary	2
At a Glance	4
Historic and City Comparisons	9
Historical Property Tax and Values	15
Strategic Plan	20
<b>Tax Levy Supported Funds</b>	22
Background	23
Fund Summaries	31
Department Reports & Budgets	35
Port Authority Overview	68
Debt Service Overview	71
<b>Utility Fund Overview</b>	75
Executive Summary	76
Water Department	79
Wastewater	84
Recycling	89
Storm Water	92
Solid Waste	95
<b>Recreation, Special Revenue, &amp; Economic Development</b>	97
Executive Summary	98
Swim Facility	101
Caswell Sports Fund	104
Library Endowment Fund	107
Local Option Sales Tax	109
Charitable Gambling Funds	111
Joint Economic Development Fund	113
Federal Revolving Loan Fund	115
Local Revolving Loan Fund	117
TIF District Funds	119
<b>Capital Improvement Plan</b>	123
CIP Memo	124
2021-2025 CIP Schedule	128
2021-2025 Debt Forecast	136





# 2021 TAX LEVY

Tax History & Distribution and Relevant Strategic Plans

# EXECUTIVE SUMMARY

The purpose of this section is to review and discuss the tax history & distribution backgrounds, relevant strategic plans, and the proposed tax levy.

- The taxable market value (TMV) of the community is estimated at \$1.2 billion for 2021. This is a \$17.7 million increase (or 1.5%) between 2020 and 2021 in new growth.
- The total city tax capacity increased by \$210,000 between 2020 and 2021
- **The 2021 tax levy is estimated at \$6.98 million which is a 2.8% increase and amounts to approximately \$189,000 in new operating revenue for the City. \$99,000 in new revenue is allocated to the General Fund for 2021 and \$90,000 is dedicated to the debt service fund.**
- The value of the community increased by 4.3% and new construction makes up 1.5% of that increase.
- The estimated tax rate is 48.905%, a 0.76 percentage point reduction from 2020. The decrease is proposed in recognition of the financial impacts of the COVID-19 pandemic on businesses and homeowners in the community.
- North Mankato is comprised of 5 major tax classifications including residential, commercial, industrial, agricultural, and tax-exempt properties.
  - o Residential parcels make up 78% of total City parcels. These parcels pay 57% of all city tax amounts.
  - o Commercial and industrial properties make up 5% of total City parcels and contribute to 30% of the City tax levy.
- The top 10 highest contributing tax entities in North Mankato contribute to 7.3% of the total levy or approximately \$515,000. Four of the top ten contributors are Taylor Corporation companies.
- The average North Mankato homeowner pays roughly \$1,000 in city taxes. Roughly 80% of all residents contributing to the tax levy have an estimated property value between \$100,000 and \$300,000.
- When compared to other similarly sized cities, North Mankato ranks in upper third for taxable market value, in the middle third for levy, and the bottom third for city tax rates. City utility rates are competitive when compared to similar cities in terms of population size and geographic location.
- Randomly selected commercial and residential properties suggest that the city portion of property tax rates has remained relatively flat over the last three years.



CITY OF NORTH MANKATO																					
TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY AND TAX RATE																					
Tax Payable Year (1)	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Tax Capacity	Total Tax Capacity	Change in Tax Capacity	General Fund Levy	Library Levy	Bookmobile Levy	Comm. Dev. Levy	Parkland Levy	Flood Control Levy	Contingency Levy	Port Authority Levy	Fireman's Relief Levy	Debt Service Levy	Abatement Levy	Total Levy	Percent Levy Increase	Tax Rate
2005	810,495,800	803,155,100			165,397	9,241,924	6.7%	2,203,795	261,023	-	-	55,000	-	19,800	45,000	12,429	1,270,185	57,187	3,924,419	15.20%	42.462%
2006	834,232,100	832,560,000			178,192	9,514,672	3.0%	2,203,795	305,620	-	-	78,500	6,000	25,000	45,000	12,489	1,248,015	-	3,924,419	0.00%	41.246%
2007	857,502,300	856,965,300	24,405,300	2.93%	192,264	9,750,656	2.5%	2,486,493	325,565	-	-	78,500	6,000	25,000	45,000	12,577	1,239,615	-	4,218,750	7.50%	43.267%
2008	917,161,600	914,595,000	57,629,700	6.72%	198,385	10,344,239	6.1%	2,714,951	372,830	-	-	78,500	6,000	35,000	65,000	12,817	1,318,471	-	4,603,569	9.12%	44.503%
2009	945,061,500	926,820,100	12,225,100	1.34%	182,268	10,484,247	1.4%	2,780,856	367,080	10,500	-	8,500	6,000	55,000	65,000	12,935	1,368,208	-	4,674,079	1.53%	44.581%
2010	935,435,600	929,989,400	3,169,300	0.34%	189,067	10,551,259	0.6%	2,753,574	436,745	12,045	-	8,500	6,000	55,000	65,000	13,303	1,463,987	-	4,814,154	3.00%	45.626%
2011	915,774,000	915,046,500	(14,942,900)	-1.61%	80,835	10,598,032	0.4%	2,656,357	436,745	12,045	15,978	8,500	6,000	55,000	65,000	32,686	1,525,843	-	4,814,154	0.00%	45.425%
2012	950,583,400	870,672,800	(44,373,700)	-4.85%	52,436	10,177,574	-4.0%	3,103,154	419,405	39,831	15,978	-	6,000	50,000	65,000	22,740	1,430,015	-	5,152,123	7.02%	50.598%
2013	925,270,700	847,806,500	(22,866,300)	-2.63%	242,538	9,861,666	-3.1%	3,195,028	444,353	42,109	3,282	-	12,000	55,005	74,479	33,856	1,523,672	-	5,383,784	4.50%	54.566%
2014	933,833,600	856,917,400	9,110,900	1.07%	240,045	9,963,464	1.0%	3,778,784	-	-	-	-	-	-	75,000	-	1,530,000	-	5,383,784	0.00%	54.009%
2015	983,644,400	898,894,600	41,977,200	4.90%	255,229	10,432,202	4.7%	3,991,414	-	-	-	-	-	-	75,000	-	1,441,457	88,543	5,596,414	3.949%	53.620%
2016	1,013,909,400	919,768,100	20,873,500	2.32%	257,824	11,062,061	6.0%	4,177,929	-	-	-	-	-	-	75,000	-	1,430,128	111,347	5,794,404	3.538%	53.606%
2017	1,046,173,100	975,204,800	55,436,700	6.03%	314,983	11,255,834	1.8%	4,282,256	-	-	-	-	-	-	75,000	-	1,440,953	112,083	5,910,292	2.000%	52.485%
2018	1,110,030,400	1,041,251,400	66,046,600	6.77%	313,969	12,373,308	9.9%	4,621,889	-	-	-	-	-	-	75,000	-	1,370,848	221,014	6,288,751	6.403%	52.124%
2019	1,211,310,500	1,134,510,200	93,258,800	8.96%	319,666	13,432,345	8.6%	5,040,048	-	-	-	-	-	-	75,000	-	1,375,458	193,332	6,683,838	6.282%	50.950%
2020	1,248,907,400	1,183,925,900	49,415,700	4.36%	362,059	14,035,775	4.5%	5,119,393							75,000		1,143,970	456,196	6,794,559	1.657%	49.668%
2021	1,304,218,400	1,236,359,031	52,433,131	4.43%	378,094	14,657,385	4.4%	5,218,167	-	-	-	-	-	-	75,000	-	1,213,070	477,096	6,983,328	2.778%	48.905%

# AT A GLANCE



## PARCELS

- North Mankato contains a total of **5,095 parcels**.
- With a **population of 14,114**, North Mankato's total parcel count includes both rented and owned residences, commercial and industrial zones, agricultural plots, and tax exempt properties.

## TAXABLE MARKET VALUE

- Total TMV for 2021 is estimated at **\$1,236,359,031**
- This 2021 value is a **4.4%** increase from the 2019 TMV of \$1,183,925,900.
- Of this increase, 1.6% is new growth.
- The City's TMV has been increasing by an average of **3% since 2013**.

## NET TAX CAPACITY

- Total NTC of **\$14,657,385**
- The "tax capacity value" is determined by **multiplying the taxable market value of the property by the statutory percentage rates** (also called class rates) for the specific classification(s) / use(s) on the property.

## TAX RATE AND LEVY

- In 2020, the North Mankato tax levy was **\$6.8 million**. This was just **48% of the NTC**.
- The city tax rate in **2020 was 49.67%** which was down from **54.56% in 2013**.
- The proposed **2021 city tax rate** is estimated at **48.905%**



# TAX CLASSIFICATIONS 2020

## RESIDENTIAL AND HOMESTEAD

**\$1,010** Average City Tax payment for resident/homestead parcels

- Residential parcels total 3,968 including single unit, non-agricultural homesteads.
- 78% of parcels
- 57% of city taxes

## AGRICULTURAL

**\$2,240** Average City Tax payment for agriculture parcels

- 12 non-homestead agricultural parcels and 1 agricultural homestead
- less than 1% of parcels
- 1% of city taxes

## COMMERCIAL AND INDUSTRIAL

**\$8,145** Average City Tax payment for commercial parcels

- 248 commercial and public utility parcels
- 5% of parcels
- 29% of city taxes

## RENTAL AND NON-HOMESTEAD

**\$1,350** Average City Tax payment for rental/non homestead parcels

- 685 rental, multi unit, N-H, and /or low income parcels
- 13% of parcels
- 13% of city tax

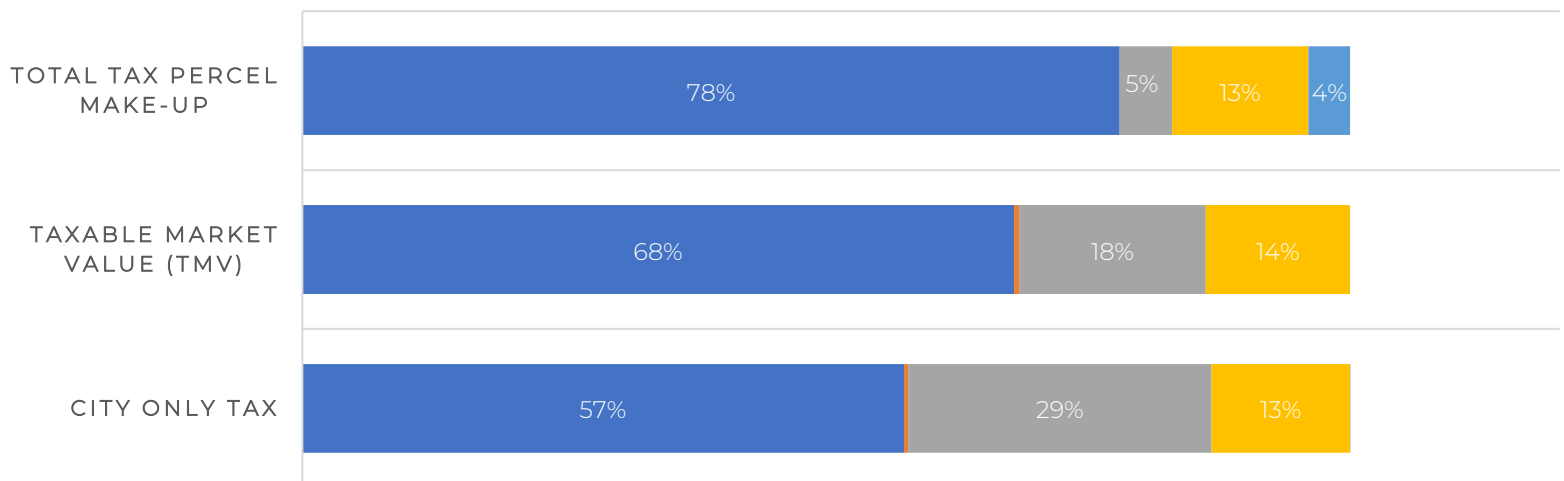
## TAX EXEMPT PROPERTIES

**\$107,000,000** Total Estimated Market Value of tax exempt parcels

- Schools, medical clinics, and places of worship are just some of the tax exempt properties in North Mankato.
- There are a total of 179 tax exempt properties as of 2020.

## CONTRIBUTIONS BY CLASSIFICATION

■ RESIDENTIAL ■ AGRICULTURAL ■ COMMERCIAL/INDUSTRIAL ■ RENTAL/LAND-ONLY/PUBLIC UTILITY ■ TAX EXEMPT PROPERTIES



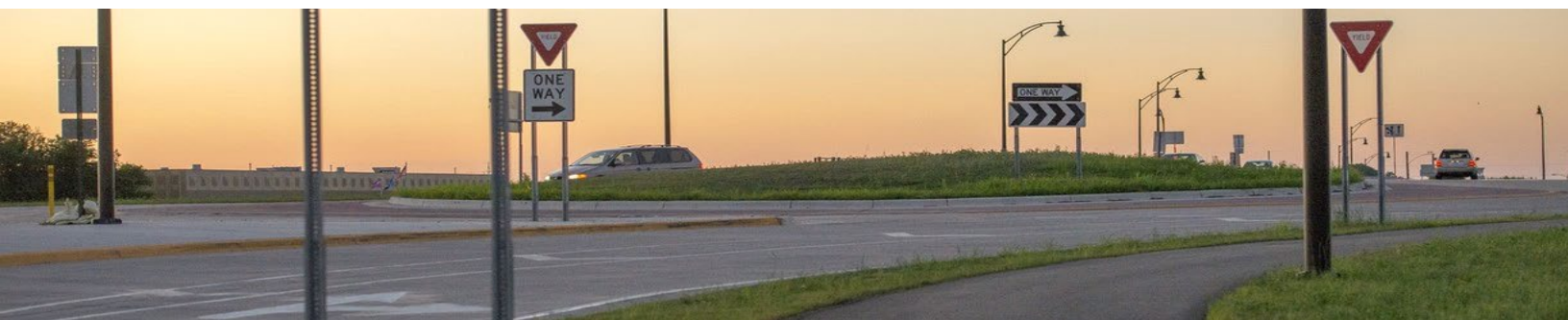
ANY CLASSIFICATIONS NOT REPRESENTED MAKE UP LESS THAN 2% OF CONTRIBUTIONS IN A GIVEN AREA.

# TOP TEN OVERALL

## TAXABLE MARKET VALUE - 2020

NAME OF ENTITY	CLASS	TAXABLE MARKET VALUE
VISTA PRAIRIE AT MONARCH MEADOWS	RENTAL/NH	\$8,372,900
KATO ENGINEERING	COMMERCIAL	\$6,359,900
FUN.COM	COMMERCIAL	\$6,279,900
OAK TERRACE ASSISTED LIVING	RENTAL/NH	\$6,276,000
OAK TERRACE SENIOR HOUSING	RENTAL/NH	\$6,267,400
TAYLOR CORPORATION	COMMERCIAL	\$6,160,500
CENTERPOINT ENERGY	COMMERCIAL	\$5,549,900
THEUNINCK CONSTRUCTION	RENTAL/NH	\$5,048,000
CARLSON WEDDING SERVICE	COMMERCIAL	\$4,844,000
CORPORATE GRAPHICS INTERNATIONAL	COMMERCIAL	\$4,802,400
<b>TOTAL PAID</b>		<b>\$59,960,900</b>

**5.06%** OF THE TOTAL TMV IS FROM THE TOP TEN ENTITIES





# TOP TEN OVERALL

## CITY ONLY TAX - 2020

NAME OF ENTITY	CLASS	CITY TAX PAID
KATO ENGINEERING	COMMERCIAL	\$62,804.19
FUN.COM	COMMERCIAL	\$62,009.50
TAYLOR CORPORATION	COMMERCIAL	\$60,823.43
CENTERPOINT ENERGY	COMMERCIAL	\$55,130.49
VISTA PRAIRIE AT MONARCH MEADOWS	RENTAL/NH	\$51,983.03
CARLSON WEDDING SERVICE	COMMERCIAL	\$47,745.85
CORPORATE GRAPHICS INTERNATIONAL	COMMERCIAL	\$47,332.61
WIS-PAK	COMMERCIAL	\$45,629.00
ZIEGLER MANKATO	COMMERCIAL	\$41,310.86
CARLSON CRAFT COMMERCIAL OF TAYLOR CORP	COMMERCIAL	\$41,083.38
TOTAL PAID		\$515,852.34

7.39% OF THE CITY TAX IS PAID BY THE TOP TEN ENTITIES



# TOP TEN

## CLASS 1 (RESIDENTIAL)

NAME OF ENTITY	TMV	CITY TAX PAID
47 DEERWOOD CT	\$1,079,200	\$6,079.36
43 DEERWOOD CT	\$922,200	\$5,104.88
622 PARKVIEW CT	\$905,400	\$5,000.57
22 NEW CASTLE CT	\$894,600	\$4,933.52
1543 NOTTINGHAM DR	\$887,400	\$4,888.82
2283 NORTHRIDGE DR	\$786,300	\$4,261.02
17 ORIOLE PL	\$773,600	\$4,182.05
35 DEERWOOD CT	\$751,400	\$4,044.47
18 NEWCASTLE CT	\$724,900	\$3,879.57
26 NEWCASTLE CT	\$706,200	\$3,763.84
<b>TOTAL</b>	<b>\$8,431,200</b>	<b>\$46,138.10</b>

**1.15%** OF CLASS 1 CITY TAXES ARE PAID BY THE TOP TEN ENTITIES

PROPERTY VALUE RANGE	NUMBER OF PARCELS	PERCENTAGE OF CLASS 1 PARCELS	AVERAGE CITY TAX PAID
\$0-99,999	99	2.49%	\$207
\$100,000-199,999	1853	46.69%	\$652
\$200,000-299,999	1297	32.67%	\$1,115
\$300,000-399,999	446	11.23%	\$1,656
\$400,000-499,999	159	4.00%	\$2,161
\$500,000+	76	1.91%	\$3,103



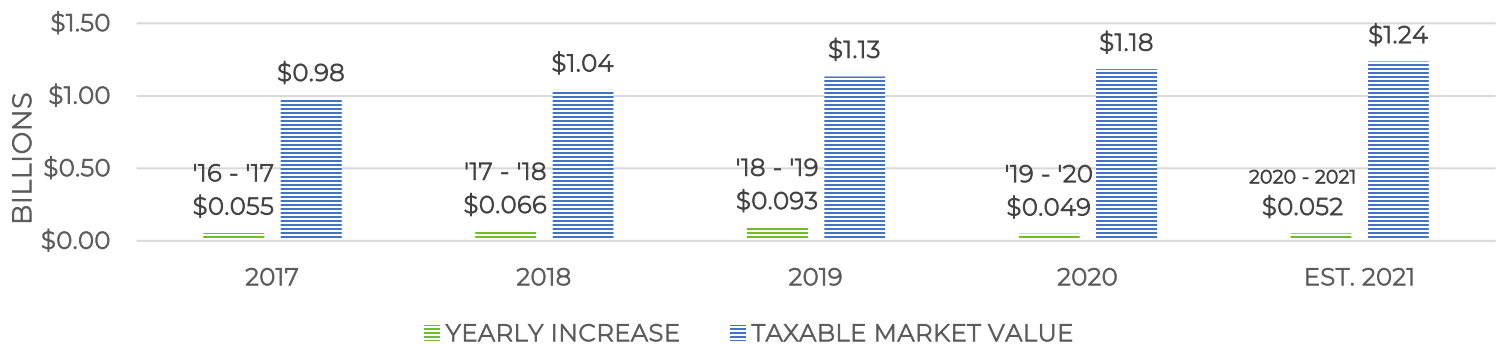
# HISTORIC AND CITY COMPARISONS

## TAXABLE MARKET VALUE

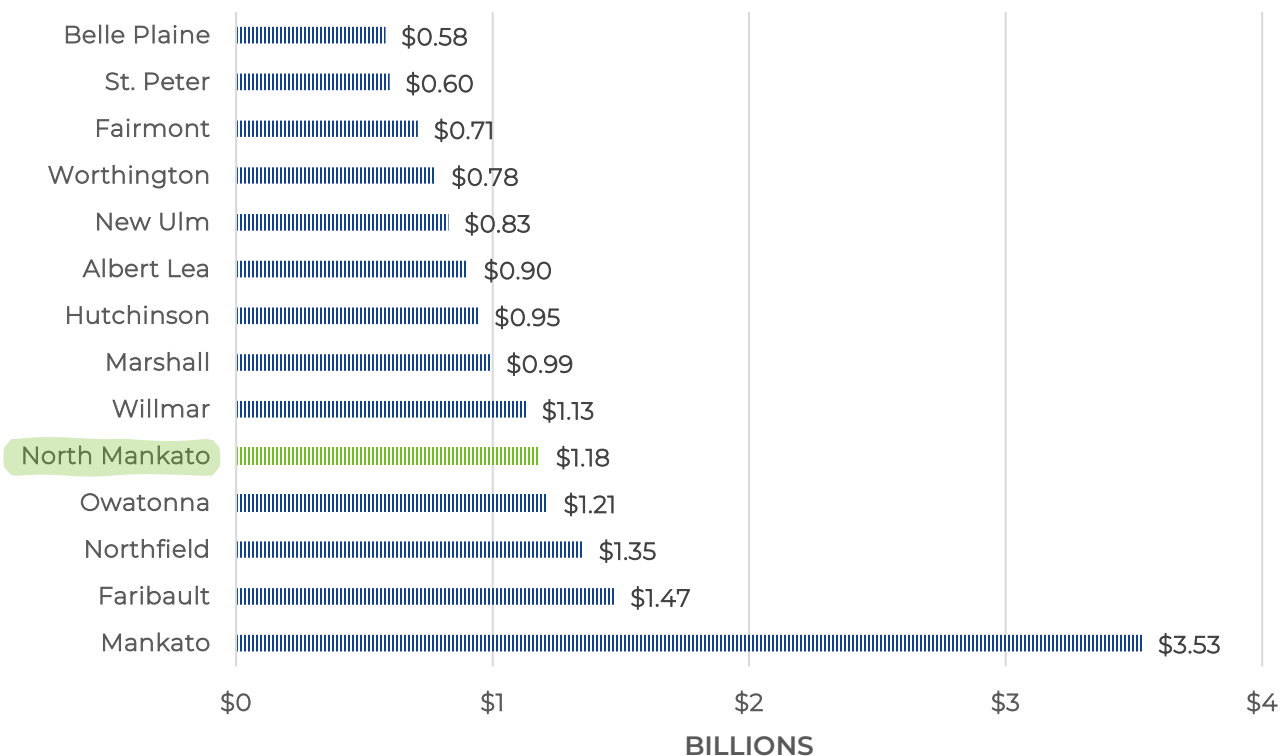
North Mankato est.TMV in 2021 - **\$1,236,359,031**

A property's TMV is its estimated market value without any tax exemptions, deferrals, or value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to be taxed. The above value is rounded to the millions.

### HISTORIC TAXABLE MARKET VALUES



### 2020 TMV FOR COMPARABLE CITIES



# TAX LEVY

## North Mankato proposed 2021 Levy - \$6,983,328

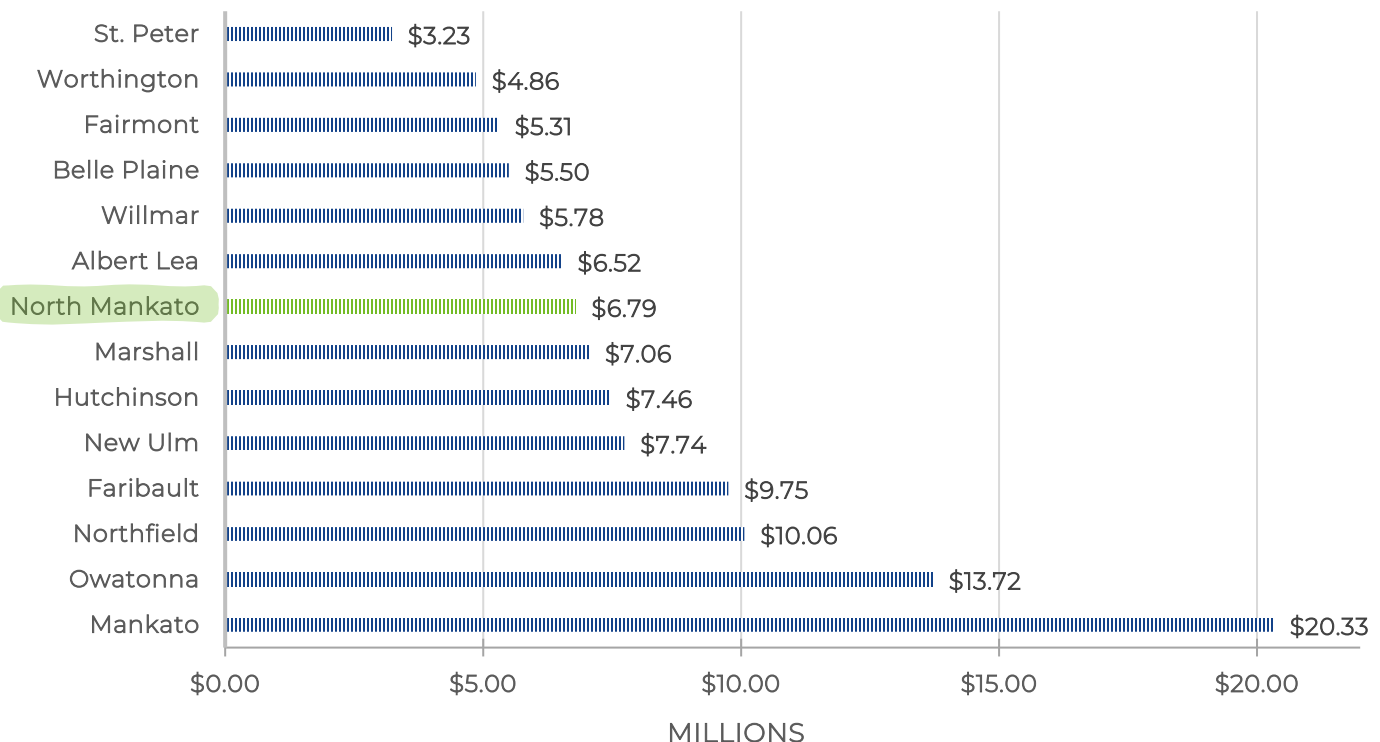
The City's Tax Levy is the amount of money that the City needs to collect from property owners to deliver an array of services for residents each year.

City levies include all levies spread at the city level and disparity reduction aid, which directly reduces property tax rates for city levies.

### HISTORIC LEVY GROWTH

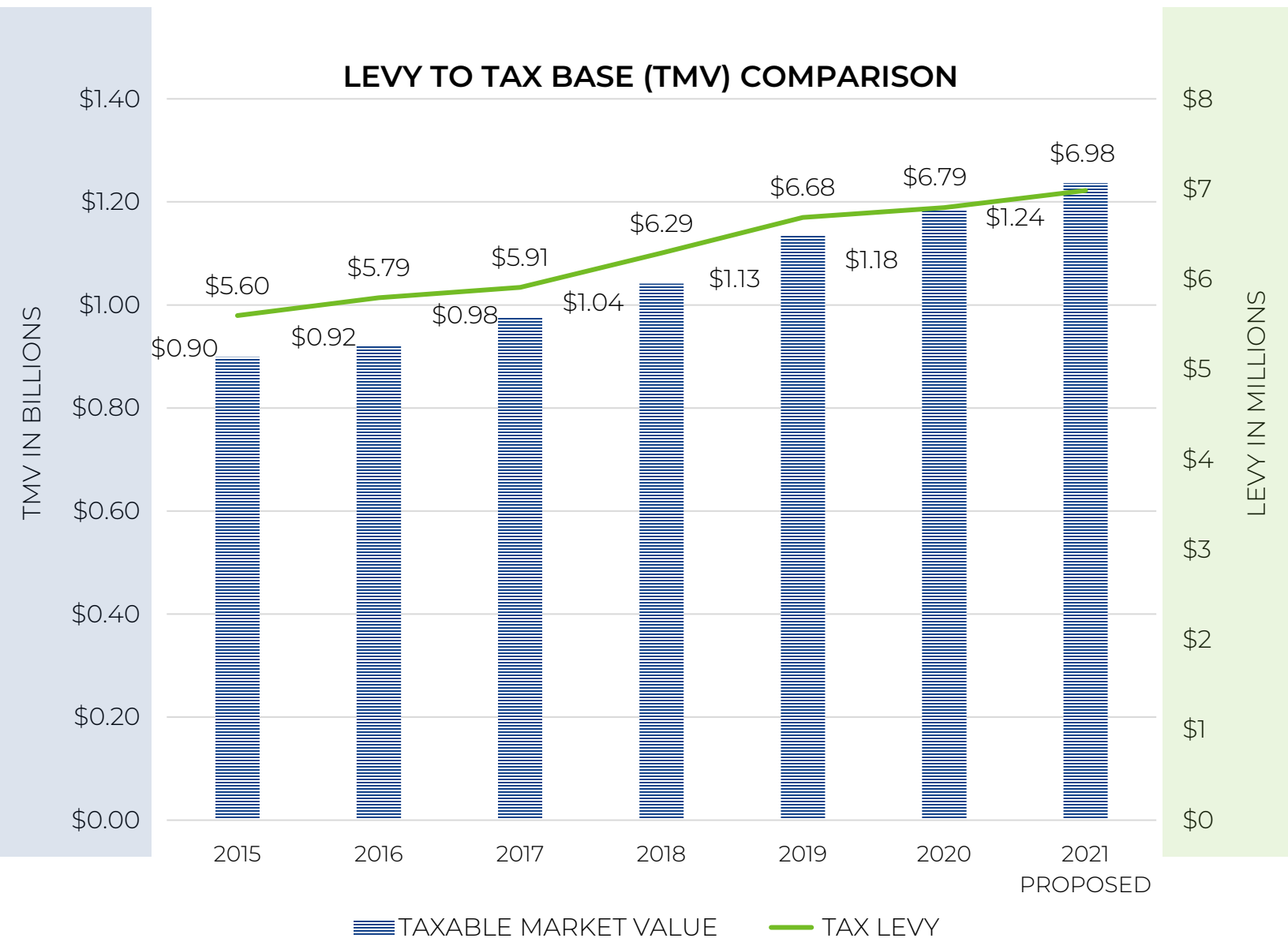


### 2020 TAX LEVIES FOR COMPARABLE CITIES



# LEVY AND TMV

Taxing jurisdictions certify a levy equal to the amount of money they intend to raise from property taxes in the upcoming year. This levy is created based upon the priorities of the governing body. Based on the current taxing philosophy of North Mankato, the TMV and the City's levy go hand in hand. As a result, the City has captured new growth and continued to encourage City development



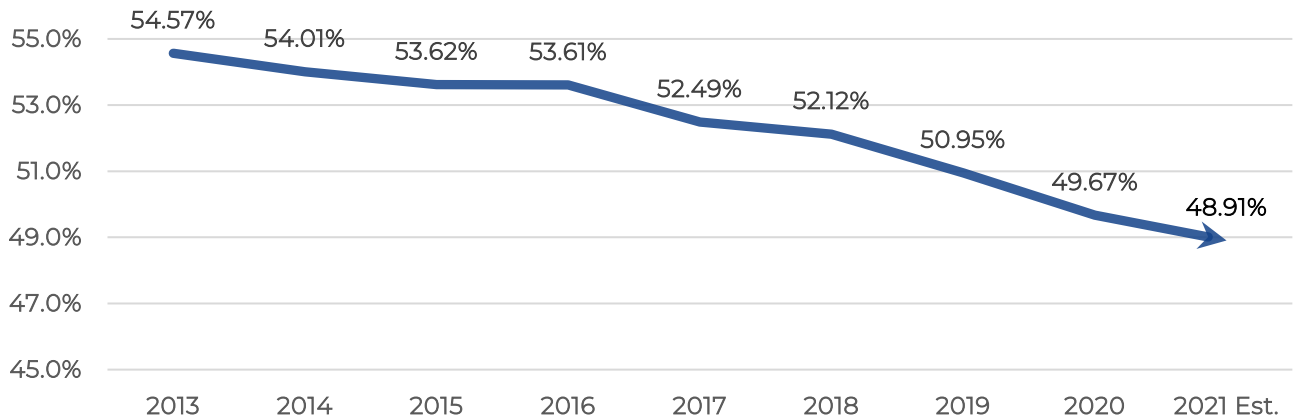


## CITY TAX RATE North Mankato est. city rate in 2021 - 48.275%

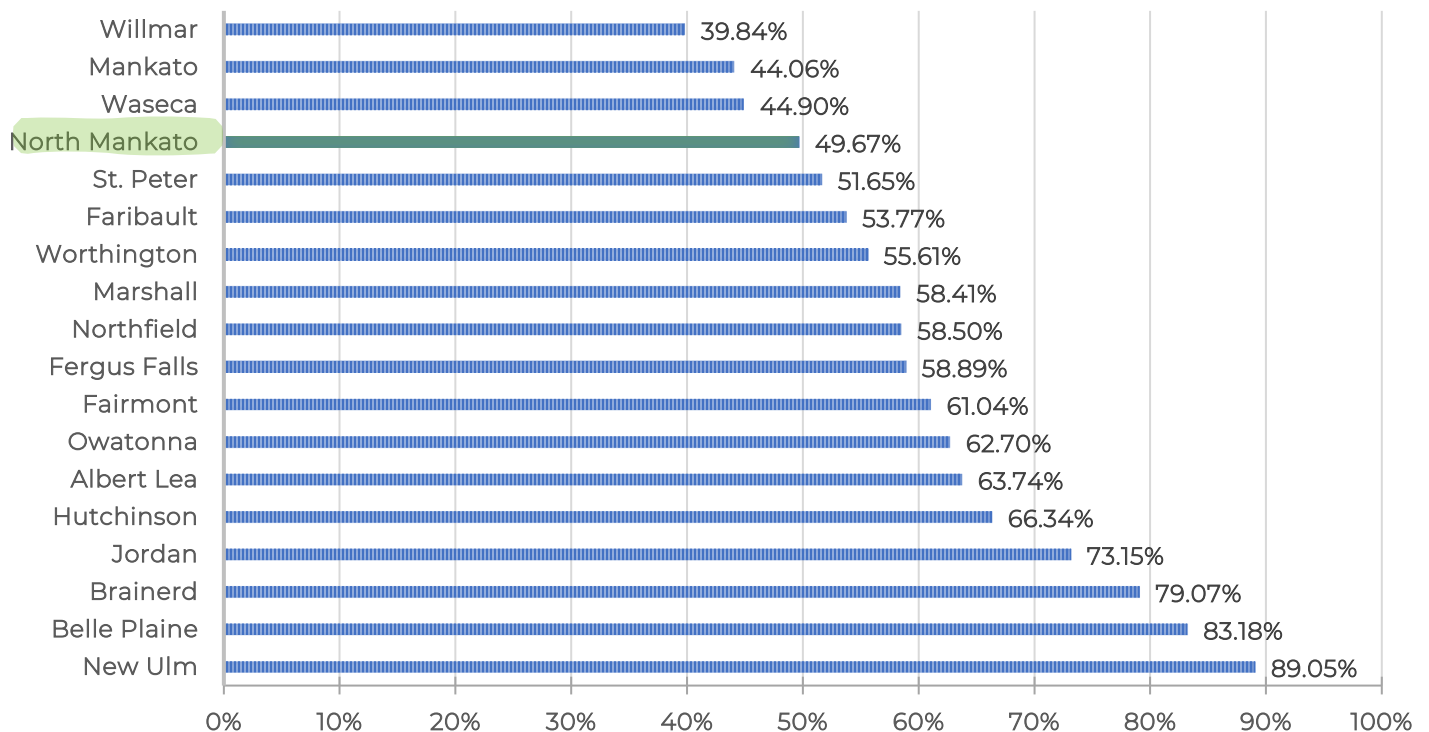
The Tax Rate represents the amount of taxes owed per \$10,000 of home value so that the levy can be raised and then used to invigorate and build up the City.

The City's Tax Rate has been on a general decline since 2013 when it was 54.57%.

### HISTORIC TAX RATE CHANGES



### 2020 CITY TAX RATES FOR COMPARABLE CITIES

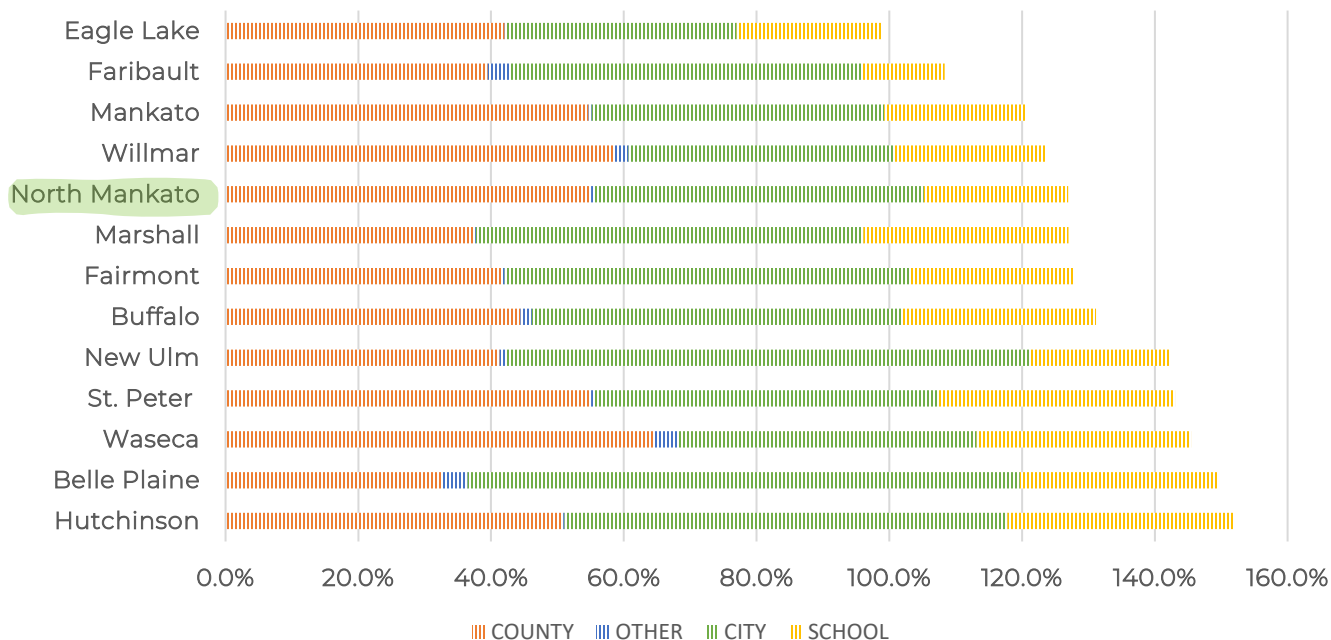


# TOTAL RATE

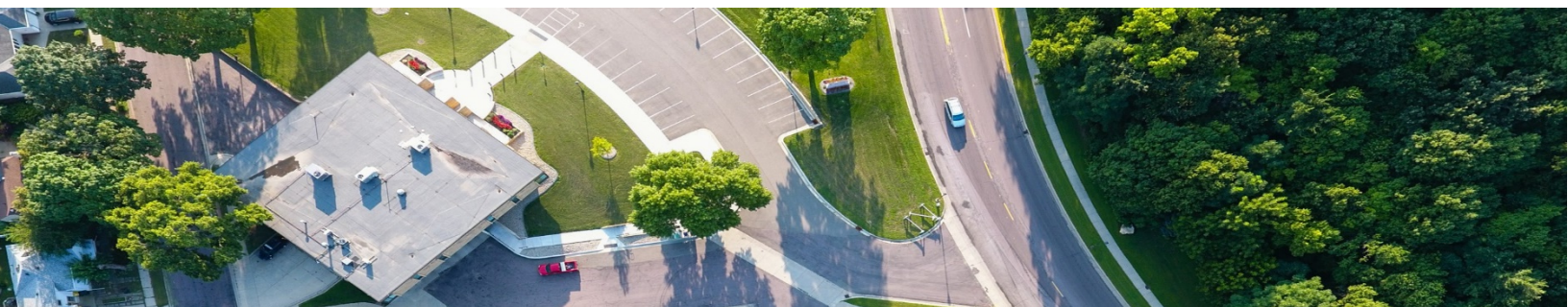
North Mankato Total Tax Rate in 2020 - **126.95%**

A City's Total or Overlapping Tax Rate is a sum of all rates applied to the City. This includes city, county, and school tax rates. The category of "other" includes taxes like HRA, Region 9, and additional outlying rates.

## 2020 TOTAL TAX RATES FOR COMPARABLE CITIES



	Hutchinson	Belle Plaine	Waseca	St. Peter	New Ulm	Buffalo	Fairmont	Marshall	North Mankato	Willmar	Mankato	Faribault	Eagle Lake
COUNTY	50.86	32.71	64.62	55.05	41.27	44.42	41.66	37.54	55.07	58.54	54.70	39.52	42.05
OTHER	0.20	3.768	3.66	0.46	1.03	1.73	0.4	0.15	0.46	2.19	0.46	3.21	0.17
CITY	66.74	83.18	44.9	51.65	78.82	55.81	61.04	58.41	49.66	39.83	44.06	53.13	34.79
SCHOOL	34.25	29.83	32.3	35.90	21.15	29.18	24.85	30.91	21.74	23.10	21.23	12.47	21.75
TOTAL	152.06	149.50	145.48	143.08	142.27	131.14	127.96	127.03	126.94	123.67	120.46	108.34	98.77



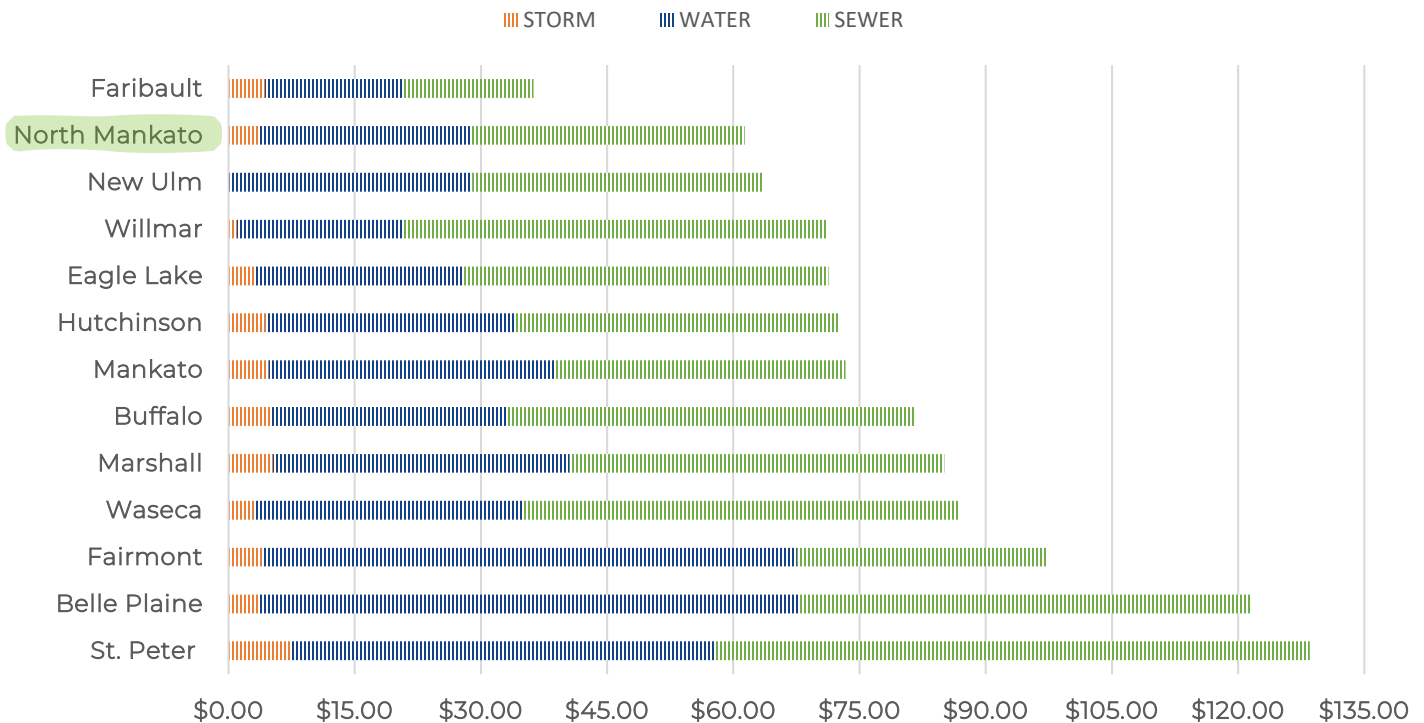
## UTILITY RATES

North Mankato Total Utility in 2020 - **\$61.36\***

Following the North Mankato Strategic Plan, utilities fall under Well Planned & Maintained Infrastructure. Primarily managed by the Public Works departments, City provided utility rates include storm, water, and sewer rates. Solid waste and recycling are not included.

\* This amount is calculated based on 5K gallon water usage.

### 2020 UTILITY RATES FOR COMPARABLE CITIES



	Faribault	North Mankato	New Ulm	Willmar	Eagle Lake	Hutchinson	Mankato	Buffalo	Marshall	Waseca	Fairmont	Belle Plaine	St. Peter
STORM	\$4.35	\$3.75	\$0.00	\$1.00	\$3.16	\$4.43	\$4.76	\$5.00	\$5.28	\$3.00	\$3.96	\$3.56	\$7.50
WATER	\$16.35	\$25.15	\$29.00	\$19.62	\$24.85	\$29.55	\$34.02	\$28.04	\$35.27	\$31.92	\$63.60	\$64.36	\$50.24
SEWER	\$15.54	\$32.46	\$34.60	\$50.40	\$43.30	\$38.51	\$34.57	\$48.60	\$44.53	\$52.01	\$29.73	\$53.49	\$70.80
TOTAL	\$36.24	\$61.36	\$63.60	\$71.02	\$71.31	\$72.49	\$73.34	\$81.64	\$85.08	\$86.93	\$97.29	\$121.41	\$128.54





# HISTORICAL PROPERTY TAX AND VALUES





# HOW PROPERTY TAXES EFFECT RESIDENTS AND BUSINESSES



Government spending and revenues will affect tax bills the most. If spending increases or revenues from other sources such as state aid decrease, your property taxes may increase. Conversely, if spending decreases or revenue from other sources increases, there may see a decrease in the property tax bill. Since property taxes are levy-based, it is possible to have the property tax increase while the market value decreases and vice versa. A property tax rate is calculated by dividing the property tax levy by the total taxable market value in a city, township, county, or school district.



*Single Family / Owner Occupied  
One Story Brick /2,126 Square Feet on 0.62 Acres  
Four Bedrooms / 2 Full Bath; 1 3/4 Bath; 1 1/2 Bath; 1 Whirlpool Tub;*

	2018	2019	2020
<b>Taxable Market Value</b>	\$432,900	\$449,700	\$449,700
<b>County Tax Amount</b>	2,388	2,430	2,477
<b>City Tax Amount</b>	2,256	2,291	2,234
<b>School District Amount</b>	1,860	1,885	1,845
<b>Other</b>	22	21	21
<b>Special Assessments</b>	21	21	21
<b>Total Taxes</b>	<b>\$6,548</b>	<b>\$6,648</b>	<b>\$6,598</b>

# RESIDENTIAL



*Single Family / Owner Occupied  
Two Story Frame / 2,052 Square Feet on .24 Acres  
Four Bedrooms / 1 Full Bath; 1 3/4 Bath; 1 1/2 Bath;*

	2018	2019	2020
<b>Taxable Market Value</b>	\$195,000	\$224,300	\$235,300
<b>County Tax Amount</b>	1,075	1,213	1,296
<b>City Tax Amount</b>	1,016	1,143	1,169
<b>School District Amount</b>	876	970	993
<b>Other</b>	10	11	11
<b>Special Assessments</b>	21	21	21
<b>Total Taxes</b>	<b>\$2,998</b>	<b>\$3,358</b>	<b>\$3,490</b>



*Single Family / Owner Occupied  
One Story Townhome / 2,156 Square Feet on 0.39 Acres  
Four Bedrooms / 1 Full Bath; 2 3/4 Bath;*

	2018	2019	2020
<b>Taxable Market Value</b>	\$311,000	\$344,400	\$344,400
<b>County Tax Amount</b>	1,716	1,861	1,896
<b>City Tax Amount</b>	1,621	1,755	1,711
<b>School District Amount</b>	1,355	1,455	1,424
<b>Other</b>	15	16	16
<b>Special Assessments</b>	21	21	21
<b>Total Taxes</b>	<b>\$4,728</b>	<b>\$5,108</b>	<b>\$5,068</b>

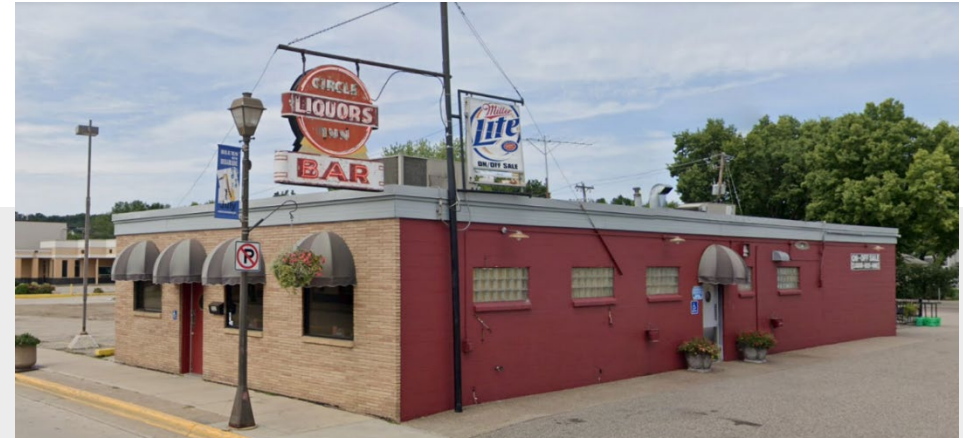


# COMMERCIAL / INDUSTRIAL



*Single Story / 14,615 Square Feet on 1.59 Acres  
Store / Large Retail*

	2018	2019	2020
<b>Taxable Market Value</b>	\$1,299,100	\$1,285,900	\$1,285,900
<b>County Tax Amount</b>	13,920	13,495	13,751
<b>City Tax Amount</b>	13,152	12,721	12,401
<b>General State Tax</b>	10,410	9,954	9,116
<b>School District Amount</b>	8,308	8,107	7908
<b>Other</b>	124	117	117
<b>Special Assessments</b>	126	126	893
<b>Total Taxes</b>	<b>\$46,040</b>	<b>\$44,520</b>	<b>\$44,186</b>



*Single Story / 2,442 Square Feet on 0.267 Acres  
Bar / Lounge*

	2018	2019	2020
<b>Taxable Market Value</b>	\$206,200	\$213,800	\$213,800
<b>County Tax Amount</b>	1,861	1,905	1,941
<b>City Tax Amount</b>	1,759	1,796	1,751
<b>General State Tax</b>	822	859	787
<b>School District Amount</b>	1,178	1,207	1,178
<b>Other</b>	17	16	16
<b>Special Assessments</b>	63	63	63
<b>Total Taxes</b>	<b>\$5,700</b>	<b>\$5,848</b>	<b>\$5,738</b>



# COMMERCIAL / INDUSTRIAL



*23,970 Square Feet on 1.86 Acres  
One Office / Two Warehouses*

	2018	2019	2020
<b>Taxable Market Value</b>	\$694,200	\$773,900	\$773,900
<b>County Tax Amount</b>	7,246	7,528	7,670
<b>City Tax Amount</b>	6,846	7,096	6,918
<b>General State Tax</b>	5,103	5,271	4,828
<b>School District Amount</b>	4,362	4,555	4,443
<b>Other</b>	64	64	67
<b>Special Assessments</b>	126	126	126
<b>Total Taxes</b>	<b>\$23,748</b>	<b>\$24,642</b>	<b>\$24,050</b>



*Two Story / 88,652 Square Feet on 9.2 Acres  
Office / Manufacturing (Light) / Warehouse*

	2018	2019	2020
<b>Taxable Market Value</b>	\$3,389,200	\$3,521,700	\$3,521,700
<b>County Tax Amount</b>	36,982	37,663	38,376
<b>City Tax Amount</b>	34,941	35,504	34,610
<b>General State Tax</b>	28,746	28,920	26,485
<b>School District Amount</b>	21,942	22,498	21,950
<b>Other</b>	329	323	322
<b>Special Assessments</b>	126	126	5,347
<b>Total Taxes</b>	<b>\$123,068</b>	<b>\$125,036</b>	<b>\$127,090</b>

# STRATEGIC PLAN 2021

## Outstanding Recreational Assets

### Library, Parks & Trails

- ☒ Continue implementing Benson Park Master Plan & Improvements
- ☒ Complete Bluff Park Master Plan including environmental classroom & overlook
- ☐ Re-establish Trail from Lake Street to Mary Lane
- ☒ Complete Warming House/Community Space at Spring Lake Park
- ☒ Complete improvements to outdoor hockey rinks at Spring Lake Park
- ☒ Complete upgrades to Spring Lake Park Swim Facility
- ☒ Pursue hosting Hockey Day Minnesota at Spring Lake Park
- ☐ Complete Master Plan for Wheeler Park incorporating upgrades to bandshell and a historical marker
- ☒ Pursue indoor recreational facility at Caswell Park
- ☐ Expand trail network for interconnectivity & add signage to the trail system
- ☐ Complete strategic plan for the Taylor Library
- ☒ Implement Ash Bore Prevention Plan
- ☒ Complete Master Plan for Walter S. Farm Park
- ☒ Continue Implementing Parks Master Plan
- ☒ Continue programming and events

## Well Planned & Maintained Infrastructure

### Public Works & Infrastructure

- ☒ Implement Well Head Master Plan
- ☒ Review benefits of sewer lining program
- ☒ Consider upgrades to Carol Court / Marvin Blvd Lift Stations
- ☒ Continue implementing the Pavement Management Plan
- ☒ Complete Facility Assessment for Public Works Facility
- ☐ Transition street lighting to LED
- ☒ Review funding for storm water utility
- ☐ Assess what actions can be taken to promote water quality
- ☒ Explore renewable energy and energy conservation options
- ☒ Implement sidewalk Master Plan
- ☒ Consider Radio Read Meters

## Safe Community

### Public Safety

- ☒ Train residents and first responders in active violence and active shooter response
- ☒ Continue participation in Tapestry Program
- ☐ Conduct an in-house safety audit of public facilities and make upgrades as necessary
- ☒ Continue nuisance abatement enforcement program
- ☒ Continue rental inspection program
- ☒ Consider the benefits of shared School Resource Officer with Mankato Area Schools
- ☒ Continue the culture of community policing
- ☒ Public education in schools, businesses, and neighborhoods

## Growing & Vibrant Business, Industrial & Residential Districts

### Community & Economic Development

- ☒ Continue implementing technology upgrades for ease of access to permits and licenses
- ☒ Implement goals and policies of the Comprehensive Land Use Plan
- ☒ Continue development of North Port Industrial Park
- ☒ Implement Northside Revivals Housing Rehabilitation Program
- ☐ Implement Belgrade Avenue Master Plan
- ☒ Pursue and Increase property available for single family residential development
- ☒ Complete Commerce Drive Redevelopment and Beautification Plan
- ☐ Review pedestrian connectivity options north and south of Highway 14
- ☒ Partner with Mankato Area Schools for expansion of facilities
- ☒ Complete inventory of historically relevant properties
- ☒ Recruit complementary businesses to service industrial and residential growth
- ☐ Partner with South Central College to maintain North Mankato's attractiveness to the workforce
- ☐ Pursue orderly annexation agreement with Belgrade Township

## Excellent Quality of Life

### Legislation, Administration & Public Engagement

- ☒ Expand the use of Public Art and beautification efforts
- ☐ Formalize a wellness program for city employees
- ☐ Complete an organization communication/marketing plan
- ☐ Consider airspace policies for drones
- ☒ Update Christmas Lights
- ☒ Review existing transit service
- ☐ Encourage opportunities for neighborhood networking
- ☐ Consider becoming a Blue Zone community
- ☒ Continue implementing Greenway maintenance policy
- ☒ Continue to use community engagement and participatory leadership strategies
- ☒ Affirm support for community events and groups that produce a sense of place and destination through tourism (i.e. BoB, Fun Days, Caswell, etc)
- ☒ Continue boulevard tree program



# STRATEGIC PLANS AND DIRECTIVES

**The City has developed and adopted several plans as well as an overarching strategic plan that guides City direction and action. This list highlights many of these plans but is not an exhaustive list.**

The **Safe Routes to School Plan** was established in 2015. Since then, improvements have occurred at Dakota Meadows Middle School and Monroe Elementary with additional Lookout Drive improvements totaling roughly \$1.1 million since it was adopted.

The **Pavement Management Study** identifies the needs of the street system within the community and recommends annual allocations to the replacement of pavement. Since 2015 \$2.63 million was invested.

The **Sidewalk Maintenance and Installation Policy** allows for 50% city match for the correction of nuisance properties. In the past 5 years, \$78,743 was spent on sidewalk improvements.

The **Public Art Ideas Plan** provides for the continued proliferation of art throughout North Mankato. Since its establishment, seven sculptures have been placed and additional grants have been received. In the past 5 years, \$51,578 was invested in the Public Art Ideas Fund with an additional \$20,000 investment in the Walking Sculpture Tour project.

The **Commerce Drive Improvement Plan** calls for the redevelopment and beautification of Commerce Drive as well as the creation of a business association. \$3.68 million dollars have been invested into the project, \$2 million of which was comprised of state funding. A business cooperation has been established and future community events are in planning stages.

The **Belgrade Master Plan** calls for the redevelopment of the 200 block and beautification though wayfinding signage. A \$425,000 investment has been budgeted for renovations in the area. More will be accomplished following the construction of Frandsen Bank and other establishments.

The **Budget Reserve Policy** establishes several policies for reserve amounts within the debt service and utility funds. This guidance is met in the proposed 2021 budget and planning.

The **Parks and Greenway Management Plan** calls for the investment and expansion of public parks by the way of play equipment, natural features, sporting fields, and green spaces used and celebrated by the community. Since 2015, \$1.13 million was invested in the parks plan system.

The **Benson Park Plan** calls for a variety of features to be expanded within the large park including ongoing prairie restoration and protection as well as play equipment expansions, art features, and public restrooms. To date, \$364,547 in improvements have been invested in the park.

The **Spring Lake Park Swim Facility** assessments called for improvements which were completed in 2019 and totaled approximately \$4.8 million including warming house and concession upgrades.

The **Ravine Management Plan's** purpose is to evaluate the conditions of ravines throughout the community. The most recent project took place in the North Ridge development to reduce and protect against future erosion and totaled \$2.4 million to date.

The **Water Supply and Wellhead Protection Plans** were implemented to create long-term water use sustainability, environmental conservation, and the protection of groundwater reserves and wellheads. Improvements, testing, and other safety measures undertaken since 2015 have totaled \$656,419.







# TAX LEVY SUPPORTED FUNDS

including General Fund, Port Authority,  
and Debt Service.

## **BACKGROUND**

The purpose of this section is to review, present, and discuss tax levy supported funds such as the General, Debt Service, and Port Authority General Funds.

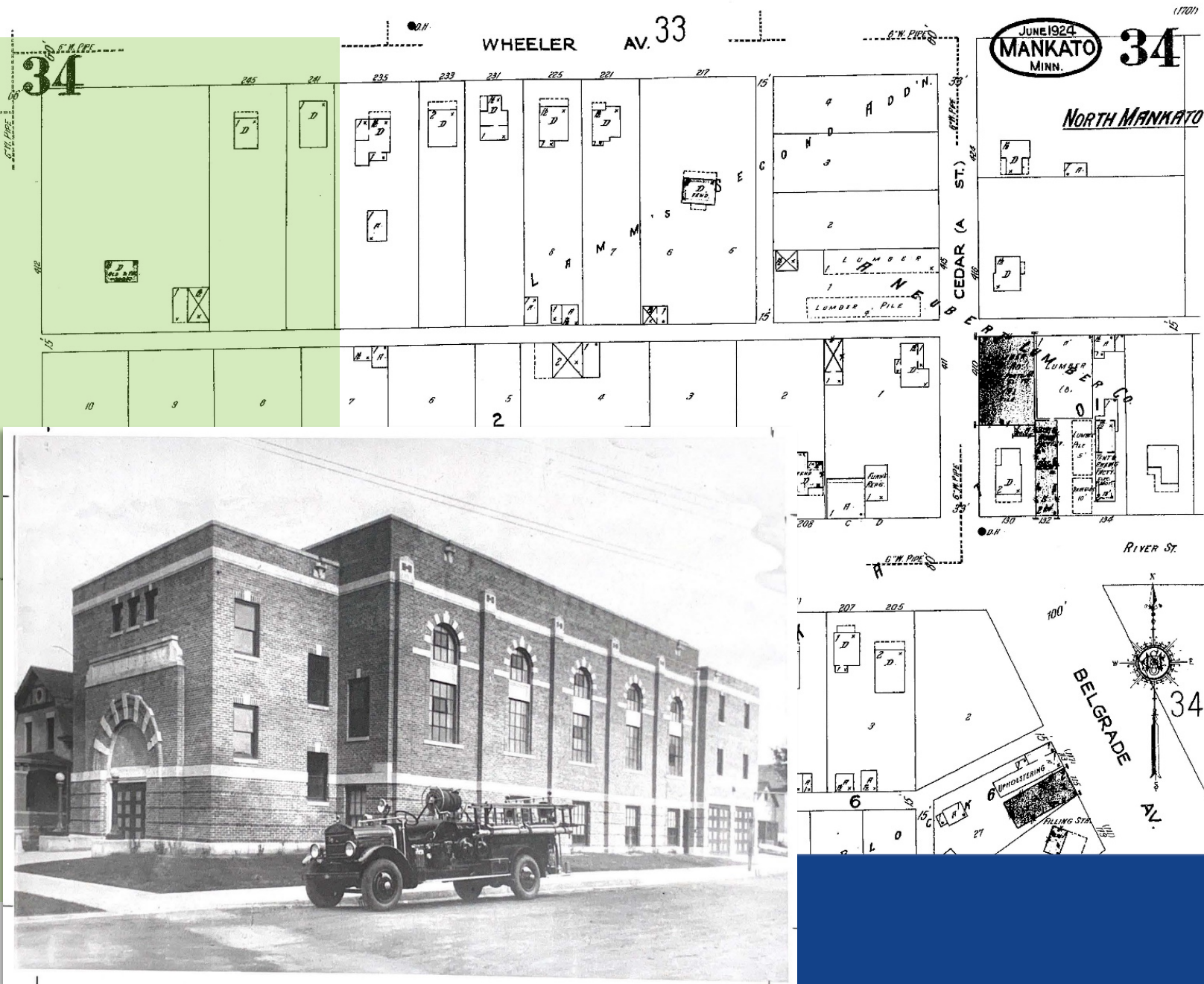
# CITY OF NORTH MANKATO

## TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY, AND TAX RATE

Tax Payable Year	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Capacity	Total Tax Capacity	Change in Tax Capacity	General Fund Levy	Library Levy	Bookmobile Levy	Comm. Dev. Levy	Parkland Levy	Flood Control Levy	Contingency Levy	Port Authority Levy	Fireman's Relief Levy	Debt Service Levy	Abatement Levy	Total Levy	Percent Levy Increase	Tax Rate
2005	810,495,800	803,155,100			165,397	9,241,924	6.7%	2,203,795	261,023	-	-	55,000	-	19,800	45,000	12,429	1,270,185	57,187	3,924,419	-	42.462%
2006	834,232,100	832,560,000			178,192	9,514,672	3.0%	2,203,795	305,620	-	-	78,500	6,000	25,000	45,000	12,489	1,248,015	-	3,924,419	0.00%	41.246%
2007	857,502,300	856,965,300	24,405,300	2.93%	192,264	9,750,656	2.5%	2,486,493	325,565	-	-	78,500	6,000	25,000	45,000	12,577	1,239,615	-	4,218,750	7.50%	43.267%
2008	917,161,600	914,595,000	57,629,700	6.72%	198,385	10,344,239	6.1%	2,714,951	372,830	-	-	78,500	6,000	35,000	65,000	12,817	1,318,471	-	4,603,569	9.12%	44.503%
2009	945,061,500	926,820,100	12,225,100	1.34%	182,268	10,484,247	1.4%	2,780,856	367,080	10,500	-	8,500	6,000	55,000	65,000	12,935	1,368,208	-	4,674,079	1.53%	44.581%
2010	935,435,600	929,989,400	3,169,300	0.34%	189,067	10,551,259	0.6%	2,753,574	436,745	12,045	-	8,500	6,000	55,000	65,000	13,303	1,463,987	-	4,814,154	3.00%	45.626%
2011	915,774,000	915,046,500	(14,942,900)	-1.61%	80,835	10,598,032	0.4%	2,656,357	436,745	12,045	15,978	8,500	6,000	55,000	65,000	32,686	1,525,843	-	4,814,154	0.00%	45.425%
2012	950,583,400	870,672,800	(44,373,700)	-4.85%	52,436	10,177,574	-4.0%	3,103,154	419,405	39,831	15,978	-	6,000	50,000	65,000	22,740	1,430,015	-	5,152,123	7.02%	50.598%
2013	925,270,700	847,806,500	(22,866,300)	-2.63%	242,538	9,861,666	-3.1%	3,195,028	444,353	42,109	3,282	-	12,000	55,005	74,479	33,856	1,523,672	-	5,383,784	4.50%	54.566%
2014	933,833,600	856,917,400	9,110,900	1.07%	240,045	9,963,464	1.0%	3,778,784	-	-	-	-	-	-	75,000	-	1,530,000	-	5,383,784	0.00%	54.009%
2015	983,644,400	898,894,600	41,977,200	4.90%	255,229	10,432,202	4.7%	3,991,414	-	-	-	-	-	-	75,000	-	1,441,457	88,543	5,596,414	3.949%	53.620%
2016	1,013,909,400	919,768,100	20,873,500	2.32%	257,824	11,062,061	6.0%	4,177,929	-	-	-	-	-	-	75,000	-	1,430,128	111,347	5,794,404	3.538%	53.606%
2017	1,046,173,100	975,204,800	55,436,700	6.03%	314,983	11,255,834	1.8%	4,282,256	-	-	-	-	-	-	75,000	-	1,440,953	112,083	5,910,292	2.000%	52.485%
2018	1,110,030,400	1,041,251,400	66,046,600	6.77%	313,969	12,373,308	9.9%	4,621,889	-	-	-	-	-	-	75,000	-	1,370,848	221,014	6,288,751	6.403%	52.124%
2019	1,211,310,500	1,134,510,200	93,258,800	8.96%	319,666	13,432,345	8.6%	5,040,048	-	-	-	-	-	-	75,000	-	1,375,458	193,332	6,683,838	6.282%	50.950%
2020	1,248,907,400	1,183,925,900	49,415,700	4.36%	362,059	14,035,775	4.5%	5,119,393							75,000		1,143,970	456,196	6,794,559	1.657%	49.668%
2021 EST	1,304,218,400	1,236,359,031	52,433,131	4.43%	378,094	14,657,385	4.4%	5,218,167	-	-	-	-	-	-	75,000	-	1,213,070	477,096	6,983,328	2.778%	48.905%



# CITY STRUCTURE



The City of North Mankato was incorporated in 1898. North Mankato is a Statutory City operating under a form of government consisting of an elected mayor and four council members.

The City Council appoints a City Administrator to carry out the policies set by the City Council. The City Administrator is also responsible for preparing and presenting a balanced budget to the City Council for consideration. The Administrator oversees the day to day operations of city government.

Each department is managed by a department director or manager, who reports to the City Administrator. The City Council is responsible for reviewing, approving, and amending the City's budget, along with determining the City's tax rate. The mayor is recognized as the political head of the City of North Mankato but is a member of the City Council and does not have the power to veto legislative actions.



# BUDGET PROCESS

Setting goals and objectives for the City of North Mankato is one of the most important responsibilities the Mayor and City Council have. These priorities are articulated and discussed through several different means: Citywide strategic planning, department goals and objectives, the annual budget process, and performance measures reported monthly to the City Council and City Administrator.

The diagram below illustrates the linkages among these key city processes. By fully integrating strategic and department planning, budgeting, and performance measurement, North Mankato can change the way it plans for the future to ensure its efforts and resources are aligned with City values and goals.



## Citywide Strategic Planning Process

Strategic planning is a process in which an organization sets its long-term future direction. It is a tool for assessing its current and future environment and for ensuring the organizations' energies are focused toward achieving strategic goals.

In August 2020, the Mayor and the City Council conducted a midpoint strategic planning session on their Goals and Expectations for the next two years. This strategic plan serves as a guide by which all other policy decisions should be assessed. As elected officials and department heads make decisions throughout the year, they should be asking: "Does this support the City's strategic plan?"

## Department Business Planning

The development of the strategic plan is intended to provide clear direction for departments' planning efforts. Through the strategic planning process, departments have been given direction as to City priorities and their projected level of resources over the next several years, and now can structure their department plans accordingly. A department's plan will articulate the alignment of its services with the strategic plan.

Department planning is a process that provides both strategic and tactical direction to City departments. A department plan is a mid-range plan (5-year planning horizon) that aligns department services with City strategic goals. A department plan addresses what the department does, what it is trying to achieve, who its customers are, how it will utilize its resources to achieve its goals, and how it will know when it has been successful.

Department Planning is one of the key City processes intended to ensure the alignment of City efforts with its priorities. A well-developed, focused department plan has the potential to assist departments in:

Focusing their efforts on core mission and services and alignment with City Goals.

- Managing their resources.
- Measuring their results.
- Improving how departments convey what they do, what they accomplish, and what their business strategies are.

## Annual Budget Process

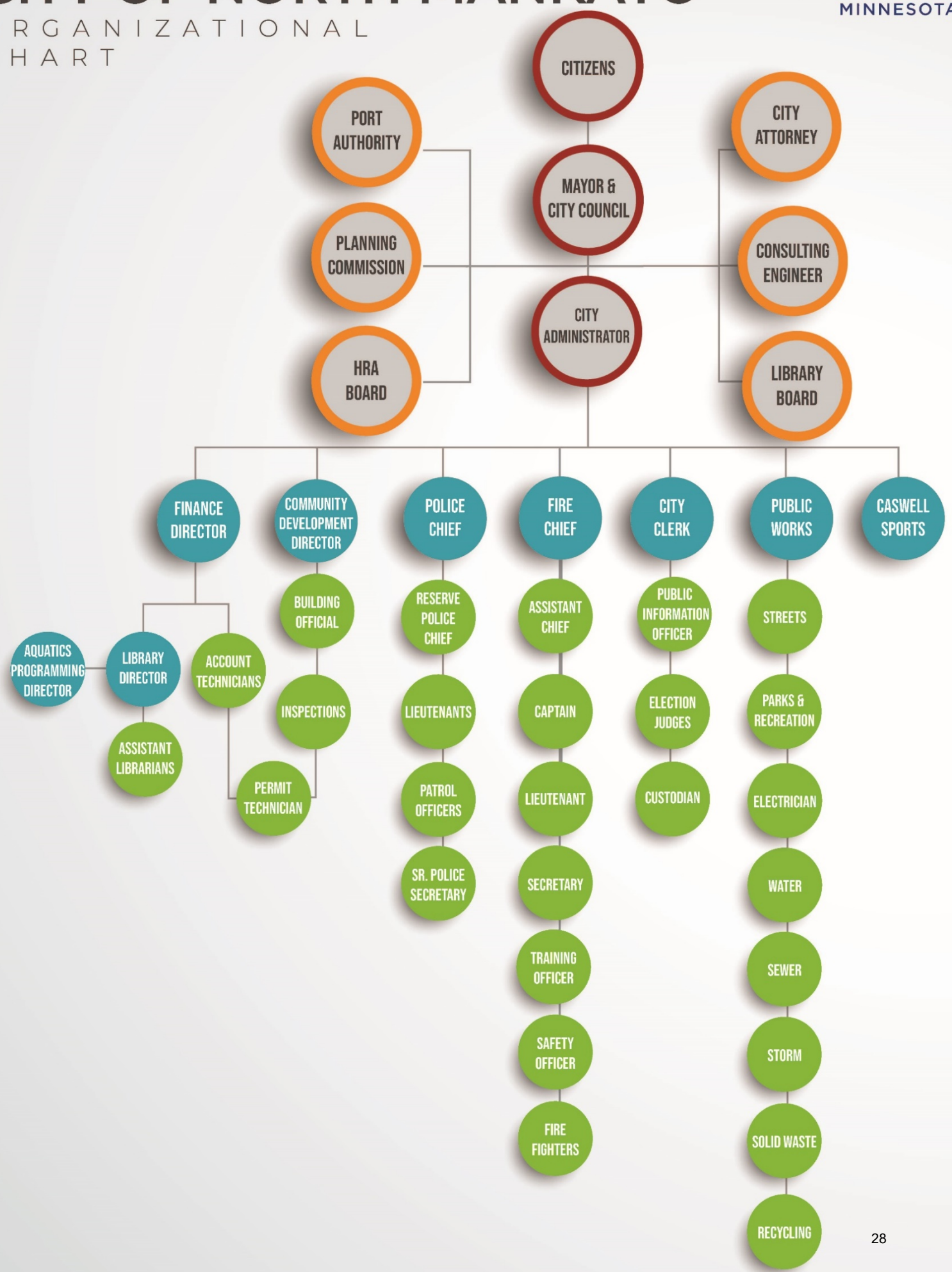
After the strategic planning process, departments develop their projected level of financial resources needed to meet their department plans in accordance with the strategic plan. Resource allocations will flow from the department plans – departments' annual budgets will then flow from their longer-term financial plans. The Mayor and City Council will articulate their priorities for the upcoming year by allocating City financial resources based on the input of the department head's recommendations and available resources to meet the goals of the strategic plan. The resource allocation may be adjusted based on the final audited financial statements. As North Mankato moves toward better integration of its key City processes, the annual budget process should become more straightforward

## Performance Measurement

Performance Measurement is how we know when we have done the right things to achieve our goals and how we know when we have done those things right. A successful performance measurement system can lead to the continuous improvement of program performance, improved customer service, strengthened accountability, and empowered employees. Performance measurement has played a significant role in the development of the budget. The format of the department narratives in the budget highlights departments' performance measurement information, including key outcome/quality of life measures. All departments have made concerted efforts to further develop and improve their performance measures as part of this process. As departments update their business plans in future years, they will have the opportunity to strengthen their performance data. By including performance data in the budget process, the City stands to improve its budget discussions significantly. Performance measures can assist in keeping budget discussions focused on expected outcomes, allowing for greater creativity in how those outcomes are achieved. Finally, performance measures can give both the policymakers and department management the language they need to discuss what resources are needed and why.

# CITY OF NORTH MANKATO

## ORGANIZATIONAL CHART





# CITY STAFFING HISTORY

The skills and abilities necessary to provide excellent service require a breadth of talents. From certified law enforcement personnel to licensed water treatment managers, from foresters and librarians to planners, equipment operators, and election officials. From volunteer firefighters to pool operators and lifeguards, the City is staffed with incredibly passionate, talented, and dedicated individuals. These public servants dedicate their careers to protecting the lives and properties of individuals while creating the best quality of life to residents. Their actions are directly aligned with citizens' desires for their community. Representing over half of the City budget, our investment in personnel cannot be separated from the achievement of our priorities desire to achieve success through the lofty goals set by citizens, departments, and administration at all levels.

CITY STAFFING HISTORY



# STAFFING SUMMARY BY DEPT.

General Government	2018	2019	2020	2021 Adopted
City Administrator	0.5	0.5	0.5	0.5
City Clerk	1	1	1	1
Finance Director	0.5	0.5	0.5	0.5
Account Clerk	0.5	0.5	0.5	0.5
Part-time Account Clerk/Planning Intern	0.5	-	-	-
Public Information Officer	-	1	1	1
Custodian	1	1	1	1
<b>General Government Total</b>	<b>4.00</b>	<b>4.50</b>	<b>4.50</b>	<b>4.50</b>
Police	2018	2019	2020	2021 Adopted
Police Chief	1	1	1	1
Police Lieutenant	3	3	3	3
Senior Patrol Officer	3	2	3	3
1st. Class	3	4	3	3
2nd. Class	2	2	2	2
3rd. Class	2	-	2	1
Detective	1	1	1	1
Part-time Police Secretary	0.5	-	0.5	0.5
Police Secretary (1.5)	1	1	1	1
<b>Police Total</b>	<b>16.50</b>	<b>14.00</b>	<b>16.50</b>	<b>15.50</b>
Library	2018	2019	2020	2021 Adopted
Library Director	1	1	1	1
Assistant Librarian	3	3	3	3
Bookmobile	1	1	1	1
Part-time Assistant Librarian	1	1	1	1
<b>Library Total</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>	<b>6.00</b>
Community Development	2018	2019	2020	2021 Adopted
Community Development Director	1	1	1	1
Senior Records Clerk/Permit Clerk	1	-	1	1
Building Official	1	1	1	1
Building Inspector	1	1	1	1
City Planner	-	-	-	1
<b>Community Development Total</b>	<b>4.00</b>	<b>3.00</b>	<b>4.00</b>	<b>5.00</b>
Street	2018	2019	2020	2021 Adopted
Public Works Director	0.33	0.33	0.33	0.33
Street Superintendent	1	-	-	-
Street Foreman	-	1	1	1
Street Maint. III	6	6	6	5
Street Maint. II	1	1	1	1
Street Maint. I	-	0.5	0.5	0.5
<b>Street Total</b>	<b>8.33</b>	<b>8.83</b>	<b>8.83</b>	<b>7.83</b>
Park	2018	2019	2020	2021 Adopted
Park Foreman	1	1	1	1
Park Maint. II	0.5	0.5	0.5	0.5
Park Maint. I	2	2.8	2.8	1.8
Caswell Maint.	0.5	0.5	0.5	0.5
Caswell Park Coordinator	1	1	1	1
<b>Park Total</b>	<b>5.00</b>	<b>5.80</b>	<b>5.80</b>	<b>4.80</b>
Shop	2018	2019	2020	2021 Adopted
Mechanic	2	2	2	2
<b>Shop Total</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>GENERAL FUND TOTAL</b>	<b>45.83</b>	<b>44.13</b>	<b>47.63</b>	<b>47.63</b>

Water Utility	2018	2019	2020	2021 Adopted
City Administrator	0.25	0.25	0.25	0.25
Public Works Director	0.33	0.33	0.33	0.33
Finance Director	0.25	0.25	0.25	0.25
Account Clerk	1.25	1.25	1.25	1.25
Water Superintendent/Interim Parks Operations Manager	1	1	1	1
Water Foreman	1	1	1	1
Water Serviceman III / Electrician	0.5	0.5	0.5	0.5
Water Serviceman II	1	1	1	1
Water Serviceman I	1	1	1	1
<b>Water Utility Total</b>	<b>6.58</b>	<b>6.58</b>	<b>6.58</b>	<b>6.58</b>
Wastewater Utility	2018	2019	2020	2021 Adopted
City Administrator	0.25	0.25	0.25	0.25
Public Works Director	0.34	0.34	0.34	0.34
Finance Director	0.25	0.25	0.25	0.25
Account Clerk	1.25	1.25	1.25	1.25
Sewer Serviceman II	1	1	1	1
Water Serviceman III/Electrician	0.5	0.5	0.5	0.5
Street Superintendent	-	1	1	1
<b>Wastewater Utility Total</b>	<b>3.59</b>	<b>4.59</b>	<b>4.59</b>	<b>4.59</b>
Recycling Utility	2018	2019	2020	2021 Adopted
Recycling Lead Operator	0.5	0.5	0.5	0.5
Recycling Part-time	1	1	1	1
<b>Recycling Utility Total</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>
Solid Waste Utility	2018	2019	2020	2021 Adopted
Account Clerk	1	1	1	1
<b>Solid Waste Utility Total</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>	<b>1.00</b>
Storm Water Utility	2018	2019	2020	2021 Adopted
Storm Water Maintenance II	1	1.2	1.2	1.2
<b>Storm Water Utility Total</b>	<b>1.00</b>	<b>1.20</b>	<b>1.20</b>	<b>1.20</b>
<b>TOTAL STAFFING LEVELS</b>	<b>59.50</b>	<b>59.00</b>	<b>62.50</b>	<b>60.50</b>



# FUND SUMMARIES





# EXECUTIVE SUMMARY

*The following budget pages provide a brief overview of each of the City's funds by type. In addition to the general fund, the City's budget is made up of agency, special revenue, and enterprise funds. Enterprise funds include the City's utilities and are expected to cover costs of fees charged for services provided. Special revenue constitutes funds that have various revenue sources specific to their uses or restricted or voter-approved revenues like sales tax. This overview provides a high-level description of each fund as well as a spending overview for each fund within the budget.*

\$6,983,328

## **Tax Levy**

The total tax levy for the City for the 2021 Budget is \$6,983,328 a 2.78% increase from 2020. This includes a \$98,774 operating levy increase, \$69,100 debt service levy, and \$20,900 abatement levy increase. The operating levy increase of \$98,774 is proposed to support General Fund operations and the debt service levy increase is to cover the debt service payments toward the 2021 Capital Projects.

\$9,528,292

## **General Fund Revenues**

The City's General Fund Budget for 2021 is proposed at \$9,528,292 which is a decrease of \$1,332,446. The decrease is a result of one-time revenue sources in 2020 for state aid overlay projects on Lee Boulevard, Howard Drive, and Marie Lane and CARES Act funding allocated to the City in the face of the COVID-19 Pandemic.

\$92,088

## **Port Authority General Fund Revenues**

The Port Authority General Fund received \$75,000 in property tax support. The total Budget for 2021 is proposed at \$92,088, a decrease of \$6,135 from 2020. The remaining revenue relates to TIF administrative fees and loan repayments. The Port Authority levy has been flat for nine years. The fund is used to implement the economic development programs of the City.

\$2,651,458

## **Debt Service Fund Revenues**

The City of North Mankato generally issues debt each year to pay for capital improvement projects and equipment replacements. The total Tax Levy of the debt service fund is proposed at \$1,690,166. Total debt payments in 2021 are \$2,800,355, an increase of \$13,087. The total amount of debt levied in 2021 is \$1,690,166. The total outstanding debt projected for 2021 is \$23,785,300. The 2021 budget includes a proposed debt issuance of \$1.5 million.

# GENERAL FUND HISTORY AND FORECAST

SOURCES	2018 ACTUAL	2019 ACTUAL	2020 AMENDED	2021 PROPOSED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
PROPERTY TAX	4,637,874	5,042,041	5,119,393	5,218,167	98,774	5,359,058	5,503,753	5,652,354	5,804,968	Est. 1.6% new growth/ Rate reduction of 1.39%
SALES TAX	412	3,356	200	5,756	5,556	5,756	5,756	5,756	5,756	Swim facility sales tax
FRANCHISE TAX	485,645	482,563	574,000	501,000	(73,000)	506,010	511,071	516,181	521,343	Decrease in cable and electric fees collected
OTHER TAX	92,369	103,979	43,350	95,000	51,650	95,050	95,101	95,152	95,204	Full year gambling tax revenue in 2021
LICENSE AND PERMITS - BUSINESS	112,869	118,590	132,870	134,295	1,425	134,295	134,295	134,295	134,295	
LICENSE AND PERMITS - NON-BUSINESS	458,957	297,144	357,450	357,350	(100)	360,900	364,486	368,107	371,765	
INTERGOVERNMENTAL	2,199,310	2,211,606	4,202,661	2,340,411	(1,862,250)	2,349,800	2,359,236	2,368,719	2,378,249	Reduction of one-time funding from CARES Act and reduction in State-Aid from 2020
CHARGES FOR SERVICES	100,707	185,582	246,715	406,213	159,498	407,213	408,223	409,243	410,273	Pool fees/concessions; room & shelter rentals
FINES AND FORFEITURES	30,420	26,399	16,500	26,000	9,500	26,000	26,000	26,000	26,000	Court fine activity
SPECIAL ASSESSMENTS	22,019	6,457	13,800	12,200	(1,600)	12,200	12,200	12,200	12,200	
MISCELLANEOUS	141,275	569,589	(77,951)	200,156	278,107	191,937	204,792	196,723	209,730	Funding unreceived FEMA receivable
TRANSFERS IN	261,750	601,708	261,750	261,750	-	261,750	261,750	261,750	261,750	
<b>TOTAL REVENUES</b>	<b>\$8,543,606</b>	<b>\$9,649,013</b>	<b>\$10,890,738</b>	<b>\$9,558,297</b>	<b>(1,332,441)</b>	<b>\$9,709,969</b>	<b>\$9,886,663</b>	<b>\$10,046,480</b>	<b>\$10,231,533</b>	
EXPENDITURES					-					
PERSONNEL SERVICES	4,720,655	4,877,775	5,041,490	5,238,531	197,040	5,389,500	5,546,680	5,710,370	5,880,911	Health insurance, temp labor
SUPPLIES	1,039,242	1,186,701	1,057,405	1,195,835	138,430	1,208,722	1,218,725	1,231,840	1,242,076	
SERVICES AND CHARGES	1,623,930	1,949,605	2,454,144	1,568,305	(885,839)	1,541,847	1,585,478	1,559,198	1,603,004	CARES Act funding
CAPITAL OUTLAY	618,824	839,614	1,482,250	758,250	(724,000)	808,250	808,250	808,250	808,250	One-time advance of State-Aid in 2020
AREA AGENCY DISBURSEMENTS	199,538	292,286	244,814	284,850	40,036	284,850	284,850	284,850	284,850	Fireworks in 2021 and Lake St. Flood Station
TRANSFERS OUT	370,606	676,340	447,000	413,750	(33,250)	463,750	463,750	463,750	463,750	Decrease to capital facilities fund
<b>TOTAL EXPENDITURES</b>	<b>\$8,572,796</b>	<b>\$9,822,322</b>	<b>\$10,727,103</b>	<b>\$ 9,459,520</b>	<b>\$ (1,267,583)</b>	<b>\$9,696,919</b>	<b>\$ 9,907,733</b>	<b>\$ 10,058,258</b>	<b>\$ 10,282,841</b>	
REVENUES OVER (UNDER) EXPENDITURES	(29,190)	(173,309)	163,635	98,772	(64,863)	13,137	(20,889)	(11,501)	(50,935)	Future reductions necessary depending on LGA
ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	-	185,820	195,070	177,884	(17,186)	26,500	31,500	131,500	131,500	Repayment from debt service
<b>CASH, BEGINNING</b>	<b>3,121,713</b>	<b>3,348,957</b>	<b>3,412,074</b>	<b>3,770,779</b>	<b>-</b>	<b>4,047,435</b>	<b>4,087,072</b>	<b>4,097,683</b>	<b>4,217,682</b>	
<b>CASH, ENDING</b>	<b>3,348,957</b>	<b>3,412,074</b>	<b>3,770,779</b>	<b>4,047,435</b>	<b>-</b>	<b>4,087,072</b>	<b>4,097,683</b>	<b>4,217,682</b>	<b>4,298,247</b>	
CASH AS % OF EXPENDITURES	39%	35%	35%	43%	-	42%	41%	42%	42%	Meets fund balance policy

# 2020 & 2021 REVENUES AND EXPENDITURES

GENERAL FUND REVENUES	2020 AMENDED	2021 ADOPTED	+/-	%+/-	NOTES
Property Tax	5,119,393	5,218,167	98,774	2%	New construction
Sales Tax	200	5,756	5,556	2778%	Swim facility sales tax
Franchise Tax	574,000	501,000	(73,000)	-13%	Decrease in cable and electric collections
Other Tax	43,350	95,000	51,650	119%	Gambling tax slowdown during shutdown
License and Permit - Business	132,870	134,295	1,425	1%	
License and Permit - Non-Business	357,450	357,350	(100)	0%	
Intergovernmental	4,202,861	2,340,411	(1,862,450)	-44%	CARES Act and additional State-Aid in 2020
Charges for Service	246,715	406,213	159,498	65%	pool/concession fees; room & shelter rentals
Fines and Forfeitures	16,500	26,000	9,500	58%	Court fine activity
Special Assessments	13,800	12,200	(1,600)	-12%	
Miscellaneous	(77,951)	200,156	278,107	-357%	Fund received FEMA receivable
Transfers In	261,750	261,750	-	0%	
<b>REVENUES (Total)</b>	<b>\$10,890,938</b>	<b>\$9,558,297</b>	<b>\$(1,332,641)</b>	<b>-12%</b>	

GENERAL FUND EXPENDITURES	2020 AMENDED	2021 ADOPTED	+/-	%+/-	NOTES
Legislative	40,760	53,701	12,941	32%	New pay implementation
General Government	675,561	699,192	23,631	3%	Health insurance and temp employees
Attorney	115,716	115,816	100	0%	
Police	2,112,273	2,181,989	69,716	3%	OT, Health insurance and clothing allowances
Fire	355,581	361,456	5,875	2%	
Streets	2,528,576	1,998,113	(530,463)	-21%	One-time advance of State-Aid in 2020
Maintenance & Equipment	281,343	299,940	18,597	7%	Health insurance
Street Lighting	349,894	375,488	25,594	7%	Equipment parts
Swim Facility	292,926	365,797	72,871	25%	Operational increases (offset with revenue)
Parks	931,660	889,256	(42,404)	-5%	Reduced parks plan spending
Library	587,405	612,682	25,277	4%	Health insurance
Bookmobile	96,317	103,229	6,912	7%	Health insurance
Community Development	572,105	629,562	57,457	10%	Returned rental inspection and planning staff
Miscellaneous	1,095,172	74,700	(1,020,472)	-93%	CARES Act funding in 2020
Area Agency Disbursements	244,814	284,850	40,036	16%	Mankato Flood station moved to GF from storm
Transfers	447,000	413,750	(33,250)	-7%	Less money to Capital Facilities Fund
<b>EXPENDITURES (Total)</b>	<b>\$10,727,103</b>	<b>\$9,459,520</b>	<b>\$(1,267,583)</b>	<b>-12%</b>	



# DEPARTMENT REPORTS & BUDGETS



# LEGISLATIVE

*Reports to – North Mankato residents, businesses, property owners, and voters*



## Description:

The Mayor and Council comprise the legislative body of the City. The City operates under a statutory form of government consisting of a four-member City Council and the Mayor, who is a voting member. Council members serve staggered, four-year terms with two Council members elected every four years. The Mayor serves a two-year term. The Mayor appoints, and the Council confirms the appointment of members to the Planning Commission, Port Authority, Library Board, and the Housing and Redevelopment Authority.

## Services:

- Provide strategic direction, goals, and objectives to the organization
- Approve statutorily required zoning requests, city code amendments, annexations, etc.
- Represent and serve the citizens of the community
- Annually adopt a balanced budget
- Provide direction to the City Administrator

## Principles:

- Adaptability
  - The ability to adjust and methods to resolve changing situations
- Excellence
  - Going above and beyond expectations
- Responsibility
  - Taking ownership and being accountable for performance
- Integrity
  - Being honest, impartial, and aligning actions with principles
- Leadership
  - Achieving a common goal by motivating others

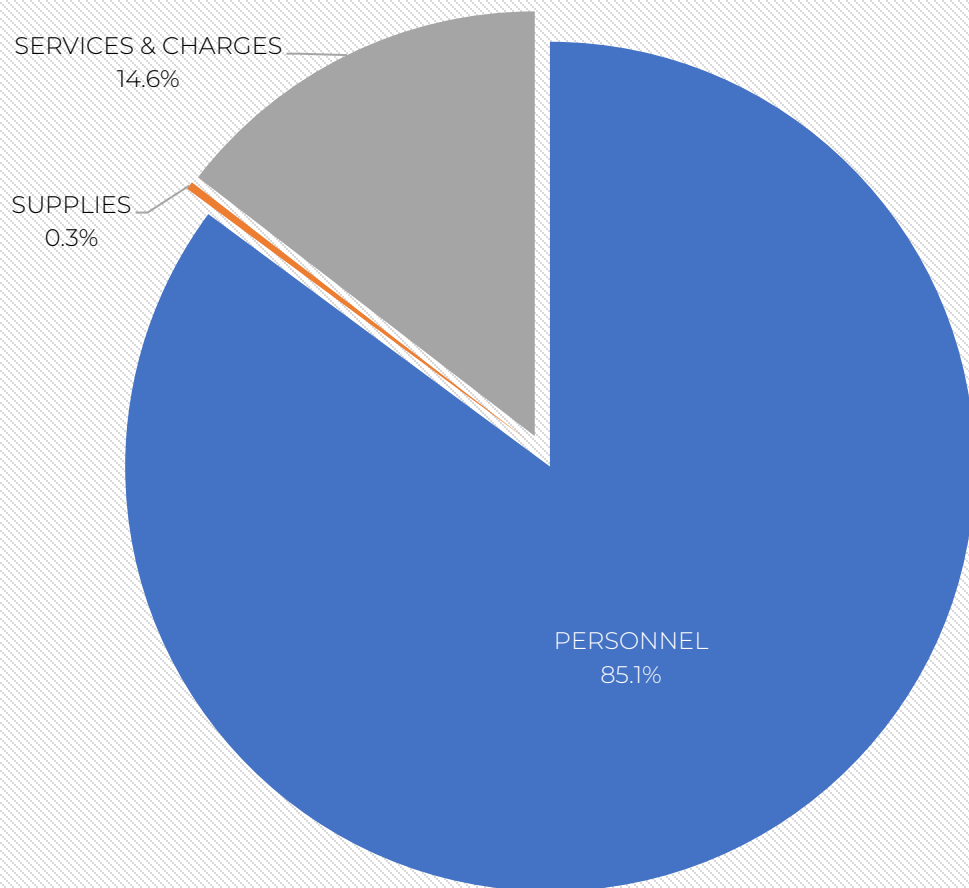
## Members:

- Mayor – Mark Dehen
- Council Member – Diane Norland
- Council Member – Sandra Oachs
- Council Member – Billy Steiner
- Council Member – James Whitlock



Legislative	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	33,945	33,975	45,681	11,706	Proposed pay increase in 2021, after approval in 2019/2020
Supplies	-	500	200	(300)	
Services & Charges	11,579	6,285	7,820	1,535	
Capital Outlay	-	-	-	-	
<b>TOTAL</b>	<b>\$45,524</b>	<b>\$40,760</b>	<b>\$53,701</b>	<b>\$12,941</b>	

## 2021 LEGISLATIVE BUDGET





# GENERAL GOVERNMENT



*Reports to – John Harrenstein- City Administrator*

## Description:

The General Government Department provides overarching leadership to the City. From the voice, residents hear when they call for assistance to the utility bill received in the mail and the budget that determines the property tax rate, the General Government department is at the heart of serving the public. Additional services include the functions and duties of the City Clerk, who records actions of the City Council and administers elections at every level.

## Departments:

- Administration
- City Clerk
- Building Services
- Finance
- Customer Services
- Finance/Utilities
- Payroll/Benefits

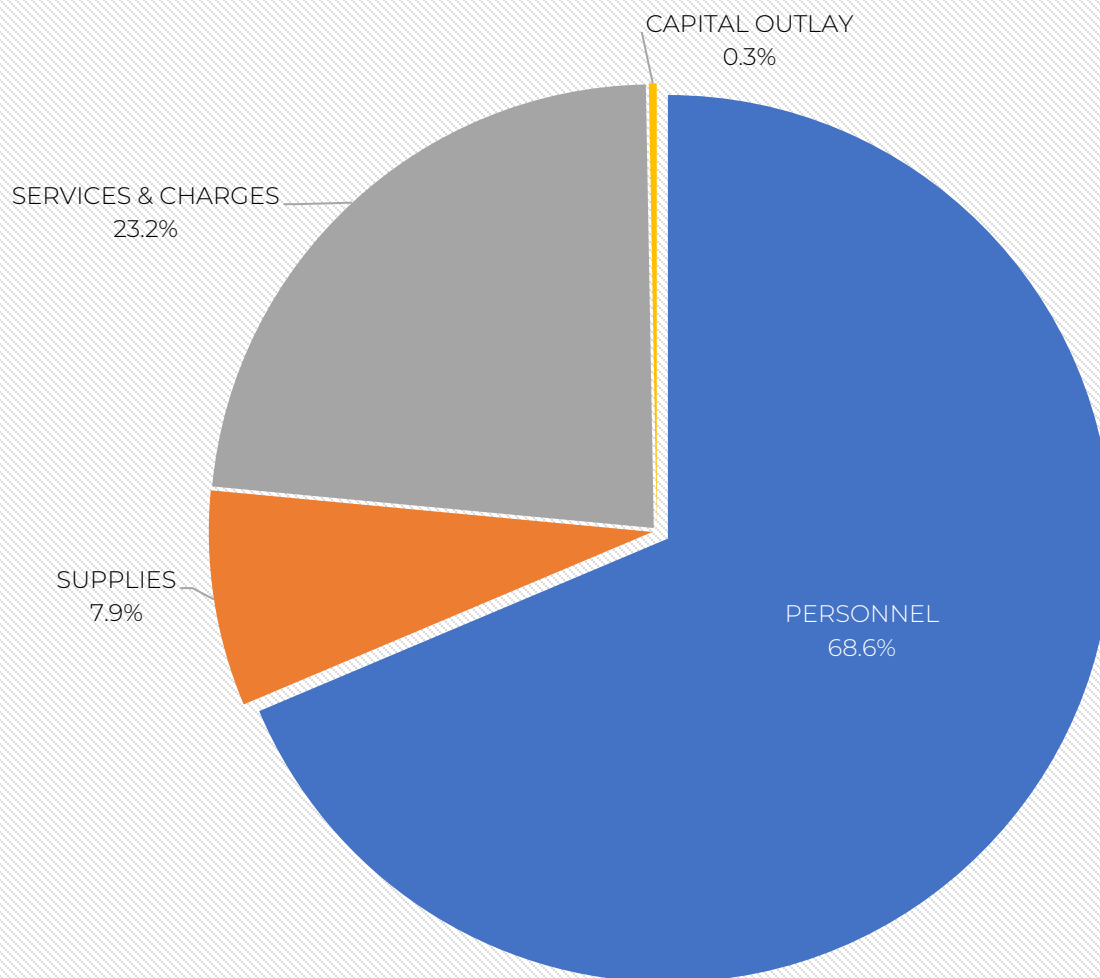
## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
GENERAL GOVERNMENT	City Administrator	0.5	0.5	0.5
	City Clerk	1	1	1
	Finance Director	0.5	0.5	0.5
	Accountant Clerk	0.5	0.5	0.5
	Public Information Officer	1	1	1
	Custodian	1	1	1
Department Total		4.5	4.5	4.5



General Government	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	414,120	456,226	479,950	23,724	Health insurance increases
Supplies	36,113	52,900	54,900	2,000	
Services & Charges	188,556	164,435	162,341	(2,094)	Allocate phone/internet to other dept.
Capital Outlay	-	2,000	2,000	-	
<b>TOTAL</b>	<b>\$ 638,789</b>	<b>\$ 675,561</b>	<b>\$ 699,192</b>	<b>\$ 23,631</b>	

## 2021 GENERAL GOVERNMENT BUDGET



# ATTORNEY

*Reports to – City Council and City Administrator*



## Description:

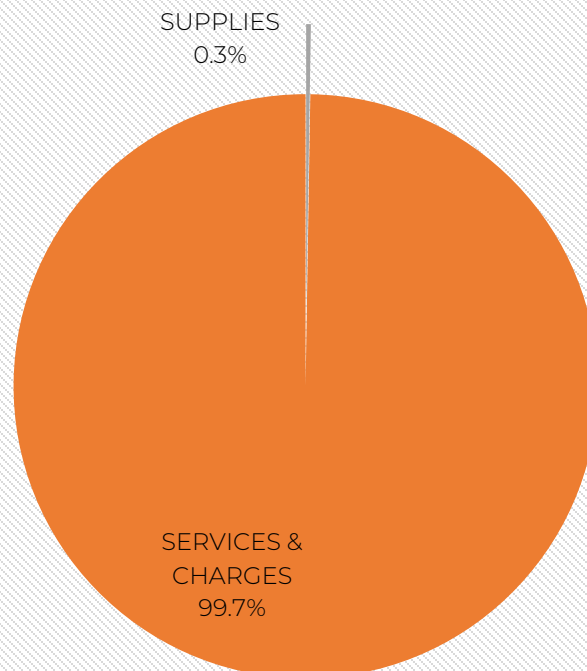
The City of North Mankato has contracted with Kennedy & Kennedy law firm for 20 years to perform legal services for both civil and criminal prosecution.

## Service:

- Advise on questions of law
- Review draft ordinances, resolutions, contracts, and other legal documents
- Represent the City on civil matters
- Prosecute petty and misdemeanor crimes

Attorney	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	-	-	-	-	
Supplies	-	200	300	100	
Services & Charges	113,980	115,516	115,516	-	
Capital Outlay	-	-	-	-	
<b>TOTAL</b>	<b>\$113,980</b>	<b>\$115,716</b>	<b>\$115,816</b>	<b>\$100</b>	

## 2021 CITY ATTORNEY BUDGET





# POLICE DEPARTMENT

*Reports to - Ross Gullickson – Chief of Police*



## Description:

The North Mankato Police Department is the primary law enforcement entity for the City. The department provides a full range of public safety, crime prevention, and law enforcement services to a community of approximately 14,000 people. This is accomplished by engaging residents and community members and working in partnership with regional public safety agencies. These services are provided by a staff of 15 sworn officers, two administrative staff, and approximately twenty reserve officers with an operating budget of approx. 2 million dollars.

## Services:

- Provide public education presentations on a variety of topics and methods.
- Host public events to further police/community relationships and foster a community policing environment.
- Staff personnel at several large community events throughout the year.
- Respond to all manner of calls for service (routine and emergency).
- Enforce City Ordinances and State and Local laws.
- Investigate criminal offenses from misdemeanors to felonies.
- Specialize investigative measures (i.e., narcotics, violent crime, etc.).
- Provide a cadre of tactical team members for high-risk situations
- Maintain a police/paramedic program
- Provide presence in local schools

## Highlights (2019 figures):

- 17% reduction in Part 1 crimes
- Responded to 8,500+ calls for service.
- 40+ community events attended.
- Thirty public education events conducted.
- Began a summer internship program to advance relationships with local higher education institutions and enhance recruitment.
- Provided 300+ visits/walkthroughs/extra patrols of local schools.
- 48.7% clearance rate.
- Rated as a top 20 safest city in Minnesota

## Opportunities:

- Increase social media footprint.
- Collaborate more with Nicollet County law enforcement and various public safety entities.
- Increase Emergency Management training and preparedness.
- Give staff projects to showcase skill sets. Keep people engaged and creative.
- Continue to be on forefront of technology and funding sources.
- Utilize grant dollars more.

## Future Challenges:

- Turnover/retirements - Lack of new officers' profession-wide
- Changing case law and criminal procedure
- Responding to societal discussion on the future of police practices and reform

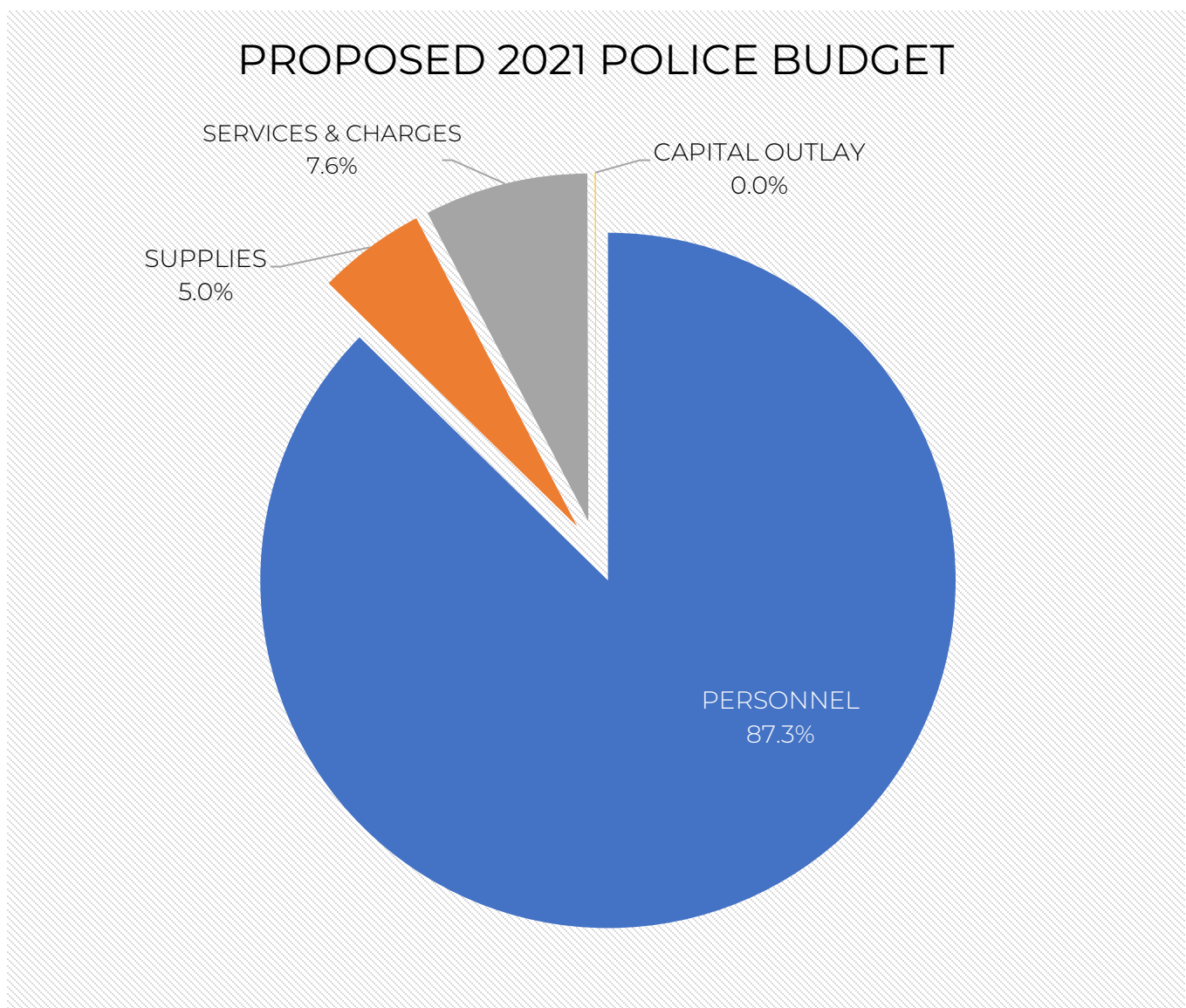
STRENGTHS	WEAKNESSES
A staff of well trained, dedicated, and professional employees.	Maintaining performance standards.
Committed to service and community involvement.	Getting staff to see the larger "picture" of city/government operations.
Strong community support and trust in its police force.	Policy manual not updated.
Fully staffed at all levels.	Resistance by some to accept and champion change.
Marked improvement in the utilization of technology, replacing equipment, and getting staff the tools needed to perform jobs effectively and safely.	

### PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
POLICE	Police Chief	1	1	1
	Police Lieutenant	3	3	3
	Senior Patrol Officer	2	3	3
	1st. Class	4	3	3
	2nd. Class	2	2	2
	3rd. Class	-	2	1
	Detective	1	1	1
	Part-time Police Secretary	-	0.5	0.5
	Police Secretary (1.5)	1	1	1
Department Total		14	16.5	15.5



Police	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	1,927,676	1,888,892	1,905,448	16,556	Insurance and return to full year of OT
Supplies	125,765	88,400	109,500	21,100	Uniform allowance
Services & Charges	183,007	133,981	166,041	32,060	Property, vehicle, liability insurance increases
Capital Outlay	349	1,000	1,000	-	
<b>TOTAL</b>	<b>\$2,236,796</b>	<b>\$2,112,273</b>	<b>2,181,989</b>	<b>69,716</b>	





# FIRE DEPARTMENT

*Reports to - Dan Giefer- Fire Chief*



## Description:

The North Mankato Fire Department is the primary fire suppression service provider for the City. The department provides a wide range of public safety, fire suppression, and rescue services to a community of almost 14,000 people. These services are provided by 32 volunteer firefighters, with four recruits in training.

## Services:

- Fire suppression, fire investigation, carbon monoxide incidents, low angle rescue, general fire alarms, search and rescue, and any other call for service as requested.
- Providing public education presentations at daycares, elementary schools, volunteer organizations.
- Providing hands-on fire extinguisher training at businesses, with school staff, and volunteer organizations.
- Host public events promoting fire safety in the home, school, and business.
- Assist PD with traffic control needs when requested.
- Assist local ambulance service with lift-assist needs when requested.
- Maintain Knox Boxes at businesses that have purchased and installed them.
- House and maintain the regional breathing air truck.

## Highlights:

- Responded to 128 calls for service (2019):

CO Incidents	25
Gas Leaks	14
Automobile Fires	5
Residential Fires	5
Mutual Aid Fires	3
Mutual Aid Air Truck Requests	5
False Alarms	42

- 1,919 hours of training completed.
- 1,980 volunteer hours at various community events.
- Filled vacant assistant training officer position.
- Added water rescue equipment with associated training.

## Opportunities:

- Develop a joint fire explorers' program with other local communities.
- Add mobile devices to the responding apparatus for electronic mapping capability.
- Offer EMT training for firefighters.
- Increase Incident Command System training and preparedness.
- Assign department duties across more of the department, keeping people engaged.
- Add vehicle extrication equipment and training.
- Utilize grant dollars more.

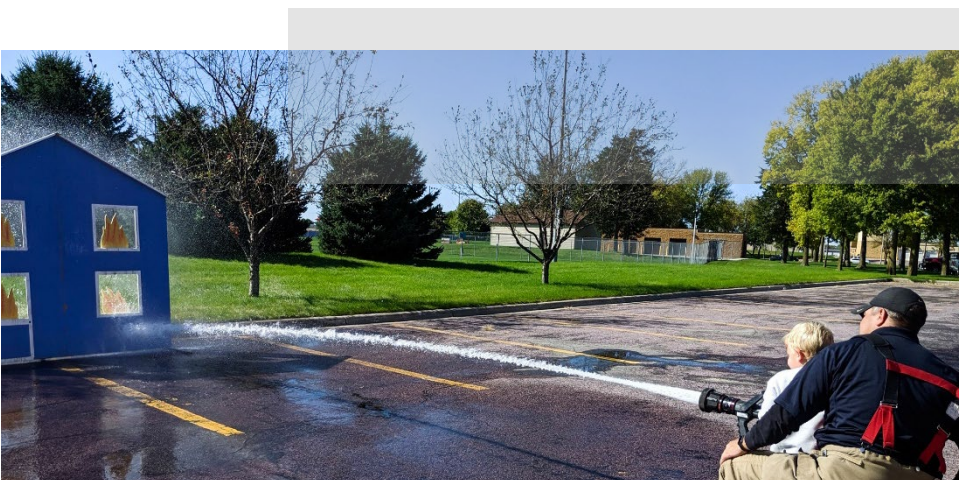
## Future Challenges:

- Turnover/retirements. Lack of applicants' for paid-on-call services
- Increased levels of required training.
- Understanding the diversity and cultural changes in our community

STRENGTHS	WEAKNESSES
A staff of well trained, dedicated firefighters committed to service and community involvement.	Improve replacement rate of personnel protective equipment and apparatus.
Strong community support and trust in its fire department.	Rely on a neighboring department for vehicle extrication.
Firefighters with diverse skillsets and experiences.	Maintaining performance standards through physical health.
Five fire instructors as members of the department.	Operating under department by-laws (moving toward Standard Operating Guidelines).
Membership in several local, regional, and state organizations with a goal of improved training, knowledge sharing, and shared services.	Getting staff to see the larger "picture" of city/government operations.
Ability to adapt to any call for service.	

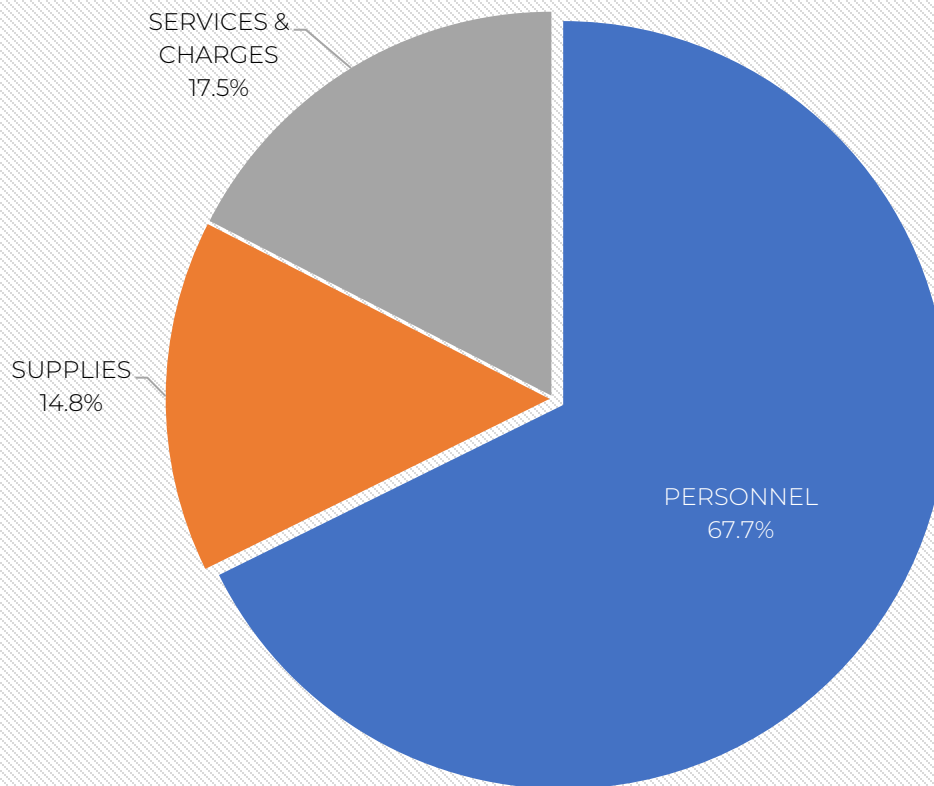
## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
FIRE	Fire Chief	1	1	1
	Assistant Fire Chief	1	1	1
	Station Captains	2	2	2
	Training Officer (Capt.)	1	1	1
	Assistant Training Officer (Lt.)	-	-	1
	Safety Officer (Lt.)	1	1	1
	Fire Lieutenants	4	4	3
	Public Education Officer	1	1	1
	Fire Fighters	25	23	21
Department Total (All Volunteer)		36	34	32



Fire	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	238,850	242,198	244,620	2,422	
Supplies	59,135	53,550	53,660	110	
Services & Charges	64,675	59,833	63,177	3,344	
Capital Outlay	-	-	-	-	
<b>TOTAL</b>	<b>\$362,660</b>	<b>\$355,581</b>	<b>\$361,456</b>	<b>\$5,875</b>	

## PROPOSED 2021 FIRE BUDGET





# STREET DEPARTMENT

*Reports to – Nate Host – Public Works Director*



## Description:

The street department conducts maintenance on the city street system, including, but not limited to, snow removal, asphalt patching, crack sealing, chip seal coating, pavement markings, storm event cleanup, manhole and catch basin maintenance, inspection of infrastructure, and street sign maintenance. Conditionally the department provides traffic control and event setup/tear down for user group events around town. The system is comprised of approximately 100 lane miles and 93 cul-de-sacs.

## Services:

- Street Maintenance
- Infrastructure maintenance
- Infrastructure inspections
- Event support
- Support for other departments within public works

## Highlights:

- 24 snow removal events
- 9,650 lbs. of crack seal material applied
- 1,417 tons of asphalt patch material applied
- 79,940 lineal feet of sanitary sewer televised
- 12 lane miles of chip seal coat completed
- 402 tons of street sweeping waste collected
- 350 tons of grass/brush collected
- 355 Street signs maintained or replaced

## Opportunities:

- Ability to connect with other regional departments to inquire about new techniques.
- Experienced staff to pass the knowledge onto the younger staff.
- Emphasis on staff learning all roles to be flexible.

## Future Challenges:

- Replacement of public works facility
- Replacement of equipment
- Continued expansion of the City requires more maintenance, which requires more manpower, materials, equipment, etc.
- Increased cost for capital improvements and meeting service expectations within adopted capital improvement budgets.



STRENGTHS	WEAKNESSES
Experienced staff who know the system and maintenance required.	Shift in reconstruction projects to upper North Mankato where segments are longer in length, requiring more funding.
Responsive, skilled, and dedicated employees.	Aging equipment.

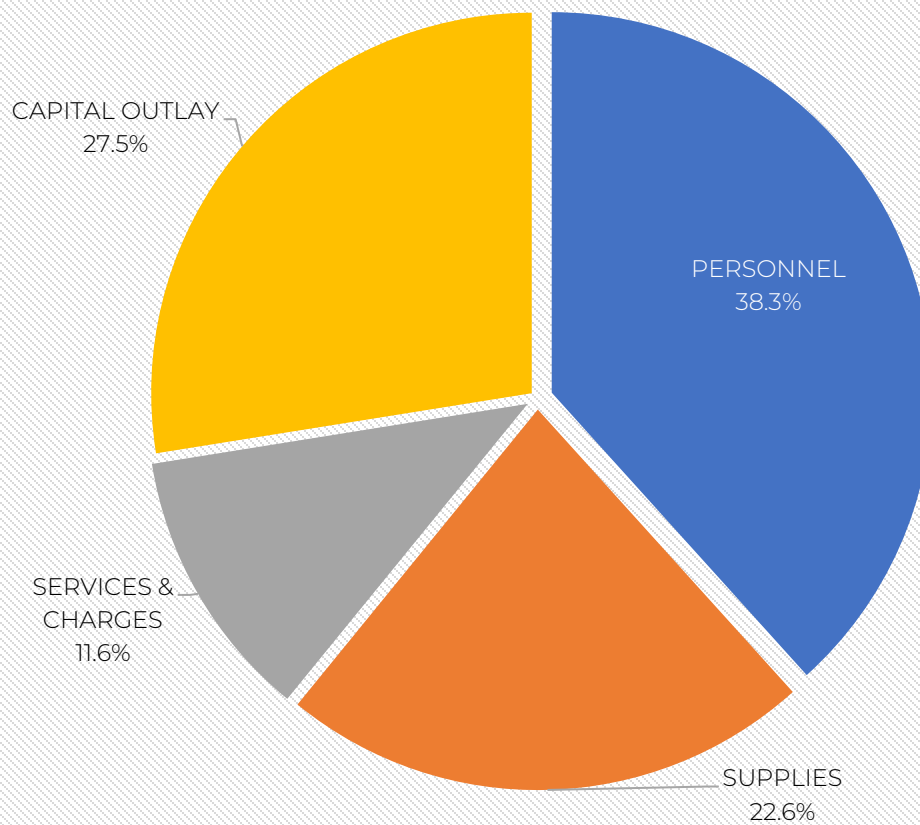
### PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
STREET	Public Works Director	0.33	0.33	0.33
	Street Foreman	1	1	1
	Street Maintenance III	6	6	5
	Street Maintenance II	1	1	1
	Street Maintenance I	0.5	0.5	0.5
Department Total		8.83	8.83	7.83



Street	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	798,514	749,085	765,495	16,410	Health insurance increase
Supplies	470,708	391,519	451,000	59,481	Street maintenance materials/rock/oil/patch
Services & Charges	509,162	159,972	231,618	71,646	Increased part costs for aging fleet
Capital Outlay	480,051	1,228,000	550,000	(678,000)	Pavement management plan
<b>TOTAL</b>	<b>\$2,258,434</b>	<b>\$2,528,576</b>	<b>1,998,113</b>	<b>(530,463)</b>	

## 2021 STREET BUDGET





# MAINTENANCE & EQUIPMENT

Reports to – Nate Host – Public Works Director



Description:

North Mankato employs qualified mechanics to service a variety of equipment from Police cruisers to dump trucks and skid loaders. Their services keep city equipment running through snowstorms and busy construction seasons to ensure residents receive consistent benefits from all acquired equipment.

Services:

- Maintenance and repairs
- Preparing equipment
- Assisting with equipment selection

Highlights:

- 3,061 vehicle hours maintained
- 9 new pieces of equipment

Future Challenges:

- Aging fleet requiring increased repair

Opportunities:

- Increased technology for fleet maintenance
- Needs assessment

STRENGTHS

Dedicated and knowledgeable staff

Consistently high quality of work

WEAKNESSES

Managing volume of repairs with available staff and space

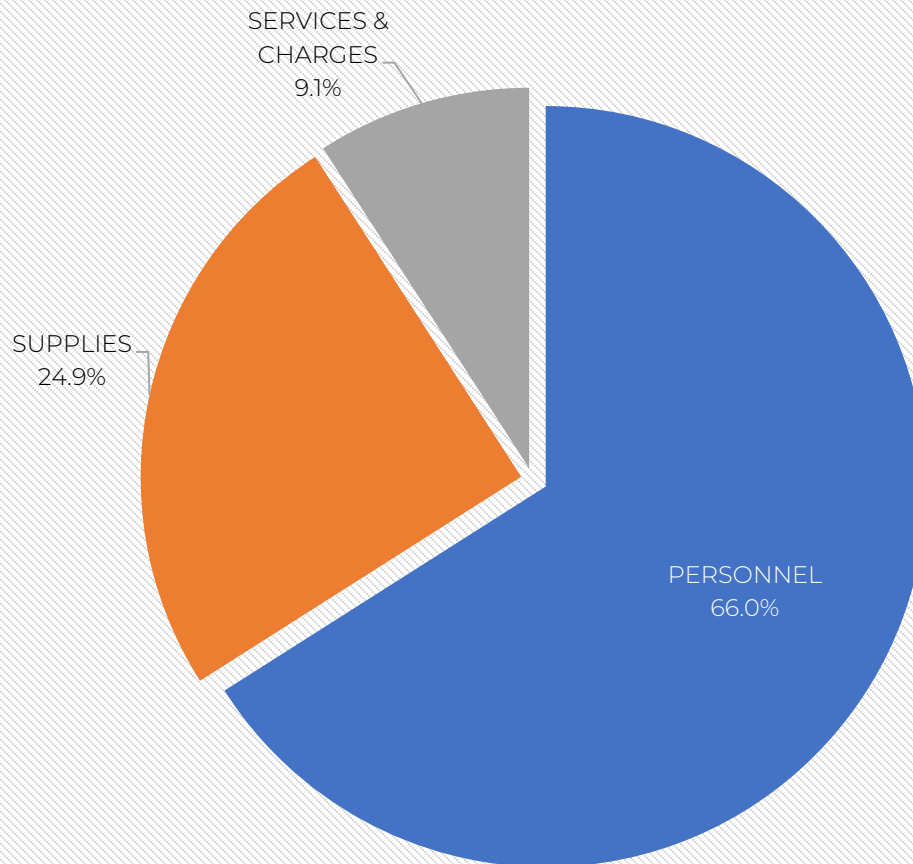
PERSONNEL BREAK DOWN:

DEPARTMENT	JOB CLASSIFICATION	2019	2020	2021
MAINT. & EQUIP.	Mechanic II	2	2	2
Department Total		2	2	2



	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	188,475	175,767	197,936	22,169	Change in insurance selection
Supplies	64,182	79,050	74,700	(4,350)	
Services & Charges	25,318	26,526	27,304	778	
Capital Outlay	-	-	-	-	
<b>TOTAL</b>	<b>\$277,974</b>	<b>\$281,343</b>	<b>299,940</b>	<b>18,597</b>	

## 2021 MAINTENANCE AND EQUIPMENT



# STREET LIGHTING

*Reports to – Nate Host – Public Works Director*



## Description:

The street lighting dept is responsible for all streetlights owned by the City, leased by the City from BENCO and EXCEL, and/or lit by the City through other agreements with the state of Minnesota and MNDOT. The lighting system includes a multitude of streetlights providing safe lighting for vehicles, pedestrians, and residents. The street lighting department also maintains traffic lights in the City. A major effort has been undertaken to replace current bulbs with energy-efficient LED bulbs. Operations are largely under the direction of Tom Neubert, City Electrician.

## Services:

- Pay for street lighting electricity
- Install and maintain City electric infrastructure

## Opportunities:

- Utilize new fixtures to reduce costs
- Increase environmental sustainability

## Highlights:

- 6 city-operated traffic lights
- 534 total lights in City
- 300 lights LED

## Future Challenges:

- Changes in infrastructure and utility costs
- Obscure lease agreements needing to be renegotiated or reallocated

## STRENGTHS

Ensure lighting is reliable and consistent in the spaces in which it is provided.

Experienced staff providing dependable service

## WEAKNESSES

Increased cost in lighting infrastructure for sustainability

## PERSONNEL BREAK DOWN:

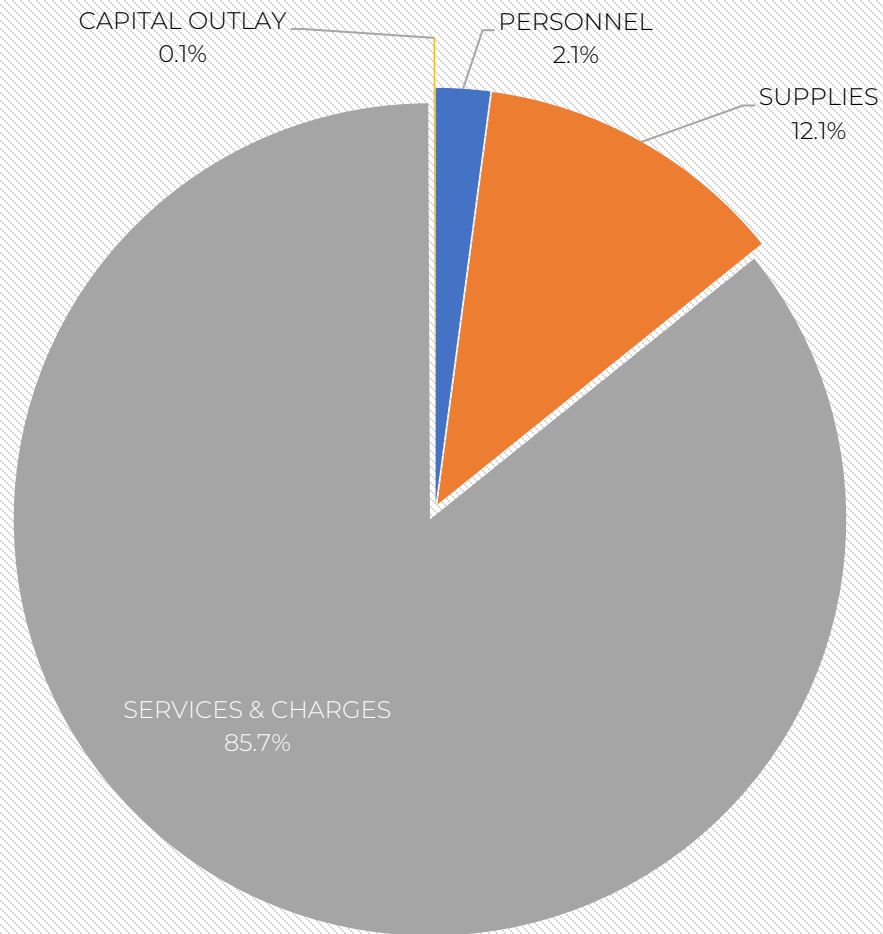
DEPARTMENT	JOB CLASSIFICATION	2019	2020	2021
STREET LIGHTING	City Electrician	0.1	0.1	0.1
	<b>Department Total</b>	<b>0.1</b>	<b>0.1</b>	<b>0.1</b>





Street Lighting	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	7,873	9,361	7,883	(1,478)	
Supplies	53,001	20,500	45,500	25,000	New streetlights
Services & Charges	294,899	319,783	321,855	2,072	Electrical charges
Capital Outlay	312	250	250	-	
<b>TOTAL</b>	<b>\$356,084</b>	<b>\$349,894</b>	<b>375,488</b>	<b>25,594</b>	

## 2021 STREET LIGHTING BUDGET



# SWIM FACILITY (SLPSF)

Reports to – Katie Heintz – Library Director



Description:

SLPSF is a regional destination for visitors, families, and community members alike. In 2019, renovations replaced the previous sand-bottom facilities with a PVC-lined, 60,000 square foot swimming area. Other improvements include diving wells, a zipline, waterslides, and splash zones for younger visitors. SLPSF also conducts swimming lessons, birthday parties, private rentals, and various, well-attended community events.

Services:

- Public Swimming
- Well attended swimming lessons
- Various concessions
- Facility Rentals

Opportunities:

- Community sponsorships
- Expanded theme nights
- Adaptive and flexible lifeguard training

Highlights:

- Safe 2020 opening amid COVID-19 pandemic
- Over 42,000 visitors in 2020
- 541 Swimming lessons in 2020
- 3 theme nights hosted in 2020
- Updated concessions and locker room areas

Future Challenges:

- Yearly hiring of capable and skilled staff as many are young adults in the community
- COVID-19 protocol changes

STRENGTHS

Best swimming facility in Southern Minnesota

Annual community support and enthusiastic staff

WEAKNESSES

High yearly turnover of staff

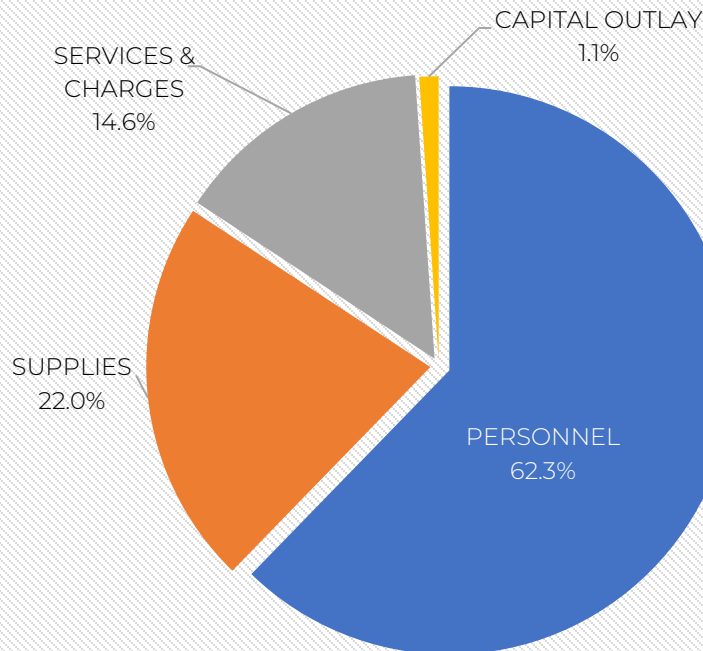


## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
SWIM FACILITY	Aquatic Manager	.75	.75	.75
	Lifeguards (FTE)	15	15	15
	Concessions Attendants (FTE)	5	5	5
	Desk Attendants (FTE)	6	6	6
	<b>Department Total</b>	<b>26.75</b>	<b>26.75</b>	<b>26.75</b>

Swim Facility	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	58,022	182,870	227,799	44,929	Costs of staffing city-run facility
Supplies	44,457	48,936	80,425	31,489	Full year operations of concessions/chemicals
Services & Charges	97,519	51,120	53,573	2,453	
Capital Outlay	2,100	10,000	4,000	(6,000)	
<b>TOTAL</b>	<b>\$202,098</b>	<b>\$292,926</b>	<b>365,797</b>	<b>72,871</b>	

## 2021 SWIM FACILITY BUDGET





# PARKS DEPARTMENT

*Reports to – Nate Host – Public Works Director*



## Description:

The parks department conducts a variety of jobs to keep North Mankato's parks well maintained. Some of these jobs include but are not limited to; snow removal, tree trimming and removal, shelter and playground maintenance, mowing, pest control, skating rink flooding, and resident callouts related to forestry. Conditionally the department provides event setup/tear down for user group events around town. The system is comprised of approximately 230 acres of green space and 28 playground structures. The goal of the department is to provide a comprehensive and balanced system of parks, greenways, and trails that meet the high standards set by the City of North Mankato residents and government to enhance the residential quality of life.

## Services:

- Turf, tree, and weed management
- Function as a liaison between city and recreation groups
- Maintain and plow trails, boulevard, and sidewalks
- Plant and preserve flowers and prairies

## Opportunities:

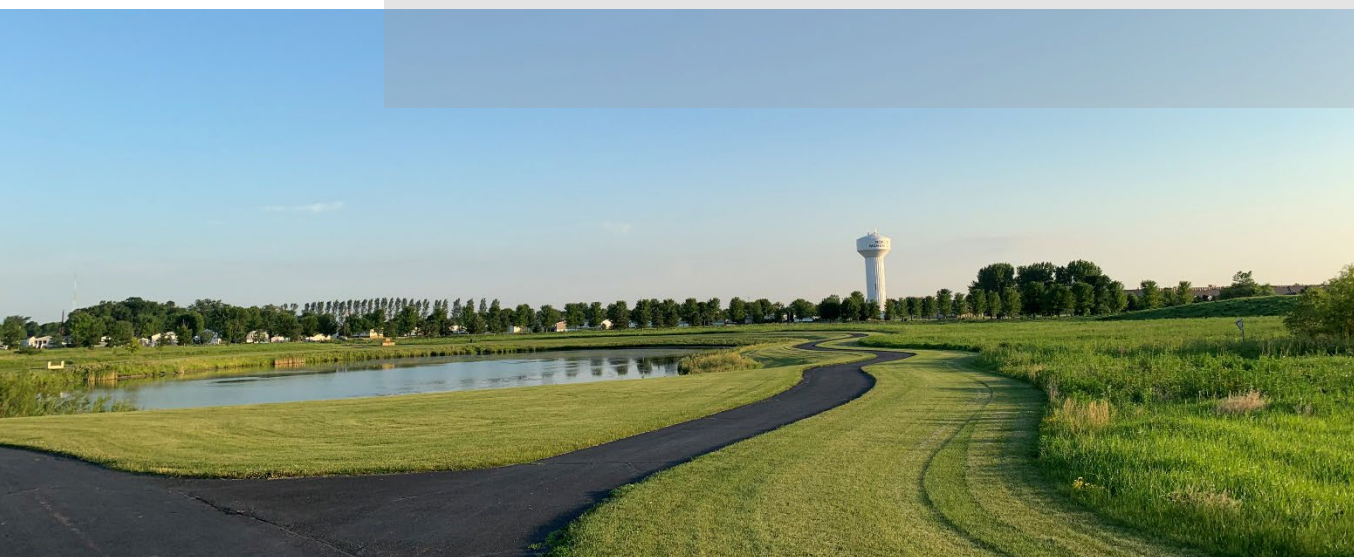
- Continue to link greenways and parks with accessible trails
- Update the aging infrastructure to enrich community and neighborhood parks

## Highlights:

- 4,724 acres mowed
- 2090 acres trimmed
- 828 trees trimmed
- 205 tree inspections
- 6 playground upgrades completed
- Creating and fostering phenomenal public spaces for residents and visitors

## Future Challenges:

- Continued expansion of the City requires maintenance, which requires increased manpower, materials, equipment, etc.
- Replacement of public works facility
- Combat Emerald Ash Borer
- Replacement of equipment



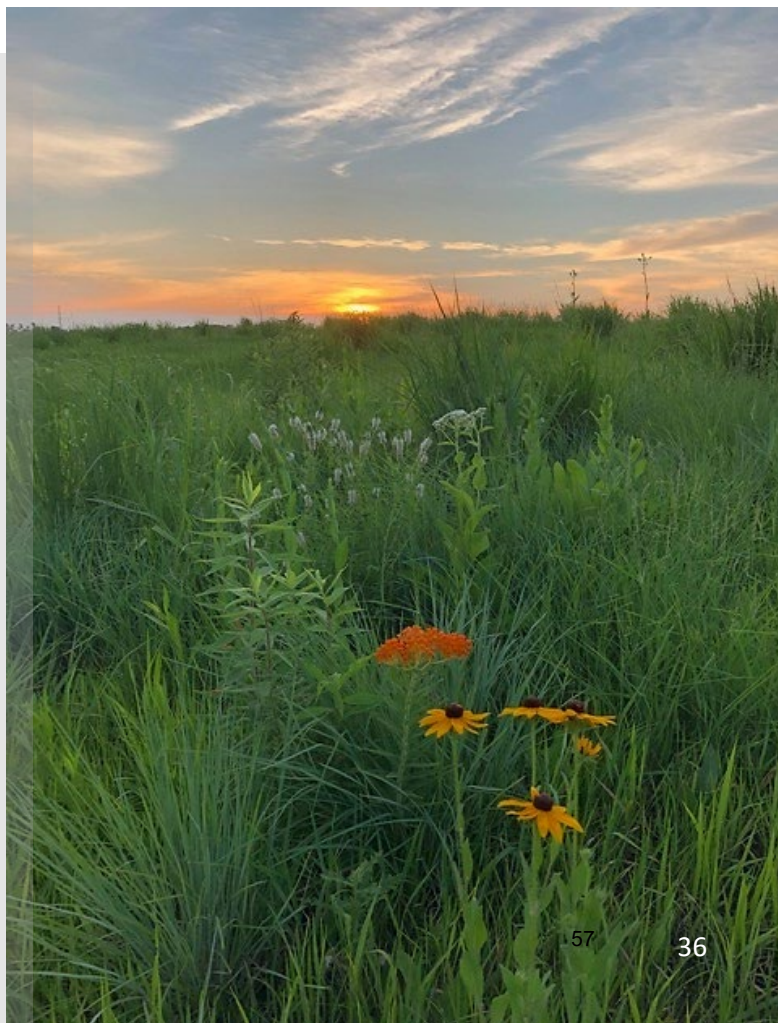
STRENGTHS	WEAKNESSES
Strong technical knowledge in the department, especially regarding green space and forestry	Changing operational procedures
Flexibility within the department to maneuver between different tasks	Aging equipment
Continuity with summer seasonal hires	

#### PERSONNEL BREAKDOWN:

Department	Job Classification	2019	2020	2021
PARKS	Public Works Director	.25	.25	.25
	Park Superintendent	.5	.5	.5
	Park Foreman	1	1	1
	Park Maintenance	4	4	4
	Seasonal Park Maintenance	11	11	11
	<b>Department Total</b>	16.75	16.75	16.75

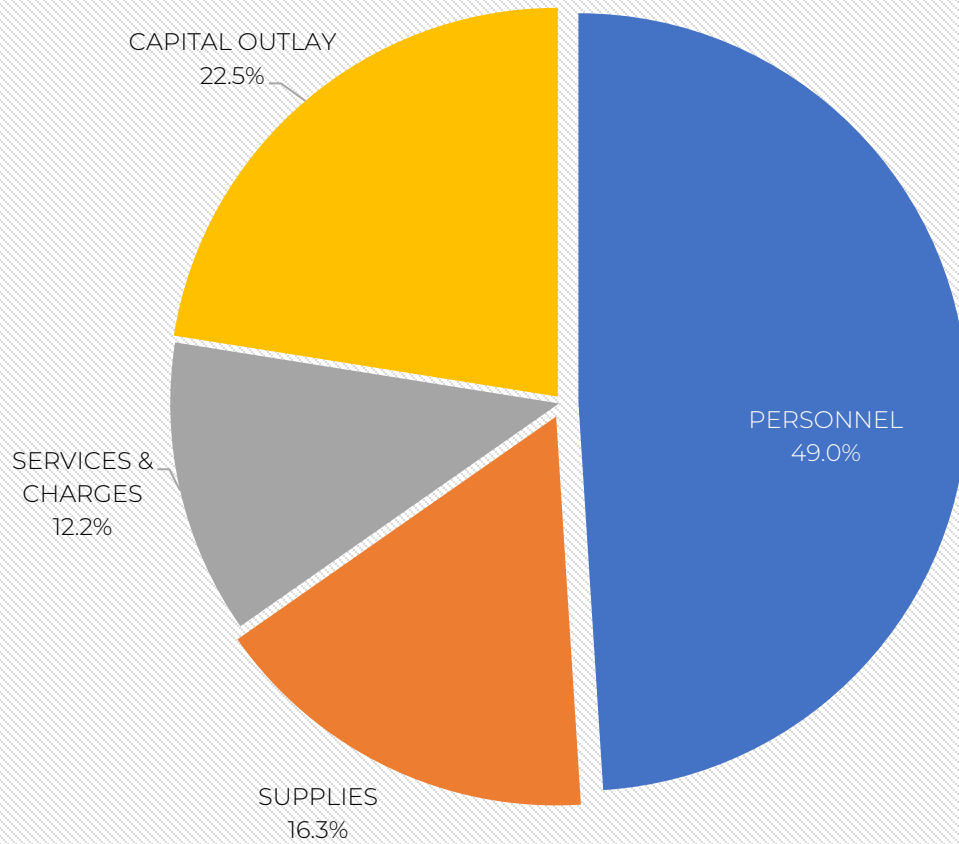
#### NORTH MANKATO PARKS:

- Benson
- Bluff
- Caswell
- Centennial
- Forest Heights
- King Arthur
- Langness
- Lee Boulevard
- North Ridge
- Pleasant view
- Reserve
- Riverview
- Roe Crest
- Scenic Overlook
- South Avenue
- Spring Lake
- Storybook
- Tower
- Wallyn
- Walter S. Farm
- Webster Ball Diamonds
- Wheeler



Parks	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	411,800	452,220	435,593	(16,627)	
Supplies	163,017	148,800	145,000	(3,800)	Maintenance supplies
Services & Charges	121,171	90,640	108,663	18,023	Temp. toilet & property insurance
Capital Outlay	355,753	240,000	200,000	(40,000)	Parks Management Plan
<b>TOTAL</b>	<b>\$1,051,740</b>	<b>\$931,660</b>	<b>889,256</b>	<b>(42,404)</b>	

## 2021 PARKS DEPARTMENT BUDGET







## Description:

The Taylor Library is a regional destination for patrons seeking traditional and innovative library services. The Taylor Library is more than a repository of books; it is a place where community happens among residents, families, and visitors. Our staff seeks to be the leader of library services in southern Minnesota.

## Services:

- Adult and children programming
- Circulation of paper and electronic materials
- Bookmobile operations
- Providing access to public computers
- Proctoring
- Community room
- Assisting patrons with research needs
- Collaboration with other libraries, area nonprofits, and business associations

## Opportunities:

- Additional Bookmobile stops like a stop at Benson Park for children in the summer
- Provide library access utilizing the Bookmobile to populations and neighborhoods without convenient access to the library.
- Grants continue to become available to create new programs
- Locating existing and/or new programming to an indoor field house
- Complete strategic plan that identifies space and programming needs
- Continue to increase the number of collaborative relationships for maximum regional impacts
- Library expansion

## Highlights:

- 52<sup>nd</sup> year of the Summer Reading Program
- 16<sup>th</sup> Annual Art Splash
- 9<sup>th</sup> year of Community Read
- Hosted the Bookin' on Belgrade 5k since 2014
- Coordinated 3<sup>rd</sup> Annual Music in the Park
- Outstanding programs throughout the year which include Adult Spelling Bee, Edible Book Art Festival, Ice Cream Social, Family Fun nights, Adult Craft nights, and Mother-Daughter Book Clubs, to name a few.
- Received grants from the Arts & Cultural Heritage fund for different projects for a total of \$15,000 in 2019.
- Updated collection of materials and wi-fi hotspots to bring home
- Updated collection of online materials on Overdrive for checkout.
- Collaborated and served alongside other libraries and other organizations, including but not limited to TDS Library System, Backpack Food Program, Twin River Arts, School District 77, and Business on Belgrade.
- Worked with the Backpack Program to put on their Feed and Read program.
- Donated food grown at Taylor Library Garden to the ECHO Food Shelf.
- Worked with Community Education to provide Adult Computer Classes
- Drop-off point for the Sharing Tree
- Hosted first annual Party on the Prairie

## Future Challenges:

- Developing new and different programs for all ages
- Continuing to engage the local and regional population with events and materials
- Running out of space
- Bookmobile maintenance

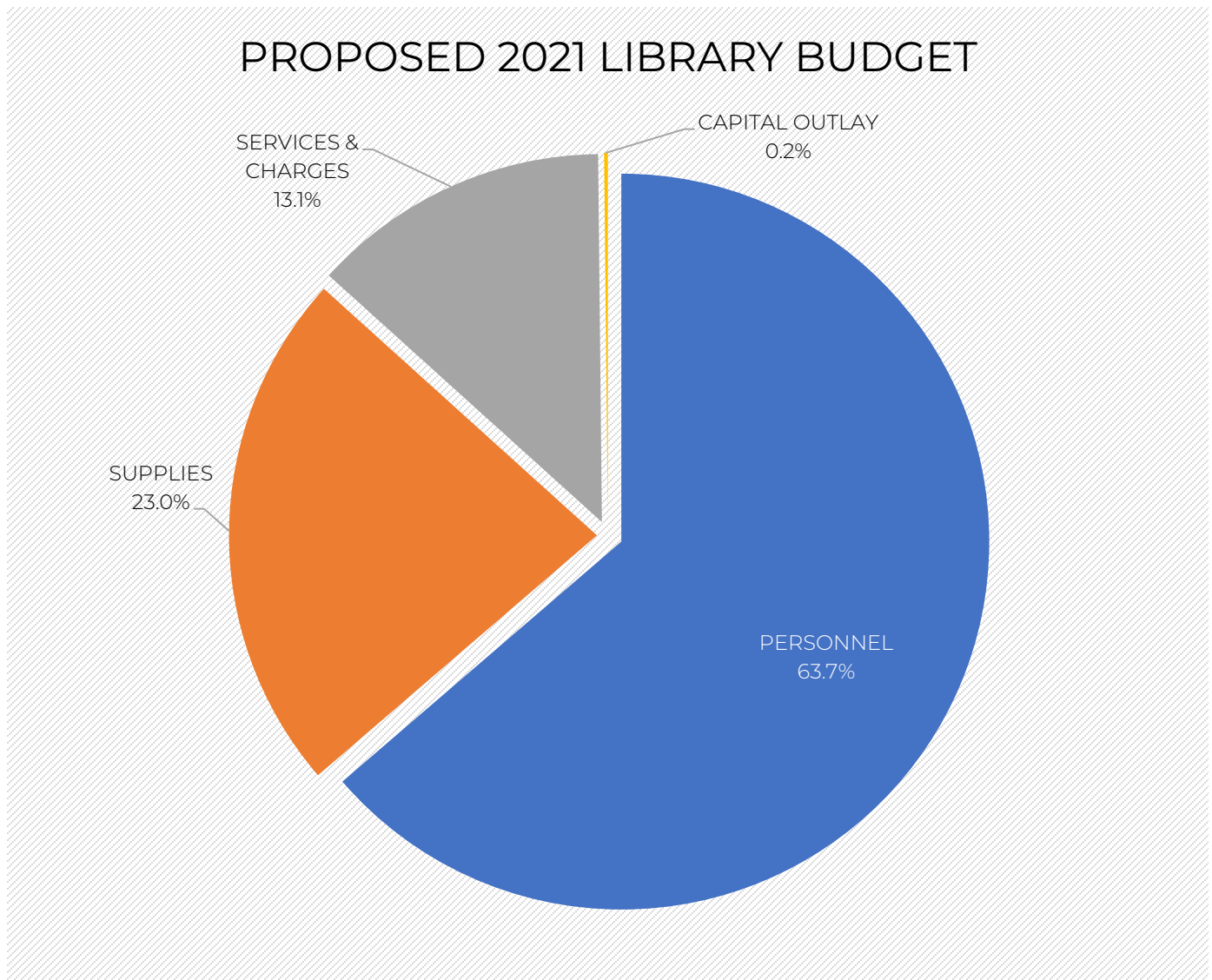
STRENGTHS	WEAKNESSES
Hosted 731 programs with an attendance of 14,155 people in 2019.	Public libraries have seen a downward trend in circulation for eight years
Continued increase in yearly visitors. <ul style="list-style-type: none"> <li>- 88,385 in 2019</li> <li>- 87,882 in 2018</li> </ul>	Retaining program numbers from year to year
The children's area continues to attract various interactive and learning toys.	Lack of space and strategic plan needed to grow programs and keep up with public interests

### PERSONNEL BREAKDOWN:

Department	Job Classification	2019	2020	2021
LIBRARY	Library Director	1	1	1
	Assistant Librarians	3	3	3
	Part-time Assistant Librarian	1	1	1
Department Total		5	5	5



Library	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	362,721	366,029	390,234	24,205	Return to full operations
Supplies	143,812	140,900	140,900	-	
Services & Charges	75,894	79,476	80,548	1,072	
Capital Outlay	-	1,000	1,000	-	
<b>TOTAL</b>	<b>\$582,426</b>	<b>\$587,405</b>	<b>612,682</b>	<b>25,277</b>	





# BOOKMOBILE

*Reports to - Katie Heintz – Library Director*



## Description:

The primary purpose of the Bookmobile is to bring library materials to those who do not have the opportunity or ability to make it to the library. The Bookmobile partners with communities and schools to fill a gap in library services, promoting literacy in rural areas, and expanding early childhood programs.

## Services:

- Providing services to Nicollet County
- Checking materials in and out
- Reader advisory
- Public computers and Wi-Fi access
- Storytime Programming
- Teaching theme support
- Ordering materials

## Future Challenges:

- Prepare for the need to replace the Bookmobile
- Improve staffing, backup drivers/librarians

## Opportunities:

- Expand the area of service and selection of materials in the collection

## Highlights:

- 847 stops for service
- 3,666 individuals served

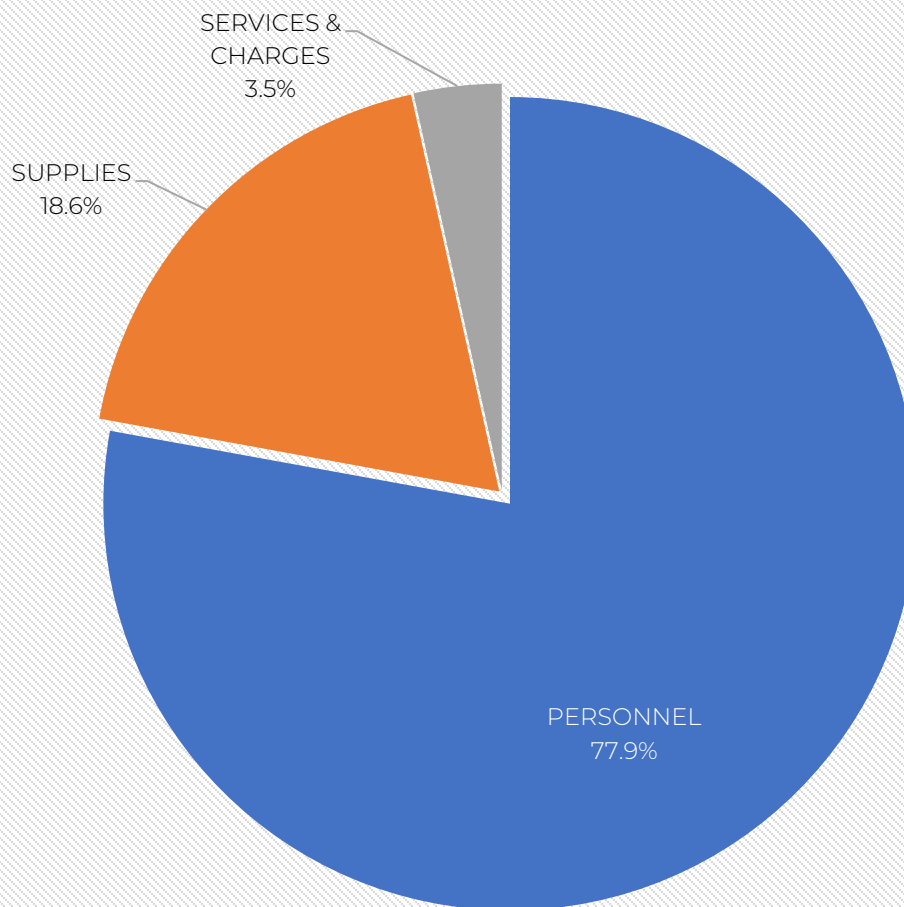
## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
BOOKMOBILE	Bookmobile Librarian	1	1	1
	<b>Department Total</b>	<b>1</b>	<b>1</b>	<b>1</b>



Bookmobile	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	74,965	78,583	80,385	1,802	Return to full operations
Supplies	12,566	14,250	19,250	5,000	
Services & Charges	2,627	3,484	3,594	110	
Capital Outlay	-	-	-	-	
<b>TOTAL</b>	<b>\$90,158</b>	<b>\$96,317</b>	<b>103,229</b>	<b>6,912</b>	

## PROPOSED 2021 BOOKMOBILE BUDGET



# COMMUNITY DEVELOPMENT

*Reports to – Mike Fischer – Community*



## Description:

The Community Development Department is responsible for providing services to promote the orderly growth of the City of North Mankato, including redevelopment efforts. The Department also enforces the State Building Code through building plan reviews and inspections. Community Development services are critical for the generation of revenue, proper building construction, community relations, orderly growth, and overall appearance of neighborhoods and business districts.

## Services:

- Planning/Zoning
- Building Inspections
- Issue Building Permits
- Administrator Rental License Program
- City Code enforcement
- Promote economic development
- Administer CDBG Funds
- Assessment Searches

## Highlights:

- Commerce Drive Plan adoption
- Huntley-Wilmarth decision
- EV Chargers on Commerce
- 2020 Census preparation
- Construction of Blue Star facility
- Expansion of Reserve subdivision
- Creative Company addition
- 24 new single-family homes
- 1,295 building permits issued
- 2,200 building inspections conducted
- Preparation for Rooftop/Frandsen project
- Planning for a new hotel
- Highway 14 vegetative buffer funding

## Future Challenges:

- Highway 169 corridor/Webster Ave.
- Conflicts of interest at Metropolitan planning organization
- Poor regional actors in economic development

## STRENGTHS

Growth in the industrial park, annual population, and single-family neighborhoods

Strong potential in the downtown area with growing business associations

Timely and efficient inspections and permitting process

Vibrant community art and deeply loyal residents

## WEAKNESSES

Lack of land guided for multifamily development

Housing options for newer and workforce individuals

The limited attraction of commercial development

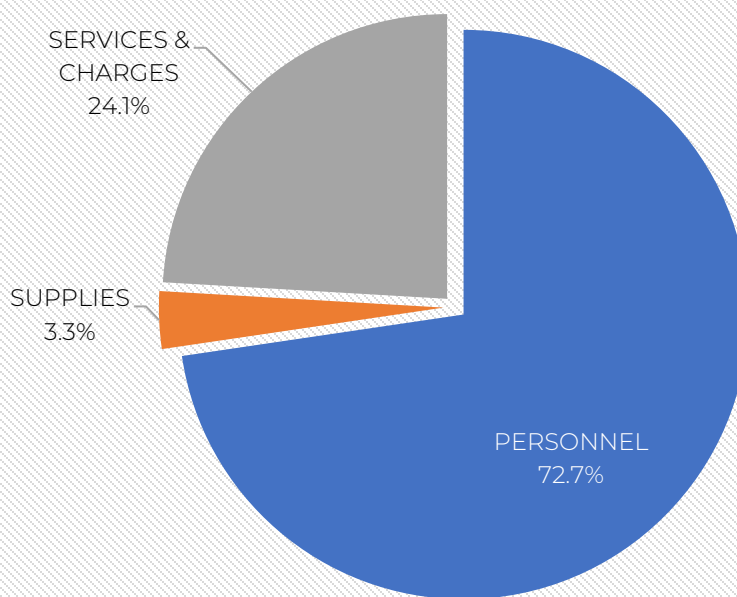


## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
COMMUNITY DEVELOPMENT	Community Development Director	1	1	1
	Senior Records Clerk/Permit Clerk	-	1	1
	Building Official	1	1	1
	Building Inspector	1	1	1
	City Planner	-	-	1
<b>Department Total</b>		<b>3</b>	<b>4</b>	<b>5</b>

Community Development	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	355,815	406,284	457,507	51,223	Restart rental inspections and planning staff
Supplies	13,948	17,900	20,500	2,600	
Services & Charges	201,609	147,921	151,556	3,635	
Capital Outlay	-	-	-	-	
<b>TOTAL</b>	<b>\$571,372</b>	<b>\$572,105</b>	<b>629,562</b>	<b>57,457</b>	

## 2021 COMMUNITY DEVELOPMENT BUDGET



# MISCELLANEOUS

Reports to – John Harrenstein – City Administrator



## Description:

Miscellaneous activities relate to the Fun Days' fireworks, the 235 Wheeler Ave. rental, and various banking and credit card fees. In 2020, this category was used to account for CARES Act funding related to the COVID-19 Pandemic.

Miscellaneous	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	5,000	-	-	-	
Supplies	-	-	2	-	
Services & Charges	59,610	1,095,172	74,700	(1,020,472)	CARES Act funding-2020
Capital Outlay	1,050	-	-	-	
<b>TOTAL</b>	<b>\$65,660</b>	<b>\$1,095,172</b>	<b>\$74,702</b>	<b>\$(1,020,472)</b>	

# TRANSFERS OUT

Reports to – John Harrenstein – City Administrator



## Description:

Interfund transfers allow the City to reallocate assets to the funds where those assets can be used to achieve desired outcomes. In North Mankato, a percentage of Utility Fund revenues are transferred to the General Fund. The General Fund and Utility Funds transfer funds to the Capital Facilities and Equipment Replacement Fund to split the costs of various vehicle and equipment purchases.

FUND OF OPERATING TRANSFER	2019 ACTUAL	2020 AMENDED	2021 ADOPTED	+/- 2020/2021	COMMENTS
420-Construction Monroe Ave. and Countryside Dr.	50,000	-	-		
423-Construction Lor Ray/Summerset	7,000	-	-		
437- SLPSF Construction	141,340	-	-		
438- Marie Lane and Jefferson Ave.	19,000	-	-		
230-Capital Facilities	294,000	294,000	250,000	(44,000)	
201-Caswell Sports Fund	150,000	77,000	77,000		
213-Library Endowment	15,000	16,000	21,750	5750	
604 – Storm Water Fund	-	60,000	65,000	5,000	North Ridge Ravine D/S
<b>TOTAL</b>	<b>\$676,340</b>	<b>\$447,000</b>	<b>\$413,750</b>	<b>\$(33,250)</b>	

# AREA AGENCY DISBURSEMENTS

Reports to – John Harrenstein – City Administrator



Description:

Regular contributions made to groups or organizations in the community or that the city is a member of. It includes payments for contracts, services, and transit. Disbursements consist of municipal association dues, partnerships or service contracts with the City of Mankato, and dues with area nonprofits.

MEMBERS/ORGANIZATIONS	2019 ACTUAL	2020 AMENDED	2021 ADOPTED	+/- 2020/2021	Comments
All Seasons Arena	23,128	23,085	24,000	915	
Mankato Flood Station Control			55,000	55,000	From Storm Water Fund
Coalition of Greater MN Cities (CGMC)	27,706	28,000	28,000	-	
National League of Cities	1,563	1,500	1,500	-	
Highway 14 Partnership	2,500	2,500	2,500	-	
Highway 169 Coalition					
Minnesota Transportation Alliance	515	500	500	-	
League of Minnesota Cities	12,967	13,000	13,000	-	
Scenic Byway Alliance	100	50	50	-	
Mass Transit - Bus	81,336	30,000	18,000	(12,000)	
Mass Transit - Ruby Ride	26,202	25,000	10,000	(15,000)	
Mankato-North Mankato MPO	6,131	5,629	8,000	2,371	
Greater Mankato Diversity Council	500	500	1,500	1,000	
Business on Belgrade/Connecting Commerce/North Kato Magazine (Business Development)	10,000	10,000	10,000	-	
Mn Valley Drug Task Force	23,000	23,000	23,000	-	
TAPESTRY PROJECT (MN Council of Churches)		6,000	6,000	-	
Summit Center Vine Faith in Action	12,000	12,000	12,000	-	
Twin Rivers Center for the Arts	12,000	12,000	12,000	-	
City Center Partnership - Art Sculpture Walk	8,000	5,000	5,000	-	
Professional Services		2,400	2,400	-	
Dues and Subscriptions	2,388	2,400	2,400	-	
Bethany Lutheran College KTV Contract	42,250	42,250	50,000	7,750	
<b>TOTAL</b>	<b>\$292,286</b>	<b>\$244,814</b>	<b>\$284,850</b>	<b>40,036</b>	

# PORT AUTHORITY OVERVIEW







## History:

The North Mankato Port Authority Commission was created by an act of the Legislature in 1985 and began operations in early 1986. The Port Authority is the development and redevelopment arm of the City of North Mankato and has a seven-member board. Five members of the board are City Council Members. The remaining two members of the board are volunteers appointed by the City Council for overlapping six-year terms. The members are selected based on their backgrounds in business, law, accounting, banking, and financial services.

## Description:

The primary purpose of the Port Authority is to act as the economic arm of the City. The Port Authority buys and sells land through the Port Authority General Fund and the Joint Economic Development Fund as a partnership with BENCO Electric Cooperative; issues grants/loans for economic development projects through the Federal Revolving Loan Fund and the Local Revolving Loan Fund; and approves Tax Increment Financing (TIF) applications. The Port Authority also manages various existing TIF districts.

## Services:

- Purchase and sale of land in Northport Industrial Park
- Issue grants/loans
- Consider TIF/Abatement applications
- Review/finance redevelopment efforts

## Accomplishments:

- Purchase of 50 acres of land from Timm Farms
- Sale of land to Blue Star and Palmer Bus
- Issued loan to Birchwood Cottages
- Created Business support loan program for COVID-19 response
- Adopted Conduit debt policy and issued a conduit debt policy for VINE Faith and Action and Bethany Lutheran College.

## Future Challenges:

- Extension of utilities to serve land adjacent to Timm Road
- Utility/street extensions to serve Frederick Trust property
- Wetland delineation as potential development occurs

# PORT AUTHORITY GENERAL FUND HISTORY AND FORECAST

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
<b>TOTAL PROPERTY TAXES</b>	75,000	75,000	75,000	75,000	-	75,000	75,000	75,000	75,000	
<b>MISCELLANEOUS</b>					-	-	-	-	-	
SALE OF LAND - Soco LLP (Spinners Bar)	13,000				-	-				
OTHER INCOME		61,837			-	-				
OTHER INCOME 256 TIF 18 LJP	7,956	7,956	7,956	3,973	(3,983)					TIF admin fees Decertify 2021
OTHER INCOME 257 TIF 20 Ziegler	4,254	4,254	4,254	4,354	100					TIF admin fees Decertify 2021 but est. loan pay go complete in 2020
OTHER INCOME 259 TIF 22 Lindsay	930	1,034	930	1,065	135					TIF admin fees Decertify 2021
OTHER INCOME 260 TIF 21 Allstate	1,267		-		-	-		-	-	TIF admin fees Decertify 2021 but est. loan pay go complete in 2018
OTHER INCOME 261 D&K Powder Coating	1,834	1,946	1,800	3,307	1,507	3,307	3,307	3,307	3,307	TIF admin fees Decertify 2025
OTHER INCOME 262 Birchwood Cottages			3,658	1,951	(1,707)	2,256	2,256	2,256	2,256	TIF admin fees Decertify 2026
OTHER INCOME 263 Blue Star Power Systems			4,625	2,438	(2,187)	4,625	4,625	4,625	4,625	TIF admin fees Decertify 2026
REFUND & REIMBURSEMENT	10	21			-	-	-	-	-	
LOAN INTEREST		209			-	-	-	-	-	
<b>TOTAL MISCELLANEOUS REVENUES</b>	29,251	77,257	23,223	17,088	(6,135)	10,188	10,188	10,188	10,188	
<b>TOTAL REVENUES</b>	104,251	152,257	98,223	92,088	(6,135)	85,188	85,188	85,188	85,188	
<b>EXPENDITURES</b>										
<b>TEMPORARY EMPLOYEES-REGULAR</b>	1,155	1,295	1,200	1,200	-	1,200	1,200	1,200	1,200	Meeting pay
<b>FICA CONTRIBUTIONS</b>	47	51	50	50	-	50	50	50	50	
<b>DEFINED CONTRIBUTION PLAN</b>	31	35	35	35	-	35	35	35	35	
<b>PERSONNEL SERVICES</b>	1,233	1,382	1,285	1,285	-	1,285	1,285	1,285	1,285	
<b>PROFESSIONAL SERVICES</b>	15,197	58,823	23,000	30,000	7,000	30,300	30,603	30,909	31,218	Platting costs
<b>ADVERTISING</b>	3,000				-	-	-	-	-	
<b>LEGAL NOTICES PUBLISHING</b>	92	204	500	500	-	500	500	500	500	
<b>AUDITING AND ACCOUNTING SERVICE</b>	6,959	4,019	7,700	7,700	-	7,700	7,700	7,700	7,700	
<b>TRAVEL EXPENSE</b>	208	45	100	100	-	100	100	100	100	
<b>BUSINESS APPRECIATION LUNCH</b>	2,371	2,356	1,000	2,500	1,500	2,525	2,550	2,576	2,602	
<b>PROPERTY INSURANCE</b>	204	217	200	200	-	200	200	200	200	
<b>PROPERTY TAXES</b>			1,000	1,000	-	1,000	1,000	1,000	1,000	
<b>MISCELLANEOUS</b>		2,828		2,500	2,500	2,500	2,500	2,500	2,500	
<b>MISCELLANEOUS - GREATER MANKATO GROWTH (REDA)</b>	30,616	30,891	31,000	30,910	(90)	31,219	31,531	31,846	32,164	
<b>MISCELLANEOUS - CITY CENTER PARTNERSHIP</b>		10,000	5,000	5,000	-	5,000	5,000	5,000	5,000	Partnership Agreement
<b>MISCELLANEOUS - REAL ESTATE TAX</b>			2,000		(2,000)	-	-	-	-	
<b>MISCELLANEOUS - OTHER</b>	5,062			500	500	505	510	515	520	
<b>TEMPORARY EMPLOYEES-REGULAR</b>	1,155	1,295	1,200	1,200	-	1,200	1,200	1,200	1,200	
<b>SERVICES AND CHARGES</b>	63,708	109,382	71,500	80,910	9,410	81,549	82,194	82,846	83,504	
<b>TRANSFERS OUT</b>										
OPERATING TRANSFERS TO 240 JEDA FOR RIST PROPERTY PAYMENT	131,513				-	-			-	
OPERATING TRANSFERS TO 379 2010D GO TAX INC BONDS	9,406	12,567	12,735	12,395	(340)	12,395	12,394	12,294		FINAL PAYMENT IN 2024
<b>TOTAL TRANSFERS OUT</b>	140,919	12,567	12,735	12,395	(340)	12,395	12,394	12,294	-	
<b>TOTAL EXPENDITURES</b>	205,861	123,330	85,520	94,590	9,070	95,229	95,873	96,425	84,789	
REVENUES OVER (UNDER) EXPENDITURES	(101,610)	28,927	12,703	(2,502)	(15,205)	(10,041)	(10,685)	(11,237)	399	
FUND BALANCE BEGINNING	168,507	66,897	95,824	108,527		106,025	95,984	85,299	74,062	
FUND BALANCE ENDING	66,897	95,824	108,527	106,025		95,984	85,299	74,062	74,461	
<b>CASH, BEGINNING</b>	178,376	67,227	94,233	106,936		104,434	94,393	83,708	72,471	
<b>CASH, ENDING</b>	67,227	94,233	106,936	104,434		94,393	83,708	72,471	72,870	
<b>CASH AS % OF EXPENDITURES</b>	33%	76%	125%	110%		99%	87%	75%	86%	

# DEBT SERVICE OVERVIEW



# DEBT SERVICE FUND

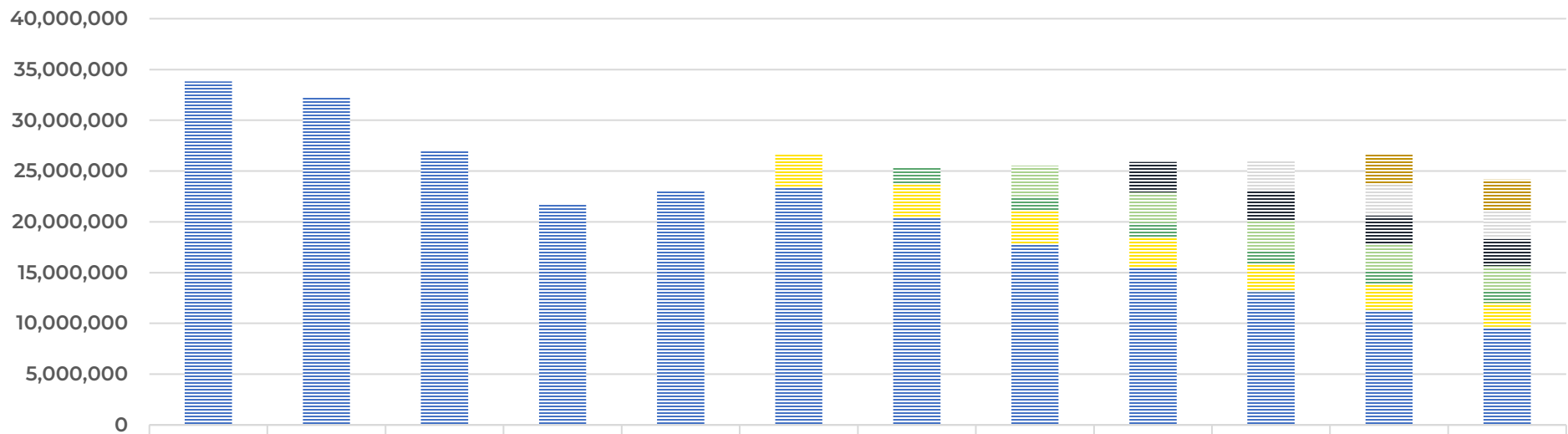
Reports to – Finance Director – Kevin McCann



## Description:

Debt Service Funds are used to account for the accumulation of resources used for the payment of principal, interest, and fiscal agent fees on long-term liabilities. The City of North Mankato strategically uses debt to provide consistency in its high quality of municipal services, without subjecting residents and business to dramatic spikes and declines in taxes. Several different types of bonds are used by the City of North Mankato for providing services, including General Obligation Bonds, Revenue Bonds, Capital Lease Bonds, and Lease Revenue Bonds. General Obligation total outstanding debt projected for 2021 totals \$25,285,300.

### Existing Debt & Future Debt of \$3.0 Million/Annually



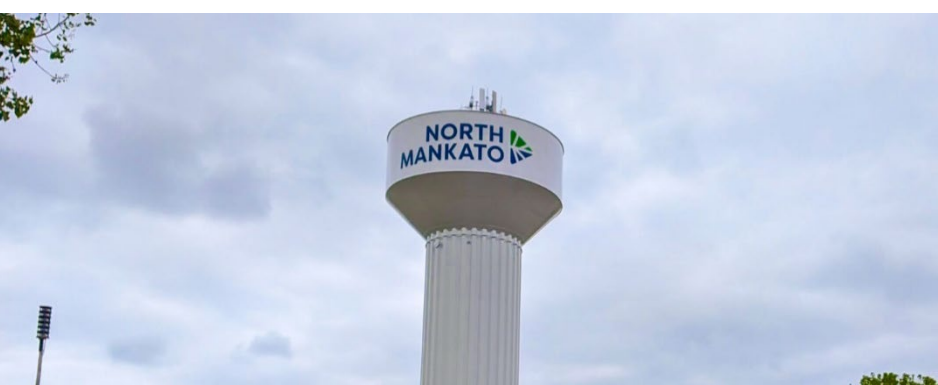


# DEBT SERVICE FUND HISTORY AND FORECAST

	2018 ACTUAL	2019 ACTUAL	2020 AMENDED	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
PROPERTY TAX	1,591,863	1,568,790	1,600,166	1,690,166	90,000	1,723,969	1,758,448	1,793,617	1,829,489	5.6% increase
TAX INCREMENT TRANSFER IN	122,358	147,910	131,790	132,494	704	146,951	160,813	162,330	34,210	
SALES TAX TRANSFER IN	521,194	526,669	513,503	299,850	(213,653)	295,425	300,300	299,600	62,800	Sales Tax transfer ends in 2020
SPECIAL ASSESSMENTS - CURRENT	95,532	51,816	152,268	164,651	12,383	185,990	190,289	206,376	229,177	
SPECIAL ASSESSMENTS - DEFERRED	397,919	365,511	454,684	45,000	(409,684)	212,421	102,000	82,000	112,000	
SP. ASSESS. - DELINQUENT	149,629	7,206	33,417	33,417	-	33,417	33,417	33,417	33,417	
SP. ASSESS. - INTEREST/PENALTY	6,876	1,863	77,533	27,779	(49,753)	27,726	27,473	27,020	26,366	
INTERGOVERNMENTAL	458,325	252,550	252,550	256,100	3,550	259,350	257,300	260,100	-	MnDOT reimbursement
INVESTMENT EARNINGS	1,215	5,285	2,000	2,000	-	2,000	2,000	2,000	2,000	
TRANSFERS IN	1,543,844	1,304,569	-	-	-	-	-	-	-	
BOND PROCEEDS	-	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>4,888,753</b>	<b>4,232,170</b>	<b>3,217,911</b>	<b>2,651,458</b>	<b>(566,453)</b>	<b>2,887,249</b>	<b>2,832,039</b>	<b>2,866,459</b>	<b>2,329,459</b>	
<b>EXPENDITURES (BONDS)</b>										
<b>G.O. Debt Service Funds</b>										
2007A GO IMPROVEMENT BONDS	117,415	-	-	-	-	-	-	-	-	Burnett Ravine Ridge #4, The Landing North Phase One.
2008A GO IMPROVEMENT BONDS	185,025	178,238	-	-	-	-	-	-	-	Bennett, 400 Block Pierce Ave Reconstruction, Howard Drive West Extension.
2008C GO CAPITAL IMPROVEMENT PLAN REFUNDING BONDS	234,670	147,610	-	-	-	-	-	-	-	Refunded 1997 Bonds for Fire Station #2, Police Annex, Refunded 1999 Revenue Bonds for Taylor Library.
2009D GO STATE AID STREET AND REFUNDING BONDS	253,850	252,550	-	-	-	-	-	-	-	Refunded 1998B State Aid Street Bonds (Countryside Dr. & Commerce Extension) & Extend CSAH41/ Carlson Dr./ Howard Dr.
2010A GO IMPROVEMENT BONDS	217,375	212,725	213,075	212,475	(600)	211,700	205,750	204,800	202,800	CSAH 41/ Carlson Dr./ Howard Dr.
2010C GO REFUNDING BONDS	160,893	602,715	676,225	770,263	94,038	274,573	-	-	-	Refunds 2001A Water Revenue Bonds, 2002A G.O. Improvement Bonds, 2003A Improvement Bonds, 2006A Improvement Bonds (Water Plant #2 Radium Removal, Water Loop - Howard to Pleasant View, Northgate Presidential, Rolling Green, LorRay Drive Extension, Mary Cir)
2012A GO CROSS OVER REFUNDING BONDS	89,297	87,958	91,380	-	(91,380)	-	-	-	-	Refunds 2004A, 2004B, 2005D (Lookout Dr. Reconstruction, 2004D Recycling Center and 2005D Klingel, Deerwood, Seykora, Whispering Oak Twins, Rolling Green, & Otter Court)
2014A GENERAL OBLIGATION BONDS	83,988	82,188	81,138	79,338	(1,800)	77,538	75,738	78,938	76,988	Roe Crest-Noretta-Belgrade Ravine, Old Belgrade Avenue
2015A GENERAL OBLIGATION BONDS	188,493	115,593	129,043	72,243	(56,800)	146,543	164,343	176,743	193,625	West Carlson Dr Extension
2015B GENERAL OBLIGATION REFUNDING BONDS	-	-	256,500	259,750	3,250	257,700	260,500	260,500	-	Refunds 2005A, 2006B, 2006C, 2007B, 2008B and 2009D.
2016A GENERAL OBLIGATION BONDS	122,650	130,650	128,500	126,400	(2,100)	129,250	132,000	129,700	127,400	75' Ladder Fire Truck & Roe Crest
2018A GENERAL OBLIGATION BONDS - Swim Facility	-	79,321	330,844	354,244	23,400	352,119	354,769	352,194	354,394	Spring Lake Swim Facility Project
2018A GENERAL OBLIGATION BONDS - Jefferson	-	9,261	34,494	38,819	4,325	38,069	42,244	41,344	40,444	Jefferson Ave.
2019A G.O. IMPROVEMENT BONDS - Commerce & Tyler	-	-	132,335	117,900	(14,435)	116,100	114,300	117,450	115,550	Commerce & Tyler Ave.
2019A GENERAL OBLIGATION BONDS - Equipment	-	-	4,390	30,450	26,060	34,900	34,300	33,700	33,100	Equipment
2020B - Monroe, Hoover SRTS, Countryside	-	-	-	46,697	46,697	250,000	260,850	256,550	257,200	Est.

# DEBT SERVICE FUND HISTORY AND FORECAST (CONTINUED)

	2018 ACTUAL	2019 ACTUAL	2020 AMENDED	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
PROJECTED DEBT SERVICE										
Bonds Issued 2021	-	-	-	-	-	110,000	110,000	110,000	110,000	
Bonds Issued 2022	-	-	-	-	-	-	65,000	237,938	238,750	
Bonds Issued 2023	-	-	-	-	-	-	-	65,000	237,938	
Bonds Issued 2024	-	-	-	-	-	-	-	-	65,000	
TOTAL G.O. DEBT SERVICE FUNDS	1,653,654	1,898,808	2,077,922	2,108,577	30,654	1,998,490	1,819,793	2,064,855	2,053,188	
PORT AUTHORITY DEBT SERVICE										
2009A PORT AUTHORITY GO TAXABLE REFUNDING BONDS	181,626	178,828	-	-	-	-	-	-	-	Enggren's Market Place.
2010D GO TIF REFUNDING BONDS	86,563	118,745	115,100	116,189	1,089	111,938	117,233	112,088	4,463	Webster Avenue, Belgrade Avenue (Marigold, et al), FX Fusion.
2011A PORT AUTHORITY GO BONDS	223,331	225,581	222,606	207,125	(15,481)	198,975	200,825	202,575	194,325	Highway 14/41 Interchange Bonds. Receives partial support from Sales Tax.
2011B PORT AUTHORITY TAXABLE GO TAX INC. REVENUE BONDS	34,303	33,778	33,215	32,615	(600)	32,015	31,385	35,615	34,735	422 Belgrade TIF.
TOTAL PORT AUTHORITY FUNDS	525,823	556,932	370,921	355,929	(14,992)	342,928	349,443	350,278	233,523	
SALES TAX DEBT SERVICE										
2009C GO SALES TAX REVENUE BONDS	231,763	231,363	230,350	233,700	3,350	231,200	233,000	234,400	-	Regional Park & Downtown Redevelopment Projects.
2010B GO SALES TAX REVENUE BONDS	66,100	69,725	68,075	66,150	(1,925)	64,225	67,300	65,200	62,800	Regional Park & Downtown Redevelopment Projects.
TOTAL SALES TAX BONDS	297,863	301,088	298,425	299,850	1,425	295,425	300,300	299,600	62,800	
TRANSFERS OUT										
OPERATING TRANSFERS TO 604 RIVERBEND ONGOING SUPPORT	30,000	1,334,569	40,000	40,000	-	40,000	40,000	40,000	40,000	Place Holder for Now. Dependent on Recycling Revenue.
OPERATING TRANSFER TO ELIMINATE CASH DEFICIT	1,066,022	-	-	-	-	-	-	-	-	
TOTAL TRANSFERS OUT	1,096,022	1,334,569	40,000	40,000	-	40,000	40,000	40,000	40,000	
TOTAL EXPENDITURES	3,573,361	4,091,397	2,787,268	2,804,355	13,087	2,676,843	2,509,535	2,754,733	2,389,511	
REVENUES OVER (UNDER) EXPENDITURES	1,315,393	140,773	430,643	(152,898)		210,406	322,504	111,727	(60,052)	
TOTAL INTERFUND LOAN ACTIVITY	(312,920)	(312,920)	(312,920)	(294,984)		(143,600)	(143,600)	-	-	Repayment of loan to General, Water, and Sewer Funds
CASH, BEGINNING	2,149,112	2,488,568	2,268,252	2,385,975		1,938,093	2,004,899	2,183,803	2,295,530	
CASH, ENDING	2,488,568	2,268,252	2,385,975	1,938,093		2,004,899	2,183,803	2,295,530	2,235,479	
CASH AS % OF EXPENDITURES	70%	55%	86%	69%		75%	87%	83%	94%	



## UTILITY FUND OVERVIEW

Water, Sewer, Solid Waste, Recycling, & Stormwater

## EXECUTIVE SUMMARY

The purpose of this section is to examine Utility Funds for the 2021 budget. Included in this report are the summaries and overviews for the water, sewer, solid waste, recycling, and stormwater funds including department summaries and overviews.



## UTILITY RATES

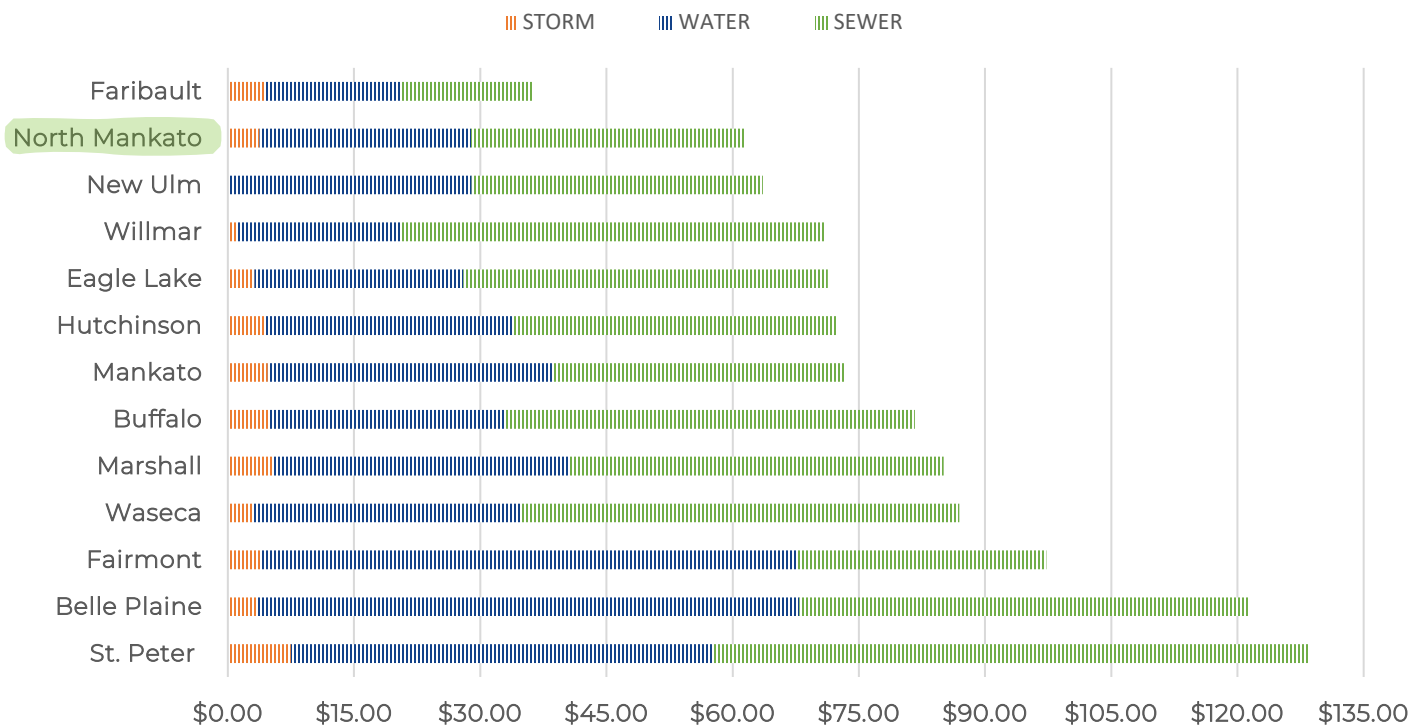
North Mankato Total Utility in 2020 - **\$61.36\***

Following the North Mankato Strategic Plan, utilities fall under Well Planned & Maintained Infrastructure. Primarily managed by the Public Works departments, City provided utility rates include storm, water, and sewer rates. Solid waste and recycling are not included.

\* This amount is calculated based on 5K water usage.

	<i>Faribault</i>	<i>North Mankato</i>	<i>New Ulm</i>	<i>Willmar</i>	<i>Eagle Lake</i>	<i>Hutchinson</i>	<i>Mankato</i>	<i>Buffalo</i>	<i>Marshall</i>	<i>Waseca</i>	<i>Fairmont</i>	<i>Belle Plaine</i>	<i>St. Peter</i>
<i>STORM</i>	\$4.35	\$3.75	\$0.00	\$1.00	\$3.16	\$4.43	\$4.76	\$5.00	\$5.28	\$3.00	\$3.96	\$3.56	\$7.50
<i>WATER</i>	\$16.35	\$25.15	\$29.00	\$19.62	\$24.85	\$29.55	\$34.02	\$28.04	\$35.27	\$31.92	\$63.60	\$64.36	\$50.24
<i>SEWER</i>	\$15.54	\$32.46	\$34.60	\$50.40	\$43.30	\$38.51	\$34.57	\$48.60	\$44.53	\$52.01	\$29.73	\$53.49	\$70.80
<b><i>TOTAL</i></b>	<b><i>\$36.24</i></b>	<b><i>\$61.36</i></b>	<b><i>\$63.60</i></b>	<b><i>\$71.02</i></b>	<b><i>\$71.31</i></b>	<b><i>\$72.49</i></b>	<b><i>\$73.34</i></b>	<b><i>\$81.64</i></b>	<b><i>\$85.08</i></b>	<b><i>\$86.93</i></b>	<b><i>\$97.29</i></b>	<b><i>\$121.41</i></b>	<b><i>\$128.54</i></b>

## 2020 UTILITY RATES FOR COMPARABLE CITIES



# UTILITY FUNDS

## Water Utility

The Water Utility Fund is used to account for the operations of the City of North Mankato's Water Utility. The Water Utility Fund's 2021 operating budget is \$1,924,081. This is a \$261,000 decrease from 2020. Decreases are due to a reduction in capital outlay (-\$142,000) and the retirement of debt.

\$1,924,081

## Wastewater Utility

The Wastewater Utility Fund is used to account for the operations of the City of North Mankato's Wastewater Utility. The Sewer Utility Fund's 2021 operating budget is \$2,548,065. This is a \$61,559 increase from 2020. The increase is attributed to additional capital outlay, personnel costs, and services & charges.

\$2,548,065

## Recycling

The 2021 Recycling Fund budget is \$526,401 which is a \$3,633 decrease from the 2020 budget. The decrease relates to allocating the spring and fall city-wide cleanup costs between the refuse and recycling funds.

\$526,401

## Storm Water Utility

The Storm Water Utility Fund is used to account for the operations of the City of North Mankato's storm water utilities. The Storm Water Utility Fund's 2021 operating budget is \$447,504. This is a \$688,157 decrease from 2020. The decrease is due to the completion of projects and shifts in operational costs to the City of Mankato for the processing of flood stations controlling storm water flows.

\$447,504

## Solid Waste

The Solid Waste Fund is related to the City's refuse and general garbage collection. The 2021 budget is \$826,441. This is an increase of \$12,941 from 2020. The increase relates to allocating the yard waste and brush disposal costs between the refuse and recycling funds.

\$826,441

# WATER DEPARTMENT

Reports to – Nate Host – Public Works Director



## Description:

The water department is responsible for providing clean drinking water to homes and businesses in North Mankato. To achieve this mission the water utility produces and distributes water to customers. Major annual responsibilities include daily samples and maintenance of the water plants and distribution system.

## System Overview:

The North Mankato Water System has two water plants with a total capacity of 14,000 gallons per minute. In 2019 North Mankato produced 446 million gallons at the two plants. Our water system has two clear wells, two water towers, and one hillside reservoir for storage facilities with a capacity of 2.5 million gallons. Additionally, there are five active wells with a combined pumping capacity of 6,480 gallons per minute. In 2019, 465 million gallons were pumped from the nine wells and the 5,251 customers consumed 338 million gallons of water. There is a backup connection with the Mankato Water system for emergency response. The water system's 667 fire hydrants are each flushed annually for system maintenance.

The North Mankato water system has 405,670 feet (76.83 miles) of pipe. This includes:

Customer Breakdown	
Type	Amount
Residential	5,009
Commercial	227
Rural	17
Public	27
Landlord	65
<b>TOTAL</b>	<b>5,345</b>

Watermain Breakdown	
Pipe Size	Length - Feet
1"	822.02
2"	1,020.87
4"	7,512.90
6"	188,478.94
8"	88,594.50
10"	39,835.10
12"	50,777.28
16"	28,628.68
<b>Total</b>	<b>405,670.28</b>





# WATER DEPARTMENT

Reports to – Nate Host – Public Works Director



## 2019 Output Measures

- 2,114 utility locates
- 375 curb box shutoffs completed for non- payment
- 12 water main breaks
- 253 automatic water meters were installed
- 241 valves were replaced
- 1,434 hydrants were flushed.

## Services:

- Pump water from wells
- Produce water at plant
- Distribute water to customers
- Flush fire hydrants (system flushing)
- Inspect & repair fire hydrants
- Exercise valves
- Repair water main breaks
- Conduct water samples
- Water plant maintenance

## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
WATER	City Administrator	0.25	0.25	0.25
	Public Works Director	0.33	0.33	0.33
	Finance Director	0.25	0.25	0.25
	Account Clerk	1.25	1.25	1.25
	Water Superintendent	1	1	1
	Water Foreman	1	1	1
	Water Serviceman III / Electrician	0.5	0.5	0.5
	Water Serviceman II	1	1	1
	Water Serviceman I	1	1	1
Department Total		6.58	6.58	6.58

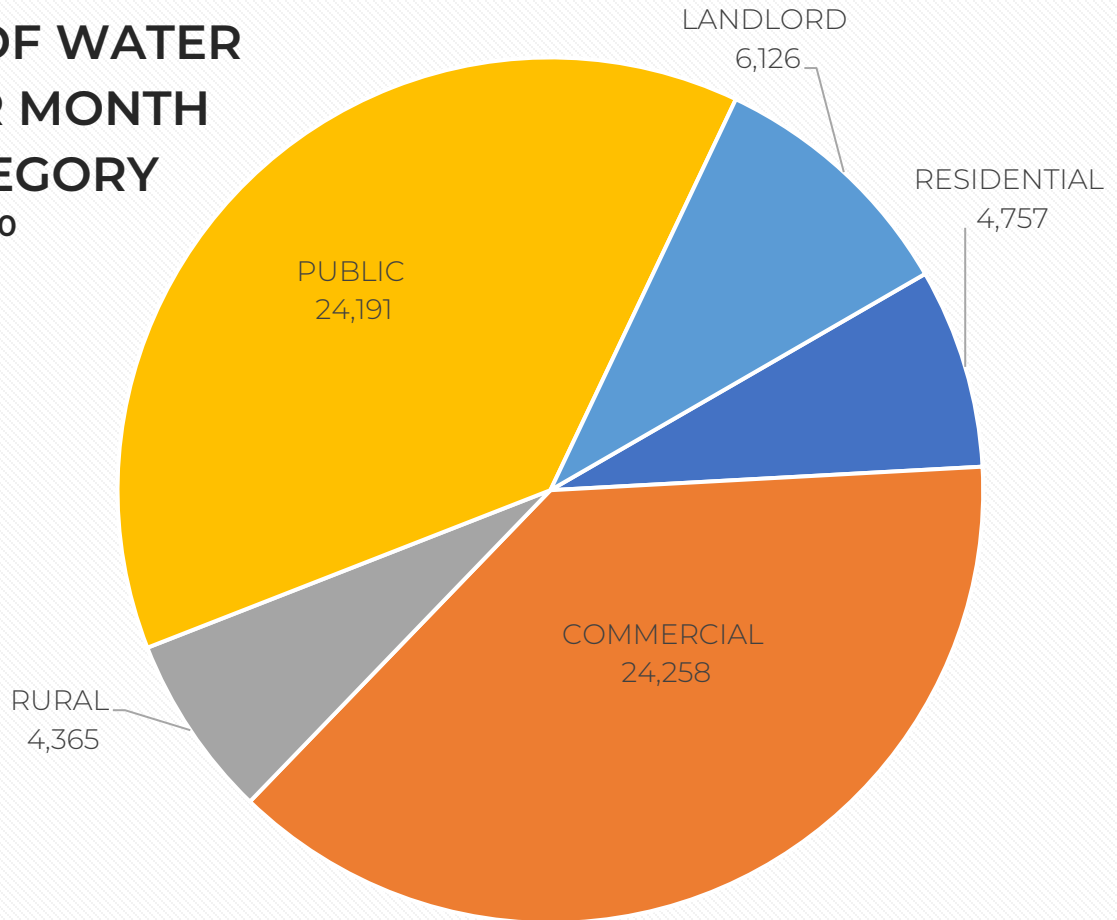




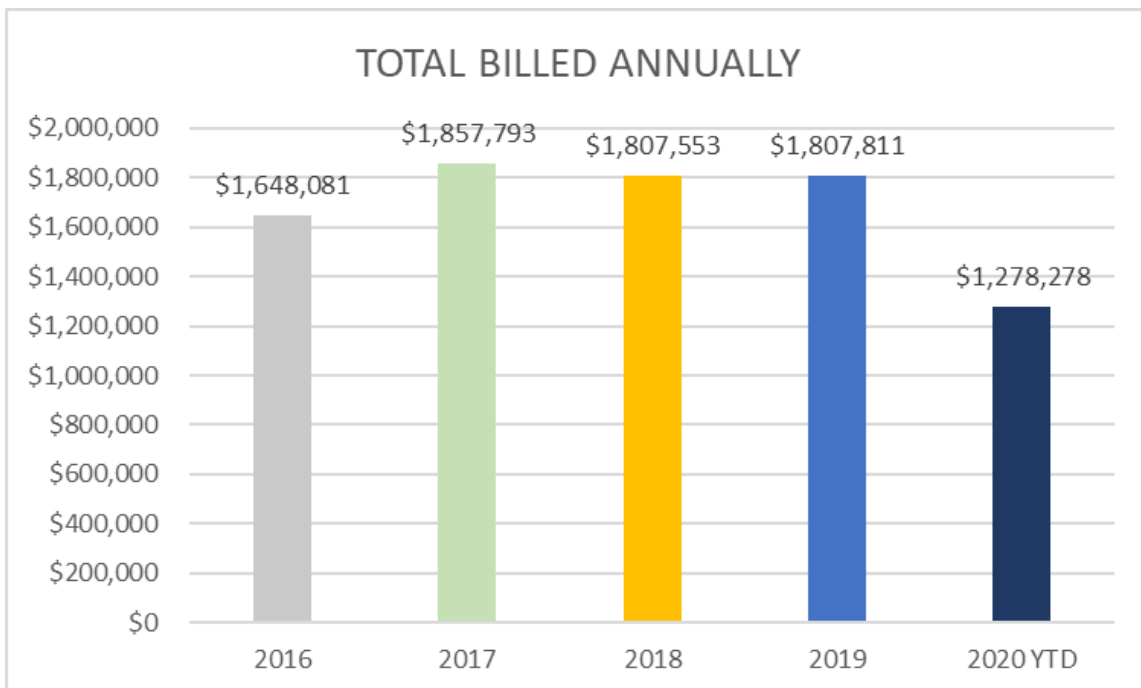
# WATER STATISTICS

## GALLONS OF WATER USED PER MONTH BY CATEGORY

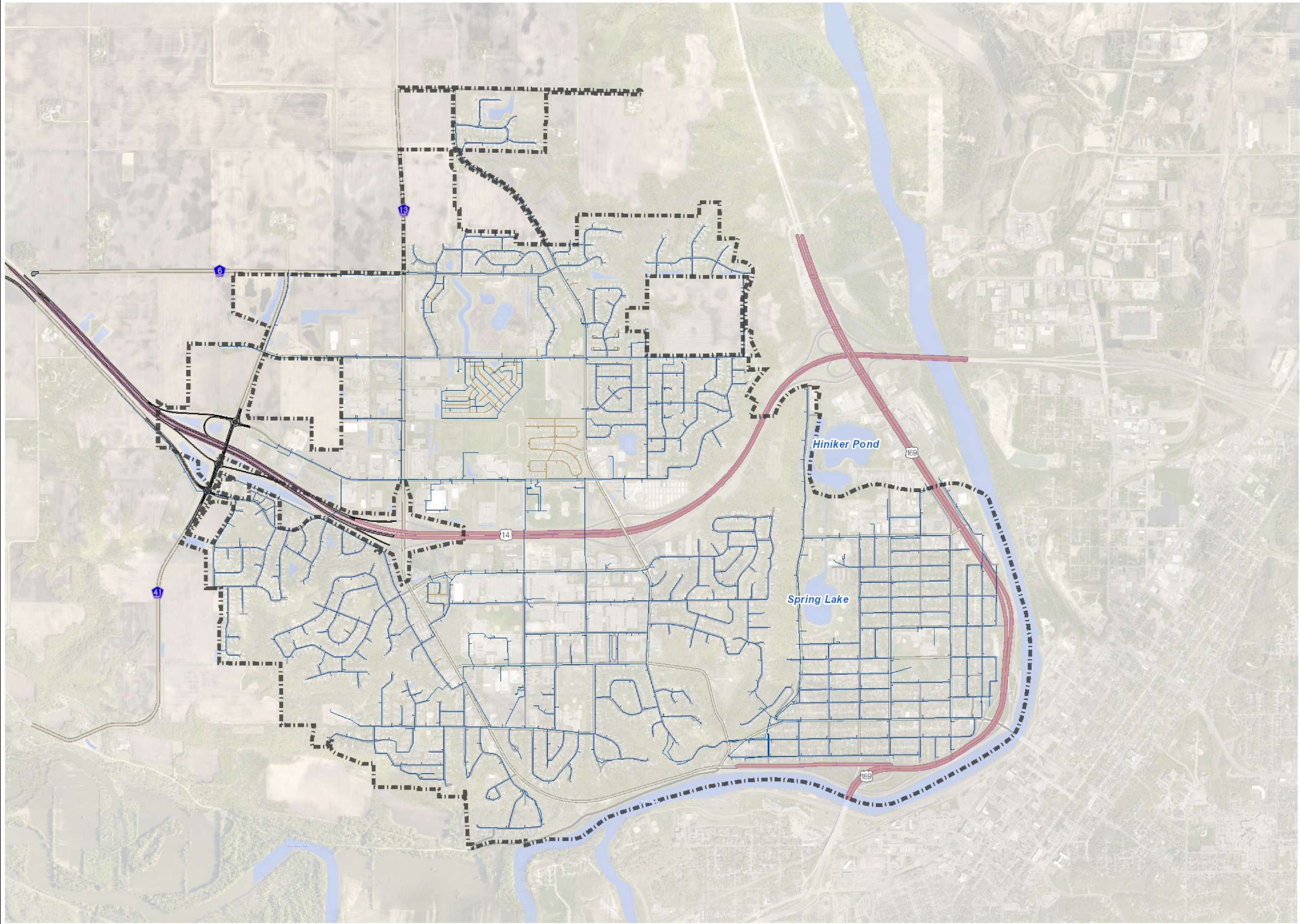
2020



## TOTAL BILLED ANNUALLY







**Legend**

- City Limits
- Hydrants
- Valves
- Water Storage Facilities
  - Reservoir
  - Tower
- Wells
- Watermain
- Fire Service
- Medians
- Roadways
- Roads
  - US TRUNK HWY
  - COUNTY STATE AID HWY
  - MUNICIPAL STATE AID STREET
  - LOCAL STREET
  - RAMP
  - PRIVATE STREET
- Lakes & Ponds
- Minnesota River
- Nman\_cty19\_3inch.sid
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

Map Name



**Disclaimer:**  
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of North Mankato is not responsible for any inaccuracies herein contained.

0 2,000 Feet



# WATER FUND - 601



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
CUSTOMER RECEIPTS	1,805,528	1,803,214	1,850,000	1,850,000	-	1,850,000	2,000,000	2,010,000	2,020,050	Rate increase in 2023
CHARGES FOR SERVICES	130,879	191,997	181,400	161,000	(20,400)	161,000	161,000	161,000	161,000	New radio read meters
STATE SALES TAX	25,709	28,518	21,500	20,500	(1,000)	20,500	20,500	20,500	20,500	
SPECIAL ASSESSMENTS AND MISCELLANEOUS	2,200,508	91,249	53,100	57,600	4,500	47,600	47,600	47,600	47,600	
TRANSFERS IN	18,538	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>\$4,181,163</b>	<b>\$2,114,978</b>	<b>\$2,106,000</b>	<b>\$2,089,100</b>	<b>\$(16,900)</b>	<b>\$2,079,100</b>	<b>\$2,229,100</b>	<b>\$2,239,100</b>	<b>\$2,249,150</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	599,922	665,290	689,085	690,567	1,482	715,005	740,617	767,475	795,650	
SUPPLIES	120,253	199,873	179,950	167,250	(12,700)	168,918	170,603	172,304	174,023	
SERVICES AND CHARGES	356,639	431,759	366,398	388,222	21,824	391,945	395,707	399,506	403,342	
CAPITAL OUTLAY	465,329	466,720	300,000	193,200	(106,800)	480,000	470,000	245,000	155,000	Well repair; filter rehabs in 22&23
DEBT SERVICE	126,465	78,858	474,417	344,843	(129,575)	340,575	354,655	356,889	336,089	Retirement of debt
TRANSFERS OUT	140,000	225,000	140,000	140,000	-	140,000	140,000	140,000	140,000	
<b>TOTAL EXPENDITURES</b>	<b>\$1,808,607</b>	<b>\$2,067,501</b>	<b>\$2,149,850</b>	<b>\$ 1,924,081</b>	<b>\$(225,769)</b>	<b>\$2,236,443</b>	<b>\$2,271,582</b>	<b>\$2,081,174</b>	<b>\$2,004,104</b>	
REVENUES OVER (UNDER) EXPENDITURES	2,372,555	47,477	(43,850)	165,019	208,869	(157,343)	(42,482)	157,927	245,047	
ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	108,300	108,300	108,300	108,300	-	108,300	108,300	-	-	
CASH, BEGINNING	835,971	818,043	723,739	788,189		1,061,508	1,012,465	1,078,283	1,236,210	
CASH, ENDING	818,043	723,739	788,189	1,061,508		1,012,465	1,078,283	1,236,210	1,481,256	
CASH AS % OF TOTAL EXPENDITURES	45%	35%	37%	55%		45%	47%	59%	74%	

# WASTEWATER

Reports to – Nate Host – Public Works Director



## Description:

The mission of the Wastewater Utility is to safely collect and convey wastewater for treatment and processing. All Wastewater in North Mankato is treated at the Mankato Water Resources Recovery Facility. The North Mankato Wastewater utility is responsible for maintaining several lift stations and the collection system for waste in North Mankato.

## System Overview

The North Mankato Wastewater utility has 10 lift stations, 1,310 manholes, 23,182 feet (4.39 miles) of force main, and a 337,000-foot (63.90-mile) gravity system. The lift stations have a total pumping of 7,687 hours in 2019. There are four main trunk lines that feed the main lift station to Mankato. North Mankato conducts regular televising and jetting of sewer lines. At this time, each line is televised and jetted on average every three years. Some lines are inspected annually based on performance.

Customer Breakdown	
Type	Amount
Residential	5,043
Commercial	233
Rural	27
<b>Total</b>	<b>5,303</b>

Force Main Breakdown	
Pipe Size	Length - Feet
Unknown	8,567.08
2"	1,42.29
4"	172.84
6"	6,128.68
8"	5,927.36
12"	645.77
20"	697.98
<b>Total</b>	<b>23,182.00</b>

Gravity Main Breakdown	
Pipe Size	Length - Feet
Unknown	1,088.84
4"	773.04
6"	2,451.21
8"	191,654.55
10"	49,770.02
12"	27,615.72
15"	18,902.86
16"	1,664.85
18"	23,558.57
20"	33.58
21"	4,841.81
24"	4,130.28
27"	10,817.85
30"	102.59
<b>Total</b>	<b>337,379.78</b>



# WASTEWATER

Reports to – Nate Host – Public Works Director



## Services:

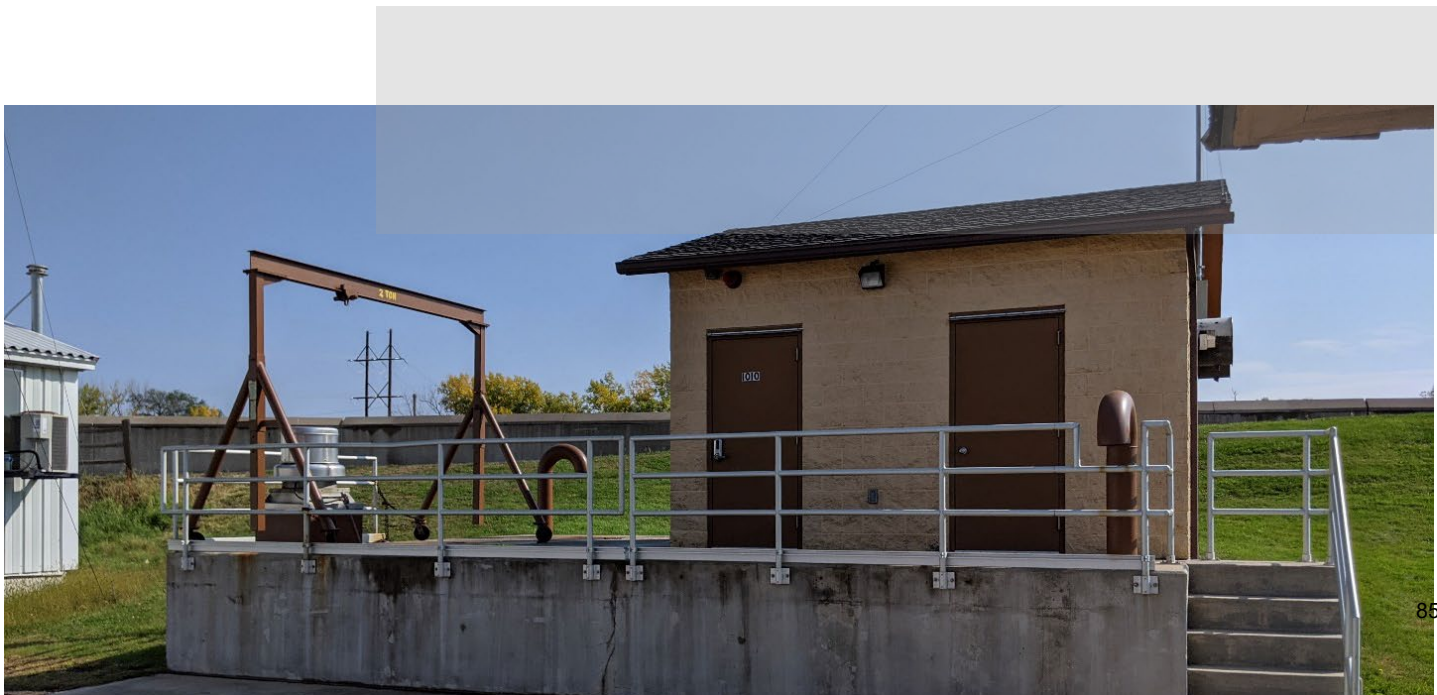
- Jet & televise sewers
- Repair manholes
- Conduct manhole inspections
- Repair sewer main breaks
- Maintain lift stations
- Conduct wastewater samples

## 2019 Output Measures:

- 79,940 lineal feet of sanitary sewer televised
- 18,500 lineal feet of line jetted
- 1 sewer main break resolved

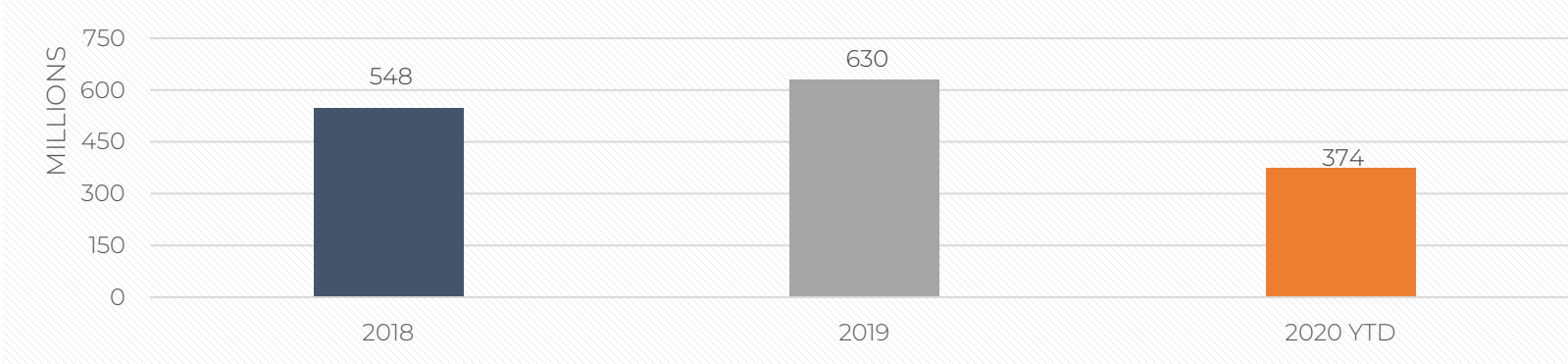
## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
WASTEWATER	City Administrator	0.25	0.25	0.25
	Public Works Director	0.34	0.34	0.34
	Finance Director	0.25	0.25	0.25
	Account Clerk	1.25	1.25	1.25
	Sewer Serviceman II	1	1	1
	Water Serviceman III/Electrician	0.5	0.5	0.5
	Street Superintendent	1	1	1
	<b>Department Total</b>	<b>4.59</b>	<b>4.59</b>	<b>4.59</b>

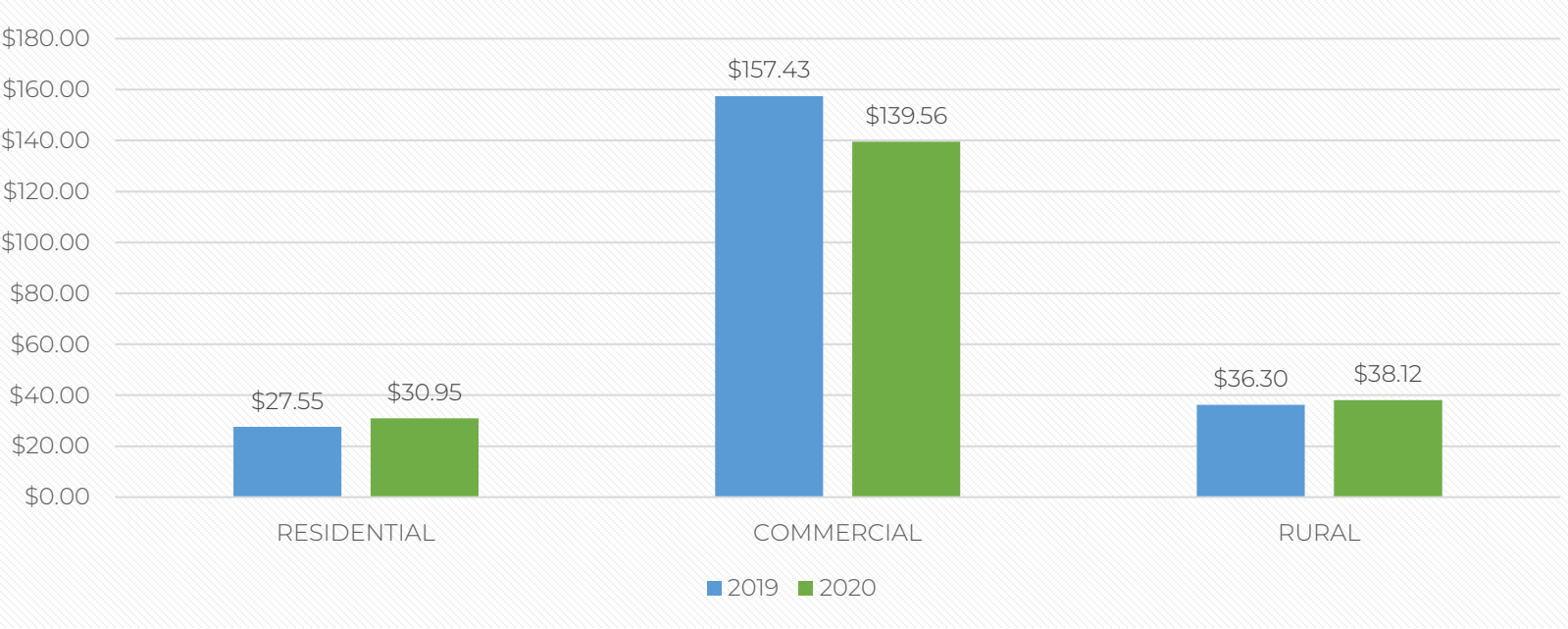


# WASTEWATER STATISTICS

TOTAL ANNUAL FLOW IN MILLIONS OF GALLONS



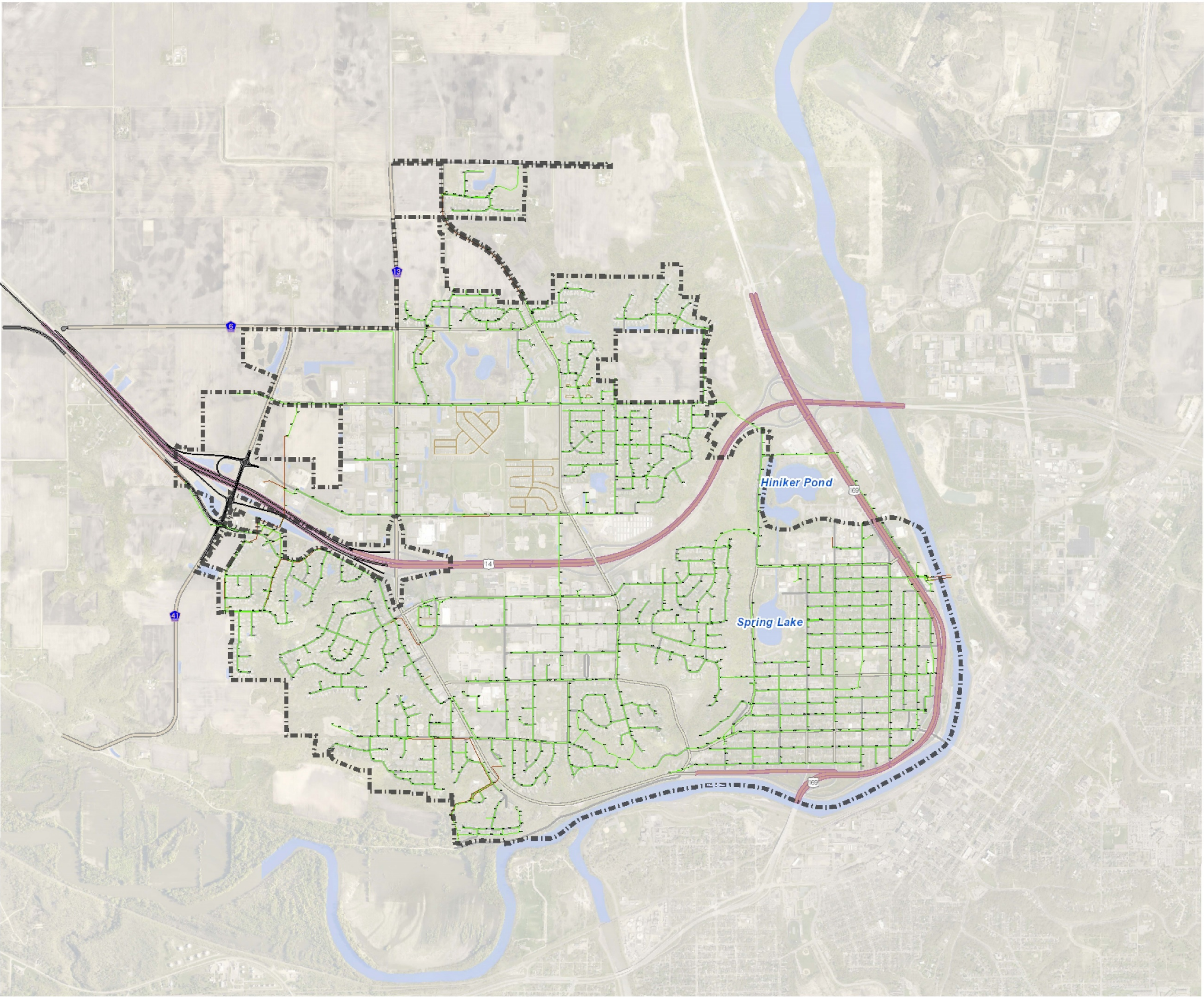
AVERAGE MONTHLY WASTEWATER BILL BY TYPE





**Legend**

- City Limits
- Sanitary Valves
- Sanitary Manholes
- Sanitary Holding Tank
- Lift Stations
- Sanitary Pipe
- Forcemain
- Casing
- Medians
- Roadways
- Roads
  - US TRUNK HWY
  - COUNTY STATE AID HWY
  - MUNICIPAL STATE AID STREET
  - LOCAL STREET
  - RAMP
  - PRIVATE STREET
- Lakes & Ponds
- Minnesota River
- Nman\_cty19\_3inch.sid
  - Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3



0 2,397 Feet

**Map Name**



**Disclaimer:**  
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# WASTEWATER FUND - 602



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
CUSTOMER RECEIPTS	2,366,926	2,379,079	2,495,810	2,544,000	48,190	2,569,440	2,595,134	2,621,085	2,647,296	Increased revenue collection
SPECIAL ASSESSMENTS AND MISCELLANEOUS	117,037	320,359	19,000	22,100	3,100	18,100	14,100	12,100	10,100	
TRANSFERS IN	-	-	-	-	-	-	-	-	-	
Bonds Issued	10,859	10,857	-	-	-	-	-	-	-	
Capital Contributions	58,168	311,498	-	-	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>\$2,552,990</b>	<b>\$3,021,793</b>	<b>\$2,514,810</b>	<b>\$2,566,100</b>	<b>\$51,290</b>	<b>\$2,587,540</b>	<b>\$2,609,234</b>	<b>\$2,633,185</b>	<b>\$2,657,396</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	225,448	468,869	503,907	530,073	26,166	548,331	567,398	587,318	608,136	
SUPPLIES	48,273	59,900	43,380	42,630	(750)	43,042	42,438	42,848	43,261	
SERVICES AND CHARGES	1,144,176	1,252,438	1,243,795	1,249,583	5,788	1,278,577	1,308,274	1,333,539	1,364,642	Treatment Costs
CAPITAL OUTLAY	338,653	317,364	250,000	290,500	40,500	290,000	295,000	305,000	268,000	Marvin Blvd pump & controls
DEBT SERVICE	45,539	57,109	260,424	250,280	(10,144)	215,555	157,880	159,430	163,830	Retirement of debt
TRANSFERS OUT	185,000	295,000	185,000	185,000	-	185,000	185,000	185,000	185,000	
<b>TOTAL EXPENDITURES</b>	<b>\$1,987,089</b>	<b>\$2,450,681</b>	<b>\$2,486,506</b>	<b>\$2,548,065</b>	<b>\$61,559</b>	<b>\$2,560,505</b>	<b>\$2,555,990</b>	<b>\$2,613,135</b>	<b>\$2,632,869</b>	
REVENUES OVER (UNDER) EXPENDITURES	565,901	571,112	28,304	18,035	(10,269)	27,035	53,244	20,050	24,527	
ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	35,300	35,300	35,300	35,300	5,791	35,300	35,300	-	-	
<b>CASH, BEGINNING</b>	<b>660,902</b>	<b>684,896</b>	<b>946,110</b>	<b>1,009,714</b>		<b>1,063,049</b>	<b>1,125,384</b>	<b>1,213,928</b>	<b>1,233,978</b>	
<b>CASH, ENDING</b>	<b>684,896</b>	<b>946,110</b>	<b>1,009,714</b>	<b>1,063,049</b>		<b>1,125,384</b>	<b>1,213,928</b>	<b>1,233,978</b>	<b>1,258,505</b>	
<b>CASH AS % OF TOTAL EXPENDITURES</b>	<b>34%</b>	<b>39%</b>	<b>41%</b>	<b>42%</b>		<b>44%</b>	<b>47%</b>	<b>47%</b>	<b>48%</b>	Exceeds reserve policy requirement



# RECYCLING

Reports to – Nate Host – Public Works Director



## Description:

The recycling utility of the City of North Mankato is responsible for the biweekly collection of recycling from customers and operating the Riverbend Recycling Center at 600 Webster Avenue. West Central Sanitation is responsible for collecting the recyclables, baling them at the recycling center, and transporting them to Dem-Con Recycling Center in Shakopee, Minnesota, for resale or disposal.

## Services:

- Biweekly recycling collection
- Riverbend Recycling Center management
- Recycling carts provided to the City

## Future Challenges:

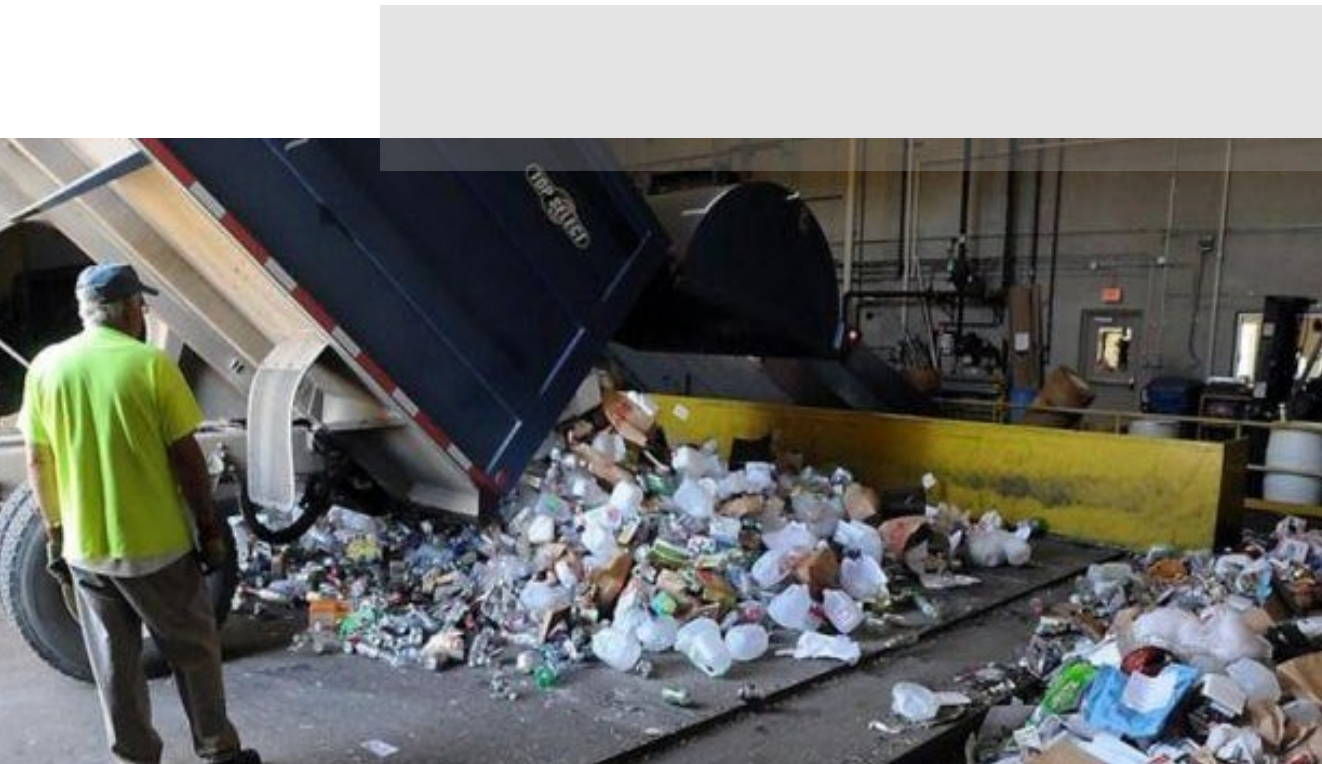
- Replacement of aging equipment
- Consider a weekly pickup schedule
- Maintain clean streams of recyclables

## Highlights:

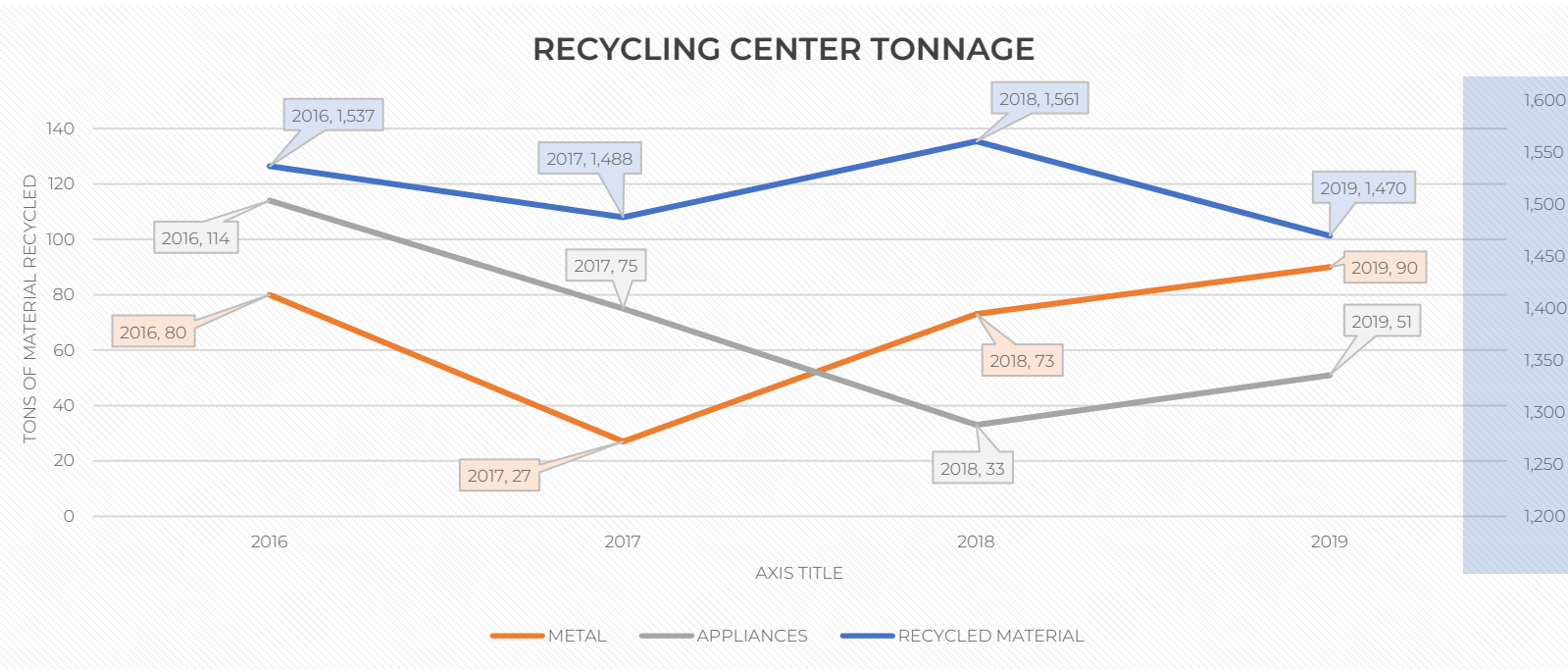
- 1,470 tons of recycled material in 2019
- Over 4,740 customers in 2020

## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
RECYCLING	Recycling Center Operator	1.5	1.5	1.5
	<b>Department Total</b>	<b>1.5</b>	<b>1.5</b>	<b>1.5</b>



# RECYCLING STATISTICS



Recycling Breakdown		
Pipe Size	Percentage	Tons
Old Corrugated Cardboards	13.30%	249
Other Fiber Combined	42.24%	791
Aluminum Combined	1.65%	31
Steel Scrap Combined	1.20%	23
Steel Cans	2.27%	43
PETE (#1) Plastics	4.35%	81
HDPE Natural (#2) Plastics	1.38%	26
HDPE Color (#2) Plastics	1.18%	22
Other Plastics Combined	0.68%	13
Mixed Rigids	0.67%	13
Glass	21.72%	407
Aseptic/Gable Top	0.15%	3
Residue Combined	9.20%	172
TOTAL	100.00%	1,873

# RECYCLING FUND - 603



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
RECYCLING COLLECTION FEES	335,526	389,473	387,000	429,000	42,000	431,145	433,301	435,468	437,645	2021 Rate increase
STATE SALES TAX - SANITATION	-	-	-	-	-	-	-	-	-	
RECYCLING REVENUE	16,050	11,707	14,500	12,700	(1,800)	12,700	12,700	12,700	12,700	
FACILITY RENTAL	126,861	122,572	60,000	61,200	1,200	62,577	63,985	65,425	66,897	
TRANSFERS IN	30,000	30,000	40,000	40,000	-	40,000	40,000	40,000	40,000	
<b>TOTAL REVENUES</b>	<b>508,438</b>	<b>553,753</b>	<b>501,500</b>	<b>542,900</b>	<b>41,400</b>	<b>546,422</b>	<b>549,986</b>	<b>553,593</b>	<b>557,242</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	28,442	32,642	46,767	48,560	1,793	49,967	51,416	52,907	54,442	Recycling Center staff
SUPPLIES	8,985	30,834	15,050	19,550	4,500	19,746	19,944	20,144	20,345	
SERVICES AND CHARGES	347,958	429,373	356,595	354,460	(2,135)	357,969	361,512	363,589	367,202	Recycling transfer fees
CAPITAL OUTLAY	-	-	2,500	2,500	-	2,500	2,500	2,500	2,500	
DEBT SERVICE	15,625	15,389	109,122	101,331	(7,791)	104,203	101,923	104,486	106,818	
TRANSFERS OUT	-	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	<b>401,010</b>	<b>508,238</b>	<b>530,034</b>	<b>526,401</b>	<b>(3,633)</b>	<b>534,385</b>	<b>537,295</b>	<b>543,626</b>	<b>551,307</b>	
REVENUES OVER (UNDER) EXPENDITURES	107,428	571,112	28,304	298	(28,006)	14,288	35,483	12,270	(20,277)	
ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES										
<b>CASH, BEGINNING</b>	<b>91,129</b>	<b>157,120</b>	<b>162,862</b>	<b>134,328</b>	<b>(84,238)</b>	<b>150,827</b>	<b>162,864</b>	<b>175,555</b>	<b>185,522</b>	
<b>CASH, ENDING</b>	<b>157,120</b>	<b>162,862</b>	<b>134,328</b>	<b>150,827</b>	<b>-</b>	<b>162,864</b>	<b>175,555</b>	<b>185,522</b>	<b>191,457</b>	
<b>CASH AS % OF TOTAL EXPENDITURES</b>	<b>39%</b>	<b>32%</b>	<b>25%</b>	<b>29%</b>		<b>30%</b>	<b>33%</b>	<b>34%</b>	<b>35%</b>	

# STORM WATER / FLOOD CONTROL

Reports to - Nate Host – Public Works Director



### Description:

The storm water department conducts maintenance and inspections on the city storm water mains, ravines, holding ponds, manholes and corps stations. The Municipal Separate Storm Sewer System (MS4) permit was created by the Minnesota Pollution Control Agency (MPCA) to comply with the Clean Water Act. As a part of MS4, cities with populations over 10,000 people must apply for coverage under the state general permit.

### Services:

- Main line repairs
- Main line inspections
- Main line jetting
- Structure Inspections
- Structure maintenance
- Flood station and levee maintenance

### Highlights:

- 350 hours of storm water structure maintenance
- 147 hours of repairs to storm water main line breaks
- 402 hours of MS4 and ravine maintenance.
- Recommended \$0.50/month increase

### Opportunities:

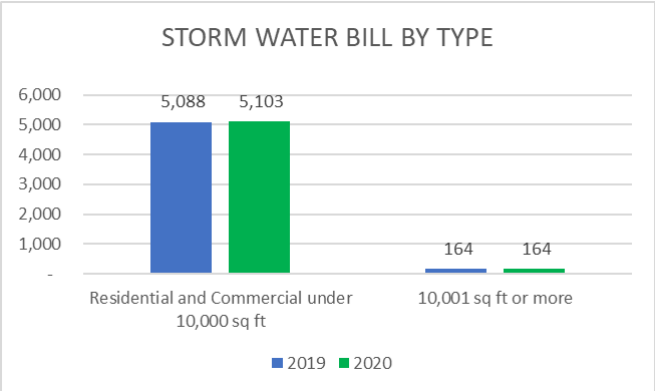
- Experienced staff to pass knowledge onto younger staff.
- Emphasis on staff learning all maintenance roles to be flexible.

### Future Challenges:

- Aging infrastructure
- Fluxes in annual storm damage and rainfall in a changing climate
- Ravine and bluff erosion control

## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
STORM WATER	Public Works II	1.2	1.2	1.2
	Department Total	1.2	1.2	1.2



## STORMWATER

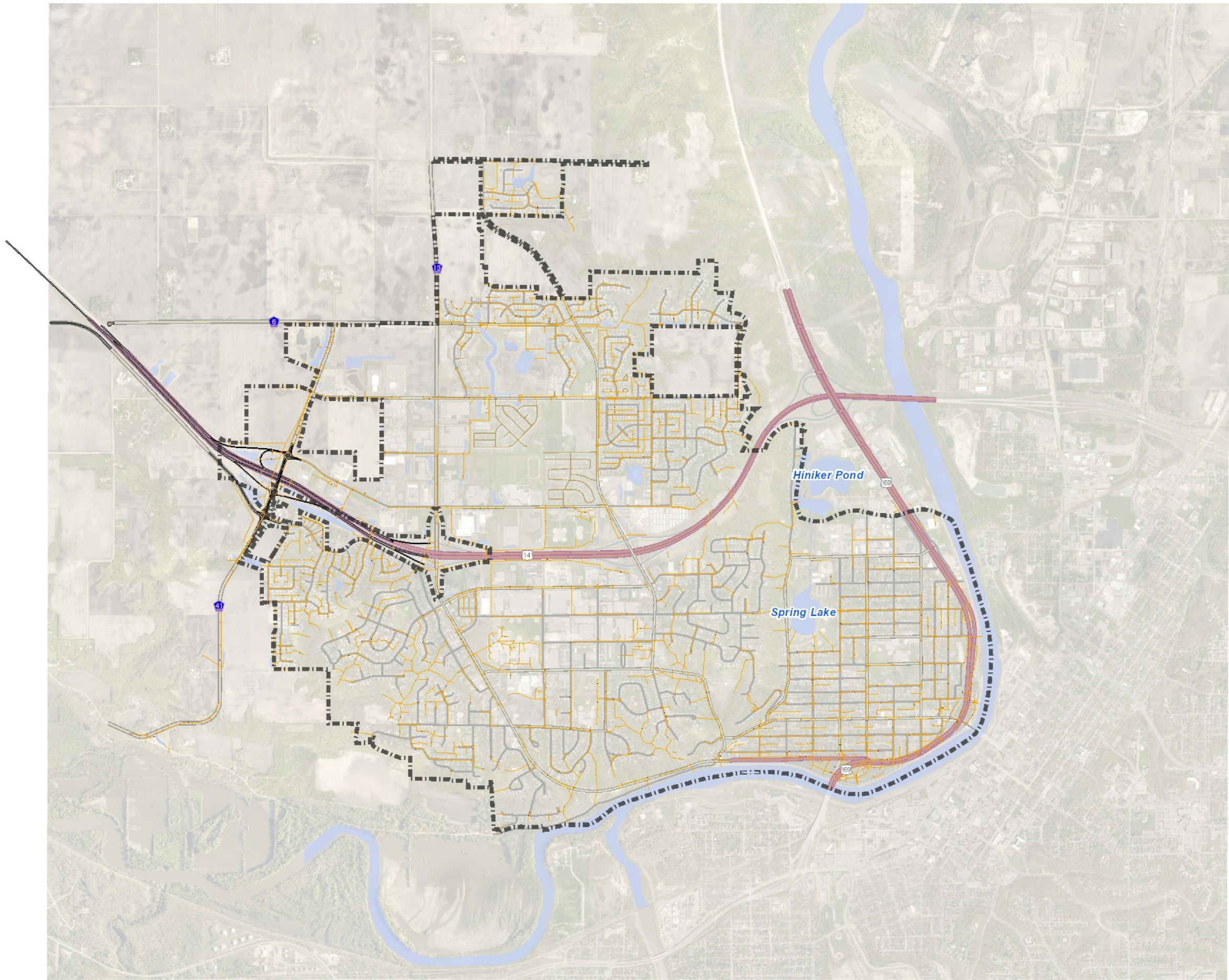
### FACTS AND FIGURES

4,044 MANHOLES

477,905 FEET OF PIPE

\$3.71 - AVG. MONTHLY CHARGE  
(LESS THAN 10,001 SQ FT)





**Legend**

- City Limits
- Manhole Box
- Manholes
- Culverts
- Back Yard Drains
- Catch Basins
- Storm Pipe
- Subsurface Basin
- Medians
- Roadways
- Roads
  - US TRUNK HWY
  - COUNTY STATE AID HWY
  - MUNICIPAL STATE AID STREET
  - LOCAL STREET
  - RAMP
  - PRIVATE STREET
- Lakes & Ponds
- Minnesota River
- Nman\_cty19\_3inch.sid
  - Red: Band\_1
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**Map Name**



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0 2,397 Feet



# STORMWATER FUND - 604



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
CUSTOMER RECEIPTS	391,213	398,787	400,000	452,000	52,000	456,520	461,085	465,696	470,353	\$0.50/month increase in 2021
INTEREST EARNED	-	4,957	-	-	-	-	-	-	-	
BONDS ISSUED	631	631	-	-	-	-	-	-	-	
CAPITAL CONTRIBUTIONS	-	385,428	-	-	-	-	-	-	-	
TRANSFERS IN	-	-	170,000	65,000	(105,000)	65,000	65,000	65,000	65,000	2019 Ravine project debt service
<b>TOTAL REVENUES</b>	<b>391,844</b>	<b>789,803</b>	<b>570,000</b>	<b>517,000</b>	<b>(53,000)</b>	<b>521,520</b>	<b>526,085</b>	<b>530,696</b>	<b>535,353</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	66,132	35,328	102,801	106,754	3,953	111,097	115,650	120,424	125,433	
SUPPLIES	47,006	24,892	29,500	29,500	-	29,580	29,661	29,743	29,825	
SERVICES AND CHARGES	220,872	223,856	152,907	86,767	(66,140)	87,545	88,332	89,125	89,928	Pump station moved to Gen Fund
CAPITAL OUTLAY	0	(0)	682,000	55,000	(627,000)	55,050	55,601	56,157	56,719	2019 Ravine project completed
DEBT SERVICE	50,999	27,655	115,203	115,818	615	113,618	106,110	103,560	60,960	
TRANSFERS OUT	53,250	53,250	53,250	53,665	415	53,665	53,250	53,250	53,250	
<b>TOTAL EXPENDITURES</b>	<b>438,259</b>	<b>364,982</b>	<b>1,135,661</b>	<b>447,504</b>	<b>(688,157)</b>	<b>450,555</b>	<b>448,604</b>	<b>452,259</b>	<b>416,115</b>	
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(46,414)</b>	<b>424,822</b>	<b>(565,661)</b>	<b>69,496</b>	<b>635,157</b>	<b>70,965</b>	<b>77,481</b>	<b>78,437</b>	<b>119,238</b>	
FUND BALANCE BEGINNING	1,828,037	2,230,718	2,662,198	2,096,537	2,980,709	2,166,033	2,236,997	2,314,478	2,392,915	
FUND BALANCE ENDING	2,230,718	2,662,198	2,096,537	2,166,033	3,615,866	2,236,997	2,314,478	2,392,915	2,512,153	
FUND BALANCE AS % OF TOTAL EXPENDITURES	509%	729%	185%	484%	-525%	496%	516%	529%	604%	
<b>ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES</b>			<b>(9,205)</b>	<b>(10,000)</b>	<b>(9,205)</b>	<b>(10,000)</b>	<b>(15,000)</b>	<b>(15,000)</b>	<b>(15,000)</b>	<b>GF Interfund Loan Repayment</b>
<b>CASH, BEGINNING</b>	<b>-</b>	<b>-</b>	<b>749,991</b>	<b>3,366</b>		<b>62,862</b>	<b>123,826</b>	<b>186,307</b>	<b>249,744</b>	
<b>CASH, ENDING</b>	<b>-</b>	<b>578,232</b>	<b>3,366</b>	<b>62,862</b>	<b>-</b>	<b>123,826</b>	<b>186,307</b>	<b>249,744</b>	<b>353,982</b>	
<b>CASH AS A % OF TOTAL EXPENDITURES</b>	<b>0%</b>	<b>158%</b>	<b>0%</b>	<b>14%</b>		<b>27%</b>	<b>42%</b>	<b>55%</b>	<b>85%</b>	

# SOLID WASTE

*Reports to – Nate Host– Public Works Director*



## Description:

Responsible for the weekly collection of solid waste from residential customers in the community. West Central Sanitation is responsible for collecting the solid waste and disposing of it at the Minnesota Waste Processing Facility (MWP) in Mankato. The solid waste fund also provides spring pick up and fall drop off services for the community which has been very popular with residents.

## Services:

- Trash collection
- Spring clean up and fall drop off
- Cart distribution

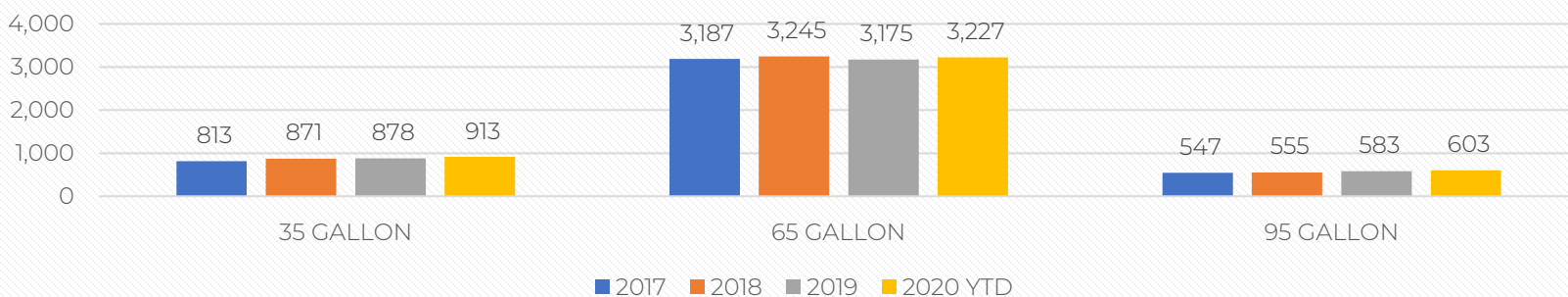
## Highlights:

- 4,743 carts distributed in 2020
- 3,588 tons of solid waste in 2019, up from 3,422 tons in 2018

## PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
SOLID WASTE	Account Clerk	1	1	1
	<b>Department Total</b>	<b>1</b>	<b>1</b>	<b>1</b>

## SOLID WASTE BIN SIZE BY CUSTOMER



# SOLID WASTE FUND - 651



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
CUSTOMER RECEIPTS	817,776	825,054	821,100	824,138	3,038	887,855	891,929	896,023	900,138	Rate increase \$1/month in 2022
MISCELLANEOUS	4,032	2,356	500	-	(500)	-	-	-	-	
TRANSFERS IN	-	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>821,808</b>	<b>827,410</b>	<b>821,600</b>	<b>824,138</b>	<b>2,538</b>	<b>887,855</b>	<b>891,929</b>	<b>896,023</b>	<b>900,138</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	69,847	98,084	93,327	95,508	2,181	98,630	101,872	105,236	108,729	
SUPPLIES	2,926	8,465	7,500	7,500	-	7,575	7,651	7,727	7,804	
SERVICES AND CHARGES	648,922	634,770	621,673	633,633	11,960	639,929	646,289	652,712	659,199	Rising landfill and annual clean-up costs
CAPITAL OUTLAY	39,693	40,360	-	-	-	-	-	-	-	
DEBT SERVICE	8,300	7,100	46,000	44,800	(1,200)	44,800	43,600	42,400	-	
TRANSFERS OUT	45,000	45,000	45,000	45,000	-	45,000	45,000	45,000	45,000	
<b>TOTAL EXPENDITURES</b>	<b>814,687</b>	<b>833,779</b>	<b>813,500</b>	<b>826,441</b>	<b>12,941</b>	<b>835,934</b>	<b>844,412</b>	<b>853,075</b>	<b>820,732</b>	
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>7,121</b>	<b>(6,369)</b>	<b>8,100</b>	<b>(2,303)</b>	<b>(10,403)</b>	<b>51,921</b>	<b>47,517</b>	<b>42,948</b>	<b>79,406</b>	
FUND BALANCE BEGINNING	(61,059)	(53,938)	(60,307)	(52,207)	(52,207)	(54,510)	(2,589)	44,928	87,876	
FUND BALANCE ENDING	(53,938)	(60,307)	(52,207)	(54,510)	(62,610)	(2,589)	44,928	87,876	167,282	
<b>ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES</b>					-	-	-	-	-	
<b>CASH, BEGINNING</b>	<b>16,751</b>	<b>22,355</b>	<b>22,355</b>	<b>29,336</b>		<b>27,033</b>	<b>78,954</b>	<b>126,471</b>	<b>169,419</b>	
<b>CASH, ENDING</b>	<b>22,355</b>	<b>21,236</b>	<b>29,336</b>	<b>27,033</b>		<b>78,954</b>	<b>126,471</b>	<b>169,419</b>	<b>248,825</b>	
<b>CASH AS A % OF TOTAL EXPENDITURES</b>	<b>3%</b>	<b>3%</b>	<b>4%</b>	<b>3%</b>		<b>9%</b>	<b>15%</b>	<b>20%</b>	<b>30%</b>	





# RECREATION, SPECIAL REVENUE, & ECONOMIC DEVELOPMENT

Spring Lake Park Swim Facility, Caswell Sports Fund, Library Endowment Fund, Sales Tax Fund, Charitable Gambling Fund, Joint Economic Development Fund, Revolving Loan Funds, and TIF District Funds

## EXECUTIVE SUMMARY

The purpose of this section is to present economic development & recreation fund overviews including information pertaining to the Spring Lake Park Swim Facility, Library Endowment Fund, Caswell Park, Caswell North, Port Authority General Fund, Joint Economic Development Fund, Revolving Loan Funds, and TIF District Funds

\$365,797

**Spring Lake Park Swim Facility – GENERAL FUND**

The Spring Lake Park Swim Facility is a department in the General Fund. The department accounts for the operations of the Swim Facility including all staff, equipment, utilities, supplies, and concessions. The 2021 budget is a \$72,871 increase from the 2020 amended budget. The increase relates to returning to a full season of operation.

\$547,123

**Caswell Sports Fund**

In 2018, the City of North Mankato established the Caswell Sports Fund to account for and track sports, recreational, and tourism activities in the City of North Mankato which were previously accounted for in the General Fund. The Caswell Sports Fund includes Caswell Park and Caswell North Soccer Fields. The total Caswell Sports Fund’s 2021 budget is a \$281,997 increase from the 2020 amended budget related to returning to a full season of operation.

\$53,250

**Library Endowment Fund**

The Library Endowment was created by a donation from the Glen Taylor Foundation for children’s programming. The fund accounts for contributions and activities related to library programs. The 2021 budget is a \$8,250 increase from 2020.

\$299,850

**Local Option Sales Tax**

The Local Option Sales Tax Fund is used to track and pay for projects related to the 0.5% North Mankato sales tax. The 2021 budget is a \$293,653 decrease from 2020. The decrease comes from the completion of the dedicated transfers for the local share of the interchange at Highway 14 and County Road 41 as well as the purchasing of bleachers for the Caswell North soccer fields.

\$20,700

**Charitable Gambling Fund**

The Charitable Gambling Fund was established to account for the 10% of gambling revenues generated from non-profit gambling operations within the City. The 2021 budget totals \$20,700 which is \$3,700 more than 2020.



\$62,000

## Joint Economic Development Fund

The Joint Economic Development Fund was established as a joint effort by the City and BENCO Electric Co-op to establish the North Port Industrial Park in the City. The 2021 budget is \$5,000 less than 2020. This includes \$15,000 for professional services, \$7,000 for miscellaneous expenses and \$40,000 for property taxes.

\$0

## Federal Revolving Loan Fund

This fund is used to account for business loans that have been financed with Federal funds controlled by the City. There are 6 active loans with \$851,579 in principal outstanding at the end of 2019.

\$29,100

## Local Revolving Loan Fund

This fund is used to account for business loans that have been financed by the Port Authority with local funds. The fund was expanded in 2018 to include grants and loans for homeowners to improve their properties as part of the Northside Revivals Program. The Northside Revivals Program budget is \$29,100 in 2021.

\$341,773

## PAYGO TIF District Funds

The City of North Mankato has six active Pay As You Go (PAYGO) TIF districts. The TIF districts are each set up as separate funds which track the tax increments collected and the increment, less administrative fees back to the property owner. The total budget for all PAYGO TIF districts is a \$7,730 decrease from 2020.

\$126,408

## Debt TIF District Funds

The City of North Mankato has four active debt TIF districts. The TIF districts are each set up as separate funds which track the tax increments collected and the transfers to the associated debt service fund to make debt payments related to the TIF district's project. The total budget for all Debt TIF districts is a \$5,416 increase from 2020.



# SWIM FACILITY (GENERAL FUND)

Reports to – Katie Heintz – Library Director



## Description:

Spring Lake Park Swim Facility (SLPSF) is a regional destination for visitors, families, and community members alike. In 2019, renovations replaced the previous sand-bottom facilities with a PVC-lined, 60,000 square foot swimming area. Other improvements include diving wells, a zipline, waterslides, and splash zones for younger visitors. SLPSF also conducts swimming lessons, birthday parties, private rentals, and various, well-attended community events.

## Services:

- Public swimming
- Well attended swimming lessons
- Various concessions
- Facility rentals

## Opportunities:

- Community sponsorships
- Expanded theme nights
- Adaptive and flexible lifeguard training

## Highlights:

- Safe 2020 opening amid COVID-19 pandemic
- 40,000 annual visitors projected - 2020
- 541 Swimming lessons in 2020
- 3 theme nights hosted in 2020
- Updated concessions and locker room areas

## Future Challenges:

- Yearly hiring of capable and skilled staff as many are young adults in the community
- COVID-19 protocol changes

## STRENGTHS

Best swimming facility in Southern Minnesota

Annual community support and enthusiastic staff

## WEAKNESSES

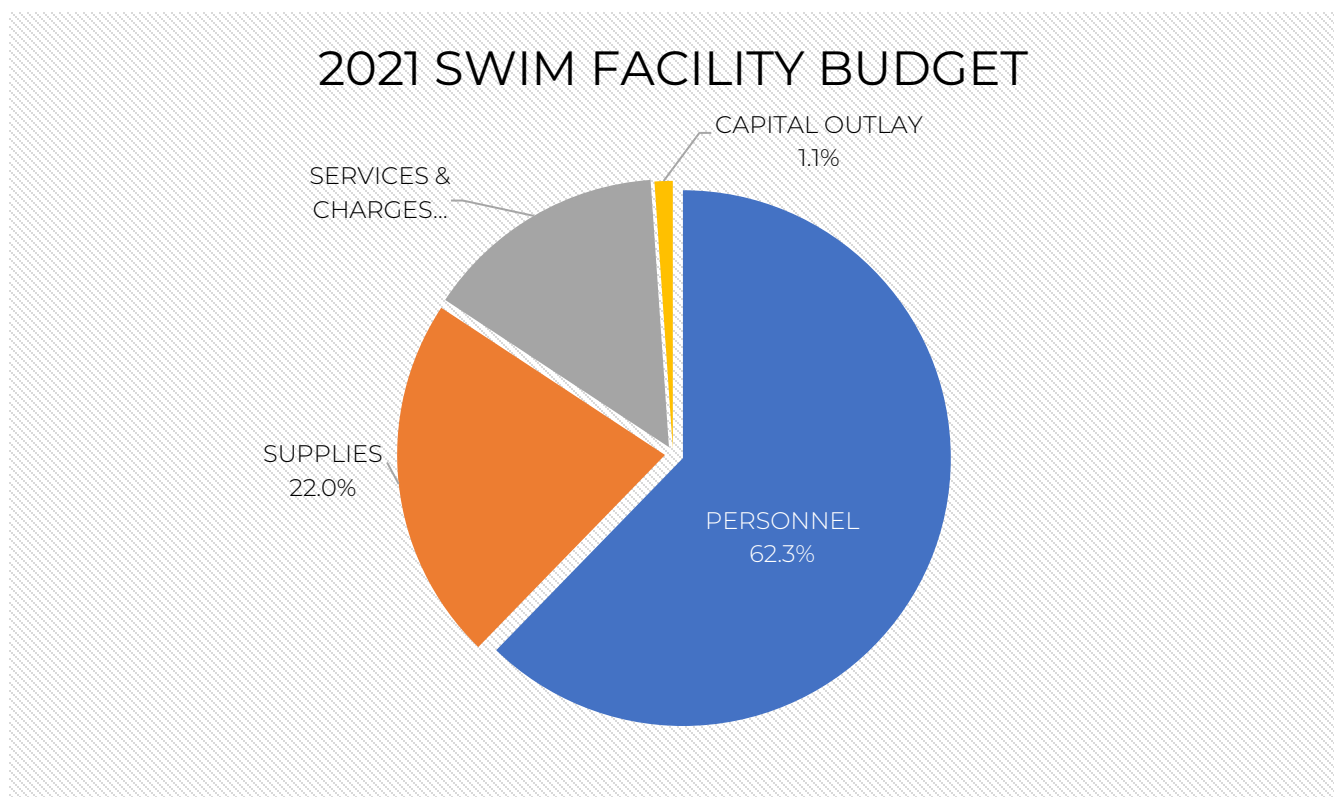
High yearly turnover of staff



PERSONNEL BREAK DOWN:

Department	Job Classification	2019	2020	2021
SWIM FACILITY	Aquatic Manager	.75	.75	.75
	Lifeguards (FTE)	15	15	15
	Concessions Attendants (FTE)	5	5	5
	Desk Attendants (FTE)	6	6	6
<b>Department Total</b>		<b>26.75</b>	<b>26.75</b>	<b>26.75</b>

Swim Facility	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	58,022	182,870	227,799	44,929	Costs of staffing city-run facility
Supplies	44,457	48,936	80,425	31,489	Full year operations of concessions/chemicals
Services & Charges	97,519	51,120	53,573	2,453	
Capital Outlay	2,100	10,000	4,000	(6,000)	
<b>TOTAL</b>	<b>\$202,098</b>	<b>\$292,926</b>	<b>\$365,797</b>	<b>\$72,871</b>	



# SWIM FACILITY-GENERAL FUND



	2018 ACTUAL	2019 ACTUAL	2020 AMENDED	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
SALES TAX	111	3,123	-	5,500	5,500	5,500	5,500	5,500	5,500	
PASSES, LESSONS, CONCESSIONS	24,897	109,118	201,715	347,768	146,053	348,861	349,966	351,082	352,209	
CONTRIBUTIONS	25	-	-	3,000	3,000	3,000	3,000	3,000	3,000	
TRANSFERS IN	-	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>25,033</b>	<b>112,241</b>	<b>201,715</b>	<b>356,268</b>	<b>154,553</b>	<b>357,361</b>	<b>358,466</b>	<b>359,582</b>	<b>360,709</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	-	58,022	182,870	227,799	44,929	229,715	231,649	233,604	235,579	
SUPPLIES	22,556	44,457	48,936	80,425	31,489	81,194	81,971	82,755	83,547	
SERVICES AND CHARGES	88,069	97,519	51,120	53,573	2,453	53,994	54,419	54,850	55,283	
CAPITAL OUTLAY	-	2,100	10,000	4,000	(6,000)	4,000	4,000	4,000	4,000	
<b>TOTAL EXPENDITURES</b>	<b>110,625</b>	<b>202,098</b>	<b>292,926</b>	<b>365,797</b>	<b>72,871</b>	<b>368,903</b>	<b>372,039</b>	<b>375,209</b>	<b>378,409</b>	
REVENUES OVER (UNDER) EXPENDITURES	(85,591)	(89,858)	(91,211)	(9,529)	81,682	(11,542)	(13,573)	(15,627)	(17,700)	
CASH, BEGINNING	-	-	-	-	-	-	-	-	-	
CASH, ENDING	-	-	-	-	-	-	-	-	-	
CASH AS A % OF TOTAL EXPENDITURES	0%	0%	0%	0%		0%	0%	0%	0%	

# CASWELL SPORTS FUND

Reports to – Phil Tostenson – Caswell Sports Director



## Description:

Caswell Sports manages Caswell Park Softball Complex and Caswell North Soccer Complex in upper North Mankato. These are regional destinations for recreation and sporting events. The staff is responsible for running adult leagues, youth and adult tournaments, building and grounds maintenance, and an extensive turf management program. Staff also works with a variety of user groups at the complexes as well as area hospitality businesses to enhance the tournament experience and improve the economic impact to the local economy.

## Services:

- Bidding on tournaments when applicable
- Administering adult recreational league
- Running youth and adult tournament
- Setting up hotel room blocks for events
- Assists with other City sponsored groups and events
- Applying for grants for park improvements

## Opportunities:

- Create high school events for smaller schools
- Outdoor recreation and educational opportunities for area youth
- Youth softball and sand volleyball leagues
- Larger soccer tournaments currently hosted in other parts of the Midwest
- Indoor sports facility development

## Highlights:

- Three-year USA Northern Nationals host and James Farrell Award winner
- Hosted the Minnesota State Girls' High School State Tournament for the 25<sup>th</sup> year
- Generated an estimated \$8.1 million in economic impact through events and tournaments
- Provided freezers to the Backpack Food Program
- Facilitated the first Caswell Sports Adult Fall Slow Pitch Softball League
- Added six advertisers to Caswell Park totaling \$5,200 in added sponsorship revenues
- Held three weekends of national tournaments including seven championship games
- Concession sales totaled about \$33,000 in beer sales and a total of close to \$160,000 in overall gross concession sales
- Complexes held close to 2,500 games in total

## Future Challenges:

- Limited area to expand in summer months
- Space availability for winter recreational opportunities
- The City of Mankato is currently proposing upgrades for Thomas Park to create a quality girls' softball tournament facility. Caswell Park could lose current high school events and simply become a tournament *site* rather than the *host site*. Both situations could mean lost revenues and negative economic impact.





## PERSONNEL BREAK DOWN:

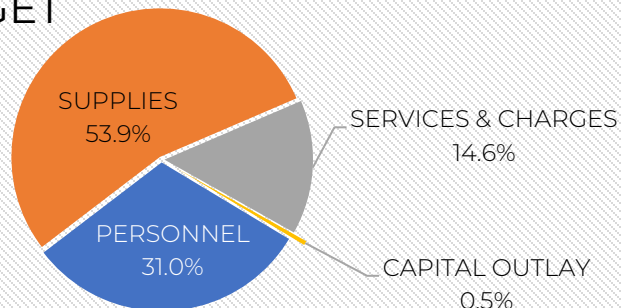
Department	Job Classification	2019	2020	2021
CASWELL SPORTS	Caswell Sports Director	1	1	1
	Caswell Head Grounds Crew	1	1	1
	Seasonal Grounds Crew (5, 0.5 FTE)	2.5	2.5	2.5
	Concessions (15, 0.5 FTE)	7.5	7.5	7.5
Department Total		12	12	12

Caswell Park	2018 Actual	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	120,495	149,748	90,707	140,782	50,075	Director position allocated 25%
Supplies	714,439	280,488	89,380	281,160	191,780	
Services & Charges	50,921	63,773	43,170	70,346	27,176	Spreaders, Drags, and Mowers
Capital Outlay	-	65,455		2,000	2,000	
<b>Caswell Park Total</b>	<b>\$885,855</b>	<b>\$559,464</b>	<b>\$223,257</b>	<b>\$494,288</b>	<b>\$271,032</b>	

Caswell North	2018 Actual	2019 Actual	2020 Amended	2021 Adopted	+/- 2020/2021	Comments
Personnel	26,678	27,382	28,461	28,808	347	Director position allocated 25%
Supplies	8,968	12,198	5,200	13,700	8,480	
Services & Charges	7,865	8,626	8,189	9,827	1,638	
Capital Outlay	-	-		500	500	
<b>Caswell North Total</b>	<b>\$43,512</b>	<b>\$48,207</b>	<b>\$41,870</b>	<b>\$52,835</b>	<b>\$10,965</b>	
<b>TOTAL</b>	<b>\$929,297</b>	<b>\$607,671</b>	<b>\$265,127</b>	<b>\$547,123</b>	<b>\$281,997</b>	

## 2021 CASWELL SPORTS BUDGET



# CASWELL FUND - 201



	2018 ACTUAL	2019 ACTUAL	2020 AMENDED	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
SALES TAX	9,418	13,807	1,000	20,758	19,758	20,758	20,758	20,758	20,758	
FIELD FEES, ADMISSIONS, CONCESSIONS	739,484	366,136	197,636	383,129	185,493	390,339	390,551	390,765	390,981	Leagues, tournaments, etc.
HOTEL-MOTEL TAX	37,456	19,596	5,000	35,000	30,000	50,000	50,500	51,005	51,515	
FOOD & BEVERAGE	-	-	25,000	45,000	20,000	60,000	60,600	61,206	61,818	
TRANSFERS IN	147,556	209,988	77,000	77,000	-	77,000	77,000	77,000	77,000	
<b>TOTAL REVENUES</b>	<b>933,914</b>	<b>609,526</b>	<b>305,636</b>	<b>560,887</b>	<b>255,251</b>	<b>598,097</b>	<b>599,409</b>	<b>600,734</b>	<b>602,072</b>	
<b>EXPENDITURES</b>										
PERSONNEL SERVICES	147,174	177,130	119,168	169,590	50,422	172,213	175,100	178,074	181,140	
SUPPLIES	723,408	292,686	94,600	294,860	200,260	318,443	320,321	322,217	324,134	
SERVICES AND CHARGES	58,786	72,400	51,359	80,173	28,814	80,725	81,285	81,856	82,434	
CAPITAL OUTLAY	-	65,455	-	2,500	2,500	2,500	2,500	2,500	2,500	
<b>TOTAL EXPENDITURES</b>	<b>929,367</b>	<b>607,671</b>	<b>265,127</b>	<b>547,123</b>	<b>281,997</b>	<b>573,881</b>	<b>579,206</b>	<b>584,647</b>	<b>590,208</b>	
REVENUES OVER (UNDER) EXPENDITURES	4,547	1,855	40,509	13,764	(26,745)	24,216	20,203	16,087	11,864	
<b>CASH, BEGINNING</b>	<b>-</b>	<b>1,842</b>	<b>-</b>	<b>40,509</b>		<b>54,273</b>	<b>78,489</b>	<b>78,489</b>	<b>98,692</b>	
<b>CASH, ENDING</b>	<b>1,842</b>	<b>-</b>	<b>40,509</b>	<b>54,273</b>		<b>78,489</b>	<b>98,692</b>	<b>94,576</b>	<b>110,556</b>	
<b>CASH AS A % OF TOTAL EXPENDITURES</b>	<b>0%</b>		<b>15%</b>	<b>10%</b>		<b>14%</b>	<b>17%</b>	<b>16%</b>	<b>19%</b>	

# LIBRARY ENDOWMENT FUND

*Reports to - Katie Heintz – Library Director*



## Description:

The Library Endowment Fund was created from a donation from the Glen A. Taylor Foundation to fund library programming. The Library Endowment Fund is responsible for the Backpack Book Program, Bookin' on Belgrade, Art Splash, summer reading and other events and programs. The fund is strictly used to operate these events. All staff costs come out of the Library budget in the General Fund.

## Services:

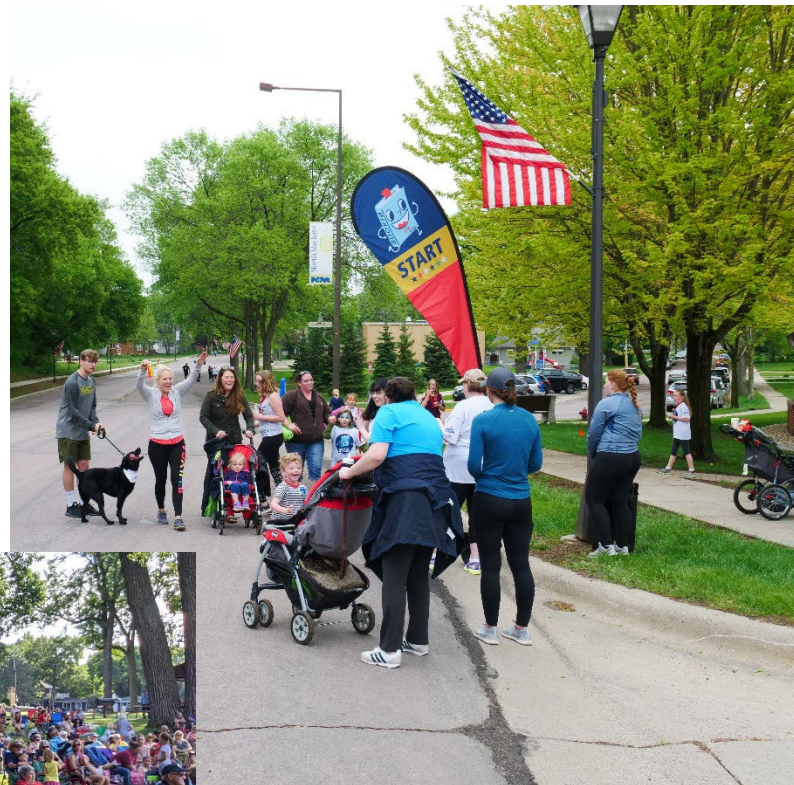
- Bookin' on Belgrade
- Music in the Park
- Adult Spelling Bee
- Backpack for Books
- Community Read
- Art Splash

## Highlights:

- 52<sup>nd</sup> year of the Summer Reading Program
- 16<sup>th</sup> Annual Art Splash
- 9<sup>th</sup> year of Community Read
- Hosted the Bookin' on Belgrade 5k since 2014
- Coordinated 3<sup>rd</sup> Annual Music in the Park
- Received grants from the Arts & Cultural Heritage fund for different projects for a total of \$15,000 in 2019
- Worked with the Backpack Program to put on their Feed and Read program
- Donated food grown at Taylor Library Garden to the ECHO Food Shelf
- Drop-off point for the Sharing Tree
- Hosted first annual Party on the Prairie

## Future Challenges:

- Donations to fund programs
- Competing with other community events



# LIBRARY ENDOWMENT - 213



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
TOTAL CONTRIBUTIONS AND DONATIONS	25,669	44,196	23,900	30,000	6,100	30,000	30,000	30,000	30,000	
TOTAL OTHER	1,490	1,654	1,300	1,500	200	1,500	1,500	1,500	1,500	
TOTAL TRANSFERS IN	19,085	15,000	22,100	21,750	(350)	21,750	21,750	21,750	21,750	
<b>TOTAL REVENUES</b>	<b>46,244</b>	<b>60,850</b>	<b>47,300</b>	<b>53,250</b>	<b>5,950</b>	<b>53,250</b>	<b>53,250</b>	<b>53,250</b>	<b>53,250</b>	
<b>EXPENDITURES</b>										
SUPPLIES	49,469	59,823	45,000	53,250	8,250	53,250	53,250	53,250	53,250	
<b>TOTAL EXPENDITURES</b>	<b>49,469</b>	<b>59,823</b>	<b>45,000</b>	<b>53,250</b>	<b>8,250</b>	<b>53,250</b>	<b>53,250</b>	<b>53,250</b>	<b>53,250</b>	
REVENUES OVER (UNDER) EXPENDITURES	(3,225)	1,027	2,300	-	(2,300)	-	-	-	-	
FUND BALANCE BEGINNING	51,900	48,675	49,701	52,001		59,083	59,083	59,083	59,083	
<b>FUND BALANCE ENDING</b>	<b>48,675</b>	<b>49,701</b>	<b>52,001</b>	<b>52,001</b>		<b>59,083</b>	<b>59,083</b>	<b>59,083</b>	<b>59,083</b>	
CASH, BEGINNING	55,916	47,660	49,903	52,203		52,203	52,203	52,203	52,203	
CASH, ENDING	47,660	49,903	52,203	52,203		52,203	52,203	52,203	52,203	



# LOCAL OPTION SALES TAX

*Reports to – John Harrenstein – City Administrator*



## Description:

The Local Option Sales Tax Fund is used to track and pay for projects related to the 0.5% North Mankato sales tax. The sales tax was approved by the North Mankato residents in 2008, and the State in 2009 for \$9,000,000 million. The maximum sales tax collection was increased by the residents in 2016 to \$15,000,00. The sales tax can be spent on regional parks, trails, recreational facilities, expansion of the Taylor Library, riverfront redevelopment, and lake improvements.

## Highlights:

- \$679,219 sales tax collected in 2019
- \$583,694 sales tax collected in 2018

## Future Challenges:

- Impacts from COVID-19 downturn

## Services:

- Account for sales tax receipts from State of MN
- Transfer approved portions to the appropriate debt service funds for current projects
- Appropriate purchases/projects related to the approved list

## CITY OF NORTH MANKATO - SPORTS FACILITY



# LOCAL OPTION SALES TAX - 221



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>										
SALES TAXES	583,694	679,219	600,000	600,000	-	600,000	600,000	600,000	600,000	
<b>TOTAL REVENUES</b>	<b>583,694</b>	<b>679,219</b>	<b>600,000</b>	<b>600,000</b>	<b>-</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	<b>600,000</b>	
<b>EXPENDITURES</b>										
TRUNK HIGHWAY 14/41 INTERCHANGE D/S	223,331	225,581	215,078	-	(215,078)	-	-	-	-	Transfer to D/S fund ended
CASWELL PARK		59,988	-	-	-	-	-	-	-	
CASWELL NORTH SOCCER FIELDS			80,000	-	(80,000)					
2020 Sales Tax Funded Project - \$5-\$8 million	-	-	-	-	-	60,000	194,693	295,840	303,575	\$5-\$8 million Caswell expansion project
TRANSFERS - Debt Service Fund 311	297,863	301,088	298,425	299,850	1,425	295,425	300,300	299,600	62,800	2009C & 2010B Bonds
<b>TOTAL EXPENDITURES</b>	<b>521,194</b>	<b>586,657</b>	<b>593,503</b>	<b>299,850</b>	<b>(293,653)</b>	<b>355,425</b>	<b>494,993</b>	<b>595,440</b>	<b>366,375</b>	
REVENUES OVER (UNDER) EXPENDITURES	62,500	92,563	6,497	300,150	293,653	244,575	105,007	4,560	233,625	
<b>TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES</b>										
CASH, BEGINNING	42,586	91,181	179,578	186,075		486,225	730,800	835,807	840,367	
CASH, ENDING	91,181	179,578	186,075	486,225		730,800	835,807	840,367	1,073,992	
CASH, AS % OF EXPENDITURES	17%	31%	31%	162%		206%	169%	141%	293%	

# CHARITABLE GAMBLING FUNDS

*Reports to – John Harrenstein – City Administrator*



## Description:

The Charitable Gambling Fund is used to account for the 10% of gambling revenues generated from non-profit gambling operations within the City. The funds are then donated to other non-profits and service groups around the area.

## Services:

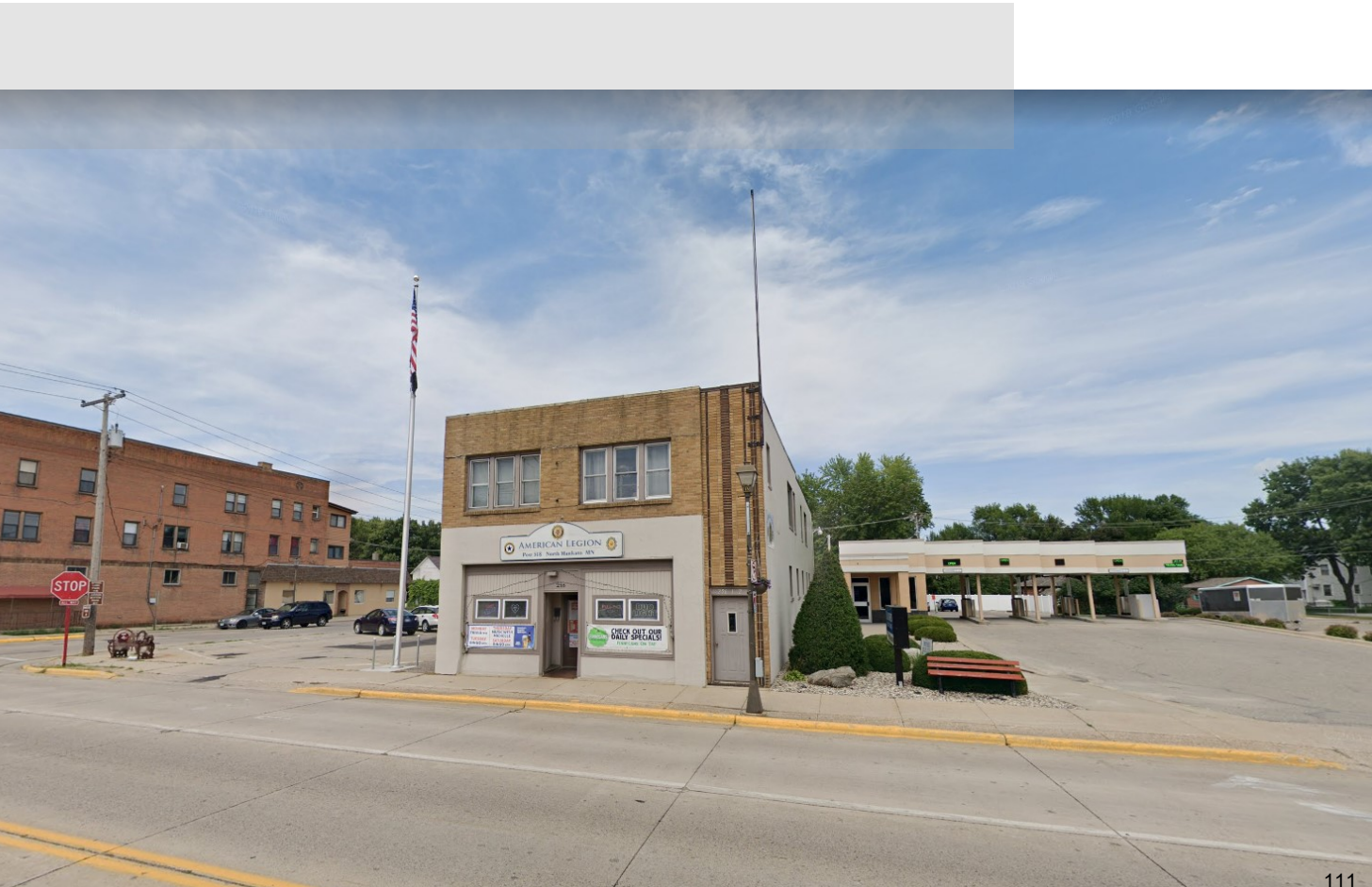
- Gambling revenue collections
- Donations to non-profits

## Highlights:

- \$44,741 collected in 2019
- \$17,925 donated in 2019

## Future Challenges:

- Impacts of COVID-19 on businesses that operate non-profit gambling operations



# GAMBLING 10% FUND - 864



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
CONTRIBUTIONS AND DONATIONS										
EAGLES AERIE 269	18,803	20,001	16,000	15,386	(614)	16,000	16,000	16,000	16,000	Contributions are trending down
LOYOLA BOOSTER CLUB	10,110	11,520	8,000	8,720	720	8,000	8,000	8,000	8,000	
MANKATO AREA HOCKEY ASSN	618	6,189	5,000	3,568	(1,432)	5,000	5,000	5,000	5,000	
MANKATO AREA YOUTH BASEBALL	5,556	6,099	3,000	4,393	1,393	3,000	3,000	3,000	3,000	
MISC.	1,093	932		-	-	-	-	-	-	
TOTAL CONTRIBUTIONS AND DONATIONS	36,179	44,741	32,000	32,067	67	32,000	32,000	32,000	32,000	
TOTAL REVENUES	36,179	44,741	32,000	32,067	67	32,000	32,000	32,000	32,000	
EXPENDITURES										
GAMBLING DONATION DISBURSEMENT										
ACE MENTOR PROGRAM			500	500	-	500	500	500	500	
BOY SCOUT TROOP #29	500	500	500	500	-	500	500	500	500	
CHILDREN'S MUSEUM OF SOUTHERN MINNESOTA	1,000	1,000	1,000	1,000	-	1,000	1,000	1,000	1,000	
COMMUNITY EDUCATION & RECREATION			500	500	-	500	500	500	500	
ECHO FOOD SHELF	1,000	1,000	1,000	1,200	-	1,200	1,200	1,200	1,200	
FEEDING OUR COMMUNITIES PARTNERS	1,500	1,500	1,500	1,500	-	1,500	1,500	1,500	1,500	
GIRL SCOUTS OF MN & WI RIVER VALLEYS	500	500	500	500	-	500	500	500	500	
HIGH SCHOOL GRADUATION CELEBRATION	500	500	500	500	-	500	500	500	500	
HOLIDAY SHARING TREE	500	500	500	500	-	500	500	500	500	
HOUSE OF HOPE				500		500	500	500	500	
LEEP	500	500	500	500	-	500	500	500	500	
MAGFA	500	500	500	500	-	500	500	500	500	
MANKATO AREA 77 LANCERS			500	500	-	500	500	500	500	
MANKATO AREA LACROSSE PROGRAM	500	500	500	500	-	500	500	500	500	
MANKATO AREA PUBLIC SCHOOLS DIST. 77	3,000	3,000	2,000	2,000	1,000	2,000	2,000	2,000	2,000	
MANKATO UNITED SOCCER CLUB	500	500	500	500	-	500	500	500	500	
MISS FUN DAYS		500	500	500	-	500	500	500	500	
MNMYF FOOTBALL	500	500	500	500	-	500	500	500	500	
PARTNERS FOR AFFORDABLE HOUSING	1,000	1,000	1,000	1,000	-	1,000	1,000	1,000	1,000	
RIVER VALLEY FOUNDATION	200	200	200		-					
SOUTH CENTRAL COLLEGE	4,500		1,300	3,000	1,700	3,000	3,000	3,000	3,000	
TOYS FOR TOTS	500	500	500	500	-	500	500	500	500	
TWIN RIVERS COUNCIL FOR THE ARTS		100			-	-	-	-	-	
YMCA BROTHERS, SISTERS	500	500	500	500	-	500	500	500	500	
YMCA YOUTH IN GOVERNMENT	500	500	500	500	-	500	500	500	500	
Humane Society (BENCHES)	860	500	500	500	-	500	500	500	500	Requesting Funds
SBDC			500	500	-	500	500	500	500	
OTHER	2,750	3,125		1,500	1,000	1,500	1,500	1,500	1,500	Additional opportunities
TOTAL GAMBLING DONATIONS	21,810	17,925	17,000	20,700	3,700	20,700	20,700	20,700	20,700	
TOTAL EXPENDITURES	21,810	17,925	17,000	20,700	3,700	20,700	20,700	20,700	20,700	
REVENUES OVER (UNDER) EXPENDITURES	14,369	26,816	15,000	11,367	(3,633)	11,300	11,300	11,300	11,300	
CASH, BEGINNING	25,677	38,953	65,770	80,770		92,136	103,436	114,736	126,036	
CASH, ENDING	38,953	65,770	80,770	92,136		103,436	114,736	126,036	137,336	



# JOINT ECONOMIC DEVELOPMENT FUND

*Reports to – John Harrenstein – Executive Vice President*



## Description:

The Joint Economic Development Fund was started as a collaboration between the North Mankato Port Authority and BENCO Electric Cooperative to develop the North Port Industrial Park in 1990. The fund is used to acquire and develop property and all associated costs with the Northport Industrial Park.

## Services:

- Purchase and sale of land in Northport Industrial Park

## Highlights:

- 305 acres occupied out of 382
- Estimated 1,100 jobs
- 2020 Taxable Market Value of \$65.6 million
- Northport Industrial Expansion plan being developed

## Future Challenges:

- Long term impact of COVID-19 pandemic on economy
- Extension of utilities to serve land adjacent to Timm Road
- Utility/street extensions to serve Frederick Trust property
- Wetland delineation as potential development occurs



# JOINT ECONOMIC DEVELOPMENT - 240



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
MISCELLANEOUS										
RENTS AND ROYALTIES		9,613	9,613	9,020	(593)	9,020	9,020	9,020	9,020	Cropland lease
SALE OF LAND		375,000			-	-	-	-		
ANTICIPATED SALE OF LAND			150,000	-	(150,000)	100,000		150,000		
LOAN INTEREST - LEFEBVRE	2,826	2,746	2,662	2,574	(88)	2,480	2,382	2,279	2,170	Matures 2038
TOTAL MISCELLANEOUS REVENUES	2,826	387,359	162,275	11,594	(150,681)	111,500	11,402	161,299	11,190	
TRANSFERS IN										
TRANSFER IN FROM 228 PA GENERAL FUND	131,513	-			-				-	FOR RIST PAYMENT
TOTAL TRANSFERS IN	131,513	-	-	-	-	-	-	-	-	
TOTAL REVENUES	134,339	387,359	162,275	11,594	(150,681)	111,500	11,402	161,299	11,190	
EXPENDITURES										
PROFESSIONAL SERVICES	80	680	15,000	15,000	-	25,000	25,750	26,523	27,319	
MISCELLANEOUS		1,818	10,000	7,000	(3,000)	7,000	7,000	7,000	7,000	
PROPERTY TAX	28,495	42,262	42,000	40,000	(2,000)	41,200	42,436	43,709	45,020	
SERVICES AND CHARGES	28,575	44,760	67,000	62,000	(5,000)	73,200	75,186	77,232	79,339	
LAND PURCHASE		125,300	-		-	-	-	-	-	
BOND PRINCIPAL - RIST CONTRACT FOR DEED	100,000	200,000	-		-				-	MATURES 1/15/19
BOND INTEREST - RIST CONTRACT FOR DEED	10,000	4,978	-		-				-	MATURES 1/15/19
CAPITAL OUTLAY	110,000	330,278	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	138,575	375,038	67,000	62,000	(5,000)	73,200	75,186	77,232	79,339	
REVENUES OVER (UNDER) EXPENDITURES	(4,237)	12,321	95,275	(50,406)	(145,681)	38,300	(63,784)	84,067	(68,150)	
FUND BALANCE BEGINNING	1,166,288	1,162,052	1,174,373	1,269,648		1,219,242	1,257,542	1,193,758	1,277,825	
FUND BALANCE ENDING	1,162,052	1,174,373	1,269,648	1,219,242		1,257,542	1,193,758	1,277,825	1,209,675	
LOAN RECEIVABLE			1,645	1,733		1,827	1,925	2,029	2,138	
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	-	-	1,645			1,827	1,925	2,029	2,138	
CASH, BEGINNING	3,180	12,732	26,614	123,534		73,128	113,255	51,396	137,492	
CASH, ENDING	12,732	26,614	123,534	73,128		113,255	51,396	137,492	71,480	

# FEDERAL REVOLVING LOAN

*Reports to – John Harrenstein – Executive Vice President*



## Description:

The Federal Revolving Loan Fund began in 1986 as a business loan from the State to Coloplast. The loan was repaid to the City of North Mankato with the intention of establishing a revolving loan program for future businesses to apply to. The program is tied to the rules and regulations from the federal government.

## Services:

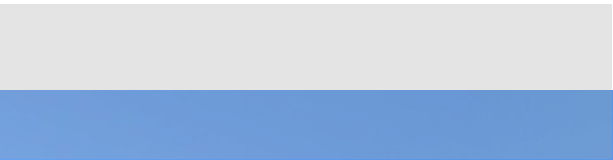
- Loans up to \$300,000

## Highlights:

- Six active loans
- \$851,579 in loans receivable at the end of 2019

## Future Challenges:

- Changes to federal government regulations





# FEDERAL REVOLVING LOAN - 229



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
INTEREST EARNINGS	2,282	5,726	-	-	-	-	-	-	-	
UNREALIZED GAIN/LOST INVESTMENT	4,975	15,336	-	-	-	-	-	-	-	
LOAN INTEREST	23,833		-	-	-	-	-	-	-	
LOAN INTEREST - Equity Supply (Kevin Boerboom)	-	1,008	962	910	(52)	857	475	-		Matures in 2023
LOAN INTEREST - Stanley & Beverly Defries (Countryside Refrigeration)	-	914	682	419	(263)	145	-	-	-	
LOAN INTEREST - Theuninck Rolling Green Properties LLC	-	9,186	8,820	8,405	(415)	7,973	7,524	7,056	6,570	Matures in 2021; possible restructure
LOAN INTEREST - D&K Powder coating	-	6,596	6,041	5,517	(524)	4,928	4,322	3,697	3,054	Matures in 2029
LOAN INTEREST - Mankato Brewery	-	2,319	2,153	1,966	(187)	1,774	1,576	1,372	1,162	Matures in 2030
LOAN INTEREST - Next Gen RF	-	11,579	11,018	10,382	(636)	9,720	9,031	8,315	7,568	
TOTAL REVENUES	31,090	52,665	29,676	27,599	(2,077)	25,398	22,928	20,441	18,353	
EXPENDITURES										
MISCELLANEOUS	55	70			-	-	-	-	-	
SERVICES AND CHARGES	55	70	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	55	70	-	-	-	-	-	-	-	
REVENUES OVER /UNDER EXPENDITURES	31,035	52,595	29,676	27,599	(2,077)	25,398	22,928	20,441	18,353	
FUND BALANCE BEGINNING	1,744,639	1,775,674	1,828,269	1,857,945	29,676	1,857,945	1,883,342	1,906,271	1,926,711	
FUND BALANCE ENDING	1,775,674	1,828,269	1,857,945	1,885,544	27,599	1,883,342	1,906,271	1,926,711	1,945,064	
CHANGES IN ASSETS AND LIABILITIES										
LOAN PRINCIPAL - Equity Supply (Kevin Boerboom)			2,038	2,090	52	2,142	32,948	-		Matures in 2023
LOAN PRINCIPAL - Stanley & Beverly Defries (Countryside Refrigeration)			6,457	6,720	263	6,817				Matures in 2022
LOAN PRINCIPAL - Theuninck Rolling Green Properties LLC			10,182	10,597	415	11,029	11,478	11,946	12,433	Matures in 2021
LOAN PRINCIPAL - D&K Powder coating			18,820	19,344	524	19,933	20,539	21,164	21,807	Matures in 2029
LOAN PRINCIPAL - Mankato Brewery			6,134	6,321	187	6,513	6,711	6,915	7,125	Matures in 2030
LOAN PRINCIPAL - Next Gen RF			15,611	16,247	636	16,908	17,597	18,314	19,060	
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES			59,242	61,319	2,077	63,341	89,273	58,338	60,426	
CASH, BEGINNING	1,092,135	866,065	977,558	1,066,476		1,155,394	1,244,133	1,356,334	1,435,113	116
CASH, ENDING	866,065	977,558	1,066,476	1,155,394		1,244,133	1,356,334	1,435,113	1,513,892	



# LOCAL REVOLVING LOAN

Reports to – John Harrenstein – Executive Vice President



## Description:

This program is intended to be more flexible than the Federal RLF program, but with less funding available. Loans are typically \$10,000 to \$100,000. The fund has been expanded from time-to-time and now includes the Northside Revivals Program. The Northside Revivals program is for residential home improvement loans for homes over 50 years old for eligible improvements. The fund was also used to create the COVID-19 Assistance Loan Program for businesses struggling during the business shutdown orders.

## Highlights:

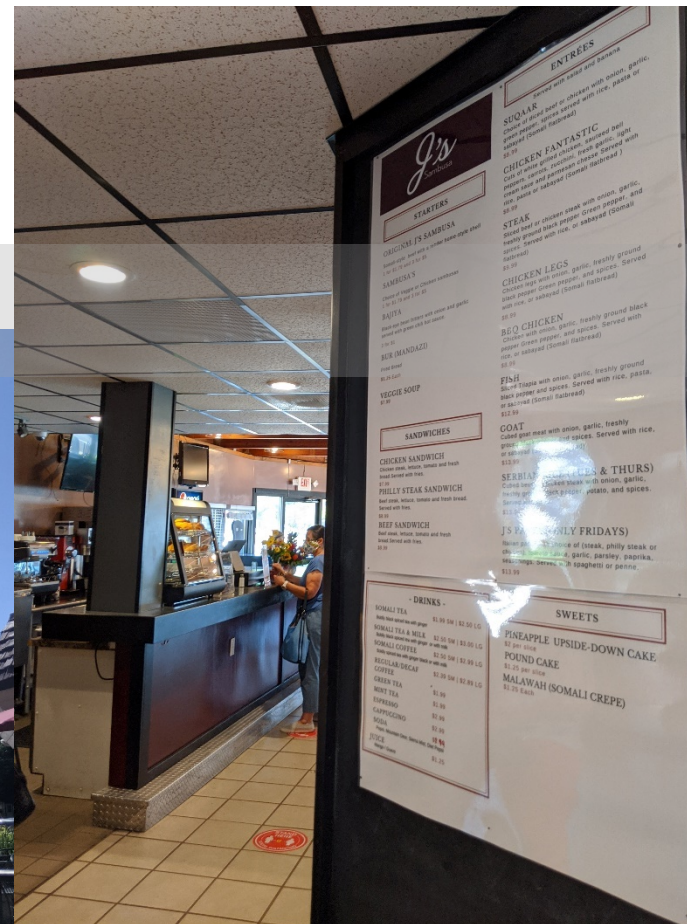
- One active loan
- \$29,528 in loans receivable at the end of 2019
- Created Business support loan program for COVID-19 response
- 15 COVID-19 Assistance Loans issued totaling \$134,400

## Future Challenges:

- Additional funding may be needed as loan applications increase overtime

## Services:

- Business loans up to \$100,000
- Northside Revival loans up to \$25,000



# LOCAL REVOLVING LOAN - 234



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
LOAN INTEREST	1,837				-					
LOAN INTEREST - Minnesota Truck & Tractor		1,072	1,003	905	(98)	814	719	621	519	MATURES 2030
LOAN INTEREST - WSK Holding LLC		3			-			-	-	MATURED 2019
LOAN PRINCIPAL - Southern MN Surgical			543		(543)	467	389	307	221	
LOAN INTEREST - Southern Minnesota Surgical		543			-			-	-	MATURED 2019
COVID-19 Assistance Loans				944		3,327	2,589	1,829	1,046	TOTAL Loans
NORTHSIDE REVIVALS LOAN INTEREST - 1				770	770	702	632	559	482	
NORTHSIDE REVIVALS LOAN INTEREST - 2					-	770	632	559	482	
NORTHSIDE REVIVALS LOAN INTEREST - 3					-		702	632	559	
NORTHSIDE REVIVALS LOAN INTEREST - 4					-		702	632	559	
NORTHSIDE REVIVALS LOAN INTEREST - 5					-		770	702	632	
NORTHSIDE REVIVALS LOAN INTEREST - 6					-		770	702	632	
NORTHSIDE REVIVALS LOAN INTEREST - 7					-			770	702	
NORTHSIDE REVIVALS LOAN INTEREST - 8					-			770	702	
TOTAL MISCELLANEOUS REVENUES	1,837	1,618	1,546	2,620	129	6,080	7,904	8,083	6,536	
TOTAL REVENUES	1,837	1,618	1,546	2,620	1,074	6,080	7,904	8,083	6,536	
EXPENDITURES										
BAD DEBT EXPENSE	258				-					
NORTHSIDE REVIVALS					-					
Grant			3,000	3,000	-	3,000	3,000	3,000	3,000	One \$3k grants/year
Loan			25,000	25,000	-	25,000	50,000	50,000	50,000	One \$25K loans/year
Professional Services - Architect Consultation	2,125		600	600	-	600	1,200	600	600	
Advertising			500	500	-	500	500	500	500	
TOTAL EXPENDITURES	2,383	-	29,100	29,100	-	29,100	54,700	54,100	54,100	
REVENUES OVER (UNDER) EXPENDITURES	(546)	1,618	(27,554)	(26,480)	1,074	(23,020)	(46,796)	(46,017)	(47,564)	
FUND BALANCE BEGINNING	230,450	229,904	231,522	228,968		227,488	229,467	232,672	236,655	
FUND BALANCE ENDING	229,904	231,522	228,968	227,488		229,467	232,672	236,655	239,091	
ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES										
LOAN PRINCIPAL - Minnesota Truck & Tractor			2,486	2,575	88	2,666	2,761	2,859	2,961	MATURES 2030
LOAN PRINCIPAL - WSK Holding LLC					-		-	-	-	MATURES 2019
LOAN PRINCIPAL - Southern MN Surgical			1,857		(1,857)	1,933	2,011	2,093	2,179	
COVID-19 Assistance Loans			(127,900)	5,950		24,252	24,989	25,749	26,532	TOTAL Loans
NORTHSIDE REVIVALS LOAN PRINCIPAL - 1				1,660	1,660	1,728	1,798	1,871	1,948	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 2					-	1,660	1,728	1,798	1,871	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 3					-		1,660	1,728	1,798	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 4					-		1,660	1,728	1,798	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 5					-			1,660	1,728	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 6					-			1,660	1,728	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 7					-			1,660	1,660	
NORTHSIDE REVIVALS LOAN PRINCIPAL - 8					-			1,660	1,660	
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	-	-	(123,557)	10,185	(109)	32,239	36,608	44,467	45,863	
CASH, BEGINNING	178,265	184,747	189,545	38,434		22,139	31,357	21,169	19,618	
CASH, ENDING	184,747	189,545	38,434	22,139		31,357	21,169	19,618	17,917	118

# TIF DISTRICT FUNDS

*Reports to – John Harrenstein – Executive Vice President*



## Description:

Tax Increment Financing (TIF) is a public financing tool as governed by State statute. The use of TIF is done to achieve development and redevelopment goals as overseen by the North Mankato Port Authority in collaboration with private investors to deliver a long-term benefit to North Mankato. When a TIF District is created, a base valuation of the property in the district is established. All taxing authorities (city, county, school district, etc.) continue to receive tax revenue from the based valuation. Taxes from the increase in property value (increment) go to the TIF district. This increment can be used to pay debt service, upfront development costs for additional improvements, or for individual projects on a “pay-as-you-go” basis. After the TIF District is decertified, no more increment is dedicated, and the full taxes go back to the taxing authorities. Each TIF District has a unique district budget fund. For reporting purposes, a total is used for all TIF Districts.

## Active Districts:

District No.	Business Name	Decertify
IDD 20	Ziegler Caterpillar	2021
IDD 21	LJP Waste Solutions	2021
IDD 22	Lindsay Windows	2021
IDD 23	D&K Powder Coating	2025
IDD 14	Sign Pro	2027
IDD 24	Birchwood Cottages	2028
IDD 25	Blue Star Power	2028
Dist. 2	FX Fusion	2036
IDD 8	Marigold Redev.	2037
IDD 19	422 Belgrade	2039

## Highlights:

- Belgrade Ave. Redevelopment (Frandsen Bank building & future restaurant building) approved in 2019

## Future Challenges:

- Public perception of TIF





# PAYGO TIF DISTRICT FUNDS



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
TAX INCREMENTS										
FUND 256 TIF 1-18 LJP WASTE SOLUTIONS	79,468	79,468	79,468	79,468	0	-	-	-	-	Decertified 2021
FUND 257 TIF 1-20 ZIEGLER CATERPILLAR	80,347	87,089	87,089	87,089	(0)	-	-	-	-	Decertified 2021
FUND 259 TIF 1-22 LINDSAY WINDOWS	18,616	20,670	20,670	21,307	637	-	-	-	-	Decertified 2021
FUND 261 TIF 1-23 D&K POWDER COATING	36,693	38,919	37,000	66,140	29,140	66,140	66,140	66,140	66,140	Decertified 2025
FUND 262 TIF 1-24 BIRCHWOOD COTTAGES	-	-	30,108	39,028	8,920	39,028	39,028	39,028	39,028	Decertified 2028
FUND 263 TIF 1-25 BLUE STAR POWER	-	-	95,168	48,740	(46,428)	95,168	95,168	95,168	95,168	Decertified 2028
TOTAL REVENUES	215,124	226,146	349,503	341,773	(7,730)	200,336	200,336	200,336	200,336	
EXPENDITURES	-	-	-	-	-	-	-	-	-	
SERVICES & CHARGES										
FUND 256 TIF 1-18 LJP WASTE SOLUTIONS	79,468	79,468	79,468	79,468	0	-	-	-	-	Decertified 2021
FUND 257 TIF 1-20 ZIEGLER CATERPILLAR	80,347	87,089	87,089	87,089	(0)	-	-	-	-	Decertified 2021
FUND 259 TIF 1-22 LINDSAY WINDOWS	18,616	20,670	20,670	21,307	637	-	-	-	-	Decertified 2021
FUND 261 TIF 1-23 D&K POWDER COATING	36,693	38,919	37,000	66,140	29,140	66,140	66,140	66,140	66,140	Decertified 2025
FUND 262 TIF 1-24 BIRCHWOOD COTTAGES	-	-	30,108	39,028	8,920	39,028	39,028	39,028	39,028	Decertified 2028
FUND 263 TIF 1-25 BLUE STAR POWER	-	-	95,168	48,740	(46,428)	95,168	95,168	95,168	95,168	Decertified 2028
TOTAL EXPENDITURES	215,124	226,146	349,503	341,773	(7,730)	200,336	200,336	200,336	200,336	
REVENUES OVER (UNDER) EXPENDITURES	-	-	-	-	-	-	-	-	-	
FUND BALANCE BEGINNING	-	-	-	-	-	-	-	-	-	
FUND BALANCE ENDING	-	-	-	-	-	-	-	-	-	
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	-	-	-	-	-	-	-	-	-	
CASH, BEGINNING	-	-	-	-	-	-	-	-	-	
CASH, ENDING	-	-	-	-	-	-	-	-	-	



# DEBT TIF DISTRICT FUNDS



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
REVENUES										
TAX INCREMENTS										
FUND 250 TIF 1-8 MARIGOLD	64,609	71,195	70,000	75,683	5,683	75,683	87,368	113,291	115,557	Decertified 2037
FUND 251 TIF 1-14 WEBSTER (F/X Fusion)	16,038	16,569	22,616	-	(22,616)	22,616	22,616	22,616	22,616	Decertified 2027, now 2028
FUND 255 TIF 2 WEBSTER AVE. (Sign Pro)	6,001	6,916	6,182	6,916	734	6,182	6,182	6,182	6,182	Decertified 2036
FUND 258 TIF 1-19 422 BELGRADE	29,460	32,059	29,460	32,058	2,598	32,058	32,058	32,058	32,058	Decertified 2039
PAYMENT IN LIEU OF INCREMENT - 422 BELGRADE	4,318								2,677	
TOTAL REVENUES	120,427	126,739	128,258	114,657	(13,601)	136,539	148,224	174,147	179,090	
EXPENDITURES	-				-	-	-	-	-	
TRANSFERS OUT										
FUND 250 TIF 1-8 MARIGOLD - 2010D BONDS	64,609	84,466	70,000	75,683	5,683	72,000	85,000	100,000	-	FINAL D/S PAYMENT IN 2024
FUND 251 TIF 1-14 WEBSTER - 2010D BONDS	8,564	11,442	11,595	11,194	(401)	11,285	11,329	11,329	11,329	FINAL D/S PAYMENT IN 2037
FUND 255 TIF 2 WEBSTER AVE. - 2010D BONDS	6,001	6,182	6,182	6,916	734	6,182	6,182	4,553	-	FINAL D/S PAYMENT IN 2024
FUND 258 TIF 1-19 422 BELGRADE	33,778	33,253	33,215	32,615	(600)	32,015	31,385	35,615	34,735	FINAL D/S PAYMENT IN 2035
TOTAL EXPENDITURES	112,952	135,343	120,992	126,408	5,416	121,482	133,896	151,497	46,064	
REVENUES OVER (UNDER) EXPENDITURES	7,475	(8,604)	7,266	(11,751)	(19,017)	15,057	14,328	22,650	130,760	
FUND BALANCE BEGINNING	(287,632)	(280,157)	(289,495)	(282,229)	-	(293,980)	(278,923)	(264,595)	(241,945)	
FUND BALANCE ENDING	(280,157)	(288,761)	(282,229)	(293,980)	-	(278,923)	(264,595)	(241,945)	(111,185)	
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	(16,500)	(16,500)	(16,500)	(16,500)	-	(16,500)	(16,500)	(116,000)	(116,000)	FINAL MARIGOLD INTERFUND LOAN PAYMENT IN 2028 of \$28K
CASH, BEGINNING	289,678	291,664	270,877	261,643	-	233,392	231,949	229,777	136,427	
CASH, ENDING	291,664	270,877	261,643	233,392	-	231,949	229,777	136,427	151,187	

# MARIGOLD TIF DISTRICT FUND



	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2021 ADOPTED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	2028 FORECAST	COMMENTS
REVENUES													
TAX INCREMENTS													
TAX INCREMENTS	64,609	71,195	70,000	75,683	5,683	75,683	87,368	113,291	115,557	117,868	120,225	122,630	Decertified 2037
TOTAL REVENUES	64,609	71,195	70,000	75,683	5,683	75,683	87,368	113,291	115,557	117,868	120,225	122,630	
EXPENDITURES	-				-	-	-	-	-	-	-	-	
TRANSFERS OUT													
OPERATING TRANSFERS	64,609	84,466	70,000	75,683	5,683	72,000	85,000	100,000	-	-	-	-	FINAL D/S PAYMENT IN 2024
TOTAL EXPENDITURES	64,609	84,466	70,000	75,683	5,683	72,000	85,000	100,000	-	-	-	-	
REVENUES OVER (UNDER) EXPENDITURES	0	(13,271)	-	0	0	3,683	2,368	13,291	115,557	117,868	120,255	122,630	
FUND BALANCE BEGINNING	(380,606)	(380,606)	(393,876)	(393,876)		(393,876)	(390,193)	(387,825)	(374,534)	(258,977)	(141,109)	(20,884)	
FUND BALANCE ENDING	(380,606)	(393,876)	(393,876)	(393,876)		(390,193)	(387,825)	(374,534)	(258,977)	(141,109)	(20,884)	101,746	
TOTAL ADJUSTMENTS FROM CHANGES IN ASSETS AND LIABILITIES	(16,500)	(16,500)	(16,500)	(16,500)	-	(16,500)	(16,500)	(116,000)	(116,000)	(116,000)	(117,000)	(28,138)	FINAL INTERFUND LOAN PAYMENT IN 2028
CASH, BEGINNING	212,032	195,532	165,761	149,261		132,762	119,945	105,813	3,104	2,661	4,529	7,754	
CASH, ENDING	195,532	165,761	149,261	132,762		119,945	105,813	3,104	2,661	4,529	7,754	102,246	





# CAPITAL IMPROVEMENT PLAN

CIP Memo  
2021-2025 CIP Schedule  
2021-2025 Debt Forecast

To: John Harrenstein, City Administrator  
From: Kevin McCann, Finance Director and Nate Host, Public Works Director  
Date: October 23, 2020  
Re: Proposed 2021-2025 CIP Schedule

### **2021-2025 CIP**

Attached you will find the proposed 2021-2025 CIP Schedule (**Exhibit A**) for the City of North Mankato. This document is the first draft of a multi-year planning instrument identifying the needs and financing sources for vehicles, equipment, public infrastructure, and amenities over the next five years. The CIP also serves as a tool to inform residents, businesses, and other stakeholders how the City plans to address significant capital needs over the next five to ten years. The attached Exhibit A includes additional future needs, and potential projects planned for the future as identified but not yet scheduled. These projects have been identified during strategic planning efforts or during regular deliberations of the City Council.

The first years of the CIP (2021-2025) become a capital budget. Items placed in the identified but not yet scheduled category should not be seen as fixed commitments, but future placeholders for projects and equipment/vehicles on the horizon. The City prepares the CIP separately from the operating budgets, but they are closely linked. Expenditures budgeted for 2021 in the operating budgets of the General Fund, Construction Funds, Capital Facilities & Equipment Replacement Fund and Utility funds are identified in the CIP with the identified funding source(s). The City has been split into two parts: cash expenditures and bonding. The cash expenditures are for equipment and small-scale projects as part of the operating budgets, while the bonding section is for large scale infrastructure and recreational projects.

### **Five-Year Capital Improvements**

At \$32,451,520, the total value of projects identified in the 2021-2025 CIP is nearly \$3.2 million larger than the 2020-2024 CIP. This includes reducing the proposed 2021 G.O. improvement projects from a projection of \$2.6 million in the 2020-2024 CIP to the proposed \$1.5 million in the 2021-2025 CIP, due to projected shortfalls in the debt service funds due to impacts from the COVID-19 Pandemic. The \$2.0 million in State bonding dollars toward Caswell Park Improvements has also been included. This amount could increase if the City wants to include matching funds toward additional improvements. Other projects contained in the 2021-2025 CIP include the Belgrade Ave. TIF improvements, a potential sales tax funding project toward the Caswell Indoor Recreation Facility, various street improvements and staggering when large ravine improvement projects could occur. The proposed CIP is larger due to taking into consideration many of the projects identified through the various planning efforts of the City, equipment and infrastructure needs based on staff input, and anticipated continued new development in the City. The decrease of \$500,000 is the result of the following:

- \$ 215,330 increase in the Capital Facilities and Equipment Replacement as noted below
- \$ (525,000) decrease in the Pavement Management Plan due to a larger project in 2020
- \$ (330,000) decrease in the Parks Management Plan due to budgeted cuts
- \$ (296,400) decrease in the Water Fund improvements due to less planned activity
- \$ 118,500 increase in the Sewer Fund due to vehicle purchases and additional capital set asides
- \$ 4,006,000 increase in the major capital improvements due to the Caswell Park Improvements



## 2021-2025 Proposed Cash Expenditures

The 2021 CIP proposes the following cash expenditures:

Project or Activity	2020-2024	2021-2025	Variance
Loader	175,000	175,000	-
Loader Snow Blower Attachment	160,000	160,000	-
Excavator	200,000	200,000	-
General Equipment - Trucks, Skid loaders, Mowers, etc.	209,000	500,000	291,000
Police Cruiser	295,740	287,600	(8,140)
Squad Cameras	-	-	-
Police Radios	25,000	95,470	70,470
Police Evidence Room Heat	3,000	3,000	-
Sirens - Upgrade (from 2012), Plant #2, Expansion, City Shop	27,000	27,000	-
Tandem Dump Truck with Plow, Wing and Sander (3)	270,000	140,000	(130,000)
Roller (2)	-	270,000	270,000
Fire Engine	110,000	-	(110,000)
Replace roof on Station #2	90,000	110,000	20,000
Replace HVAC units at Station #2	72,000	90,000	18,000
Breathing Air Compressor & Cascade Bottles	40,000	72,000	32,000
Overhaul Air Pack/Work Room	-	40,000	40,000
Exhaust Capture System	7,500	-	(7,500)
Overhaul Community Room Kitchen	50,000	7,500	(42,500)
Replace overhead doors at Station #2 (5 Doors: 4 in front and one in back)	30,000	50,000	20,000
Fire Pumper	-	30,000	30,000
Mower Replacement	90,000	-	(90,000)
Bluff Park Overlook	75,000	-	(75,000)
Library Bookdrop Off Station	6,000	-	(6,000)
<b>Facility Improvements - City Hall</b>	<b>60,000</b>	-	<b>(60,000)</b>
<b>Facility Improvements - General</b>	-	-	-
<b>Computers</b>	<b>3,000</b>	-	<b>(3,000)</b>
<b>Caswell Parking Lot Improvements</b>	<b>140,000</b>	-	<b>(140,000)</b>
<b>Sub-Total Cash / Capital Facilities &amp; Equipment Replacement</b>	<b>2,138,240</b>	<b>2,353,570</b>	<b>215,330</b>

## 2021-2025 Bonding

The 2021-2025 CIP proposes the following debt expenditures:

Project or Activity	Strategic Program Area	2020 FORECAST	2021 FORECAST	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs
Caswell Park Improvements	Recreation		4,000,000					4,000,000
Caswell Indoor Recreation - City Portion	Recreation			5,500,000				5,500,000
Safe Routes to School - Dakota Meadows	Infrastructure	825,332						-
Ravine Improvements	Infrastructure	-			1,000,000		1,150,000	2,150,000
Harrison Ave. (Cross to Range)	Infrastructure		650,000					650,000
Monroe Ave. (Center to Range)	Infrastructure	1,136,435						-
Garfield Ave. (Center to Range)	Infrastructure			1,300,000				1,300,000
McKinley Ave. (300 Block)	Infrastructure				625,000			625,000
McKinley Ave. (400 Block)	Infrastructure				625,000			625,000
McKinley Ave. (500 Block)	Infrastructure				650,000			650,000
Cross St. (Monroe to Webster)	Infrastructure					1,706,250		1,706,250
Sherman St. (South to Garfield)	Infrastructure						1,750,000	1,750,000
Belgrade Ave. Improvements (lights, charging station, ped crossing)	Infrastructure		425,000					425,000
Quincy St. (McKinley to Webster)	Infrastructure							-
Page Ave. (Center to Range)	Infrastructure			1,300,000				1,300,000
Howard Dr./Lor Ray Dr. Roundabout - City Portion	Infrastructure				500,000			500,000
Cliff Ct.	Infrastructure		600,000					600,000
Clare Ct.	Infrastructure							-
Clare Dr.	Infrastructure							-
Marvin Blvd	Infrastructure							-
Valerie Lane (Marvin to Cliff)	Infrastructure					750,000		750,000
Wheeler Ave. (300 Block)	Infrastructure					625,000		625,000
Countryside Dr. Improvements	Infrastructure	1,944,400						-
Lor Ray Dr. & Township RD Improvements	Infrastructure							-
PW Building	Infrastructure							-
Sub-Total Bonds		3,906,167	5,675,000	8,100,000	3,400,000	3,081,250	2,900,000	23,156,250

## Sales Tax Project

As proposed, the 2021-2025 CIP includes a potential of \$5.5 million in sales tax funded toward the Caswell Indoor Recreation Facility. This project has the potential to go up to \$8.0 million depending on council preference and/or state bonding allocations. Also included in the 2021-2025 is the recent approval of \$2.0 in State bonding dollars toward the Caswell Park Improvements. There is a question of whether the City should use sales tax funds to provide a \$2.0 match toward the Caswell Park Improvements. At this time, staff is showing a \$4.0 million Caswell Park improvement project with \$2.0 million coming from the State and \$2.0 million coming from the issuance of a \$2.0 million G.O. Sales Tax Revenue Bond.

### **Parks Plan**

The 2021 budget includes \$200,000 in Parks funding. Staff has identified the following projects in Exhibit B as the 2021-2025 Parks Plan. Minor revisions may be needed to stay within the budgeted amounts.

### **Streets Plan**

The 2021 budget includes \$550,000 in street funding. This includes increasing the annual \$400,000 in the General Fund to \$550,000 in 2021 to increase maintenance of roads due to less total reconstruction projects planned for 2020. Exhibit C identifies the street maintenance projects for 2021-2025. Minor revisions may be needed to stay within the budgeted amounts.

### **Water Fund Plan**

The 2021 budget includes \$193,200 in water capital funding. Exhibit D identifies the water fund capital projects for 2021-2025.

### **Sewer Fund Plan**

The 2021 budget includes \$310,500 in sewer capital funding. Exhibit E identifies the sewer fund capital projects for 2021-2025.

Exhibit A

Five-Year Capital Improvement Schedule For Years 2021-2025											
Project or Activity	Strategic Program Area	2020 FORECAST	2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Loader	Infrastructure		175,000					175,000		175,000	Cash / Capital Facilities & Equipment Replacement
Loader Snow Blower Attachment	Infrastructure				160,000			160,000		160,000	Cash / Capital Facilities & Equipment Replacement
Excavator	Infrastructure					200,000		200,000		200,000	Cash / Capital Facilities & Equipment Replacement
General Equipment - Trucks, Skid loaders, Mowers, etc.	Infrastructure		100,000	100,000	100,000	100,000	100,000	500,000		500,000	Cash / Capital Facilities & Equipment Replacement
Police Cruiser	Public Safety	49,181		71,900	71,900	71,900	71,900	287,600		287,600	Cash / Capital Facilities & Equipment Replacement
Police Radios	Public Safety		19,094	19,094	19,094	19,094	19,094	95,470		95,470	Cash / Capital Facilities & Equipment Replacement
Police Evidence Room Heat	Public Safety				3,000			3,000		3,000	Cash / Capital Facilities & Equipment Replacement
Detective Squad	Public Safety	20,475						-		-	Cash / Capital Facilities & Equipment Replacement
Sirens - Upgrade (from 2012), Plant #2, Expansion, City Shop	Public Safety		27,000					27,000		27,000	Cash / Capital Facilities & Equipment Replacement
Dump Truck	Infrastructure						140,000	140,000		140,000	Cash / Capital Facilities & Equipment Replacement
Tandem Dump Truck with Plow, Wing and Sander (3)	Infrastructure			270,000				270,000		270,000	Cash / Capital Facilities & Equipment Replacement
Roller (2)	Infrastructure							-	30,000	30,000	Cash / Capital Facilities & Equipment Replacement
Fire Engine	Public Safety				110,000			110,000		110,000	Cash / Capital Facilities & Equipment Replacement
Replace roof on Station #2	Public Safety			90,000				90,000		90,000	Cash / Capital Facilities & Equipment Replacement
Replace HVAC units at Station #2	Public Safety			72,000				72,000		72,000	Cash / Capital Facilities & Equipment Replacement
Breathing Air Compressor & Cascade Bottles	Public Safety		40,000					40,000		40,000	Cash / Capital Facilities & Equipment Replacement
Overhaul Air Pack/Work Room	Public Safety							-		-	Cash / Capital Facilities & Equipment Replacement
Exhaust Capture System	Public Safety		7,500					7,500		7,500	Cash / Capital Facilities & Equipment Replacement
Overhaul Community Room Kitchen	Public Safety						50,000	50,000		50,000	Cash / Capital Facilities & Equipment Replacement
Replace overhead doors at Station #2 (5 Doors: 4 in front and one in back)	Public Safety	-				30,000		30,000		30,000	Cash / Capital Facilities & Equipment Replacement
Fire Pumper	Public Safety							-	550,000	550,000	Cash / Capital Facilities & Equipment Replacement
Mower Replacement	Recreation		90,000					90,000	60,000	150,000	Cash / Capital Facilities & Equipment Replacement
Parks Trailer	Recreation							-		-	Cash / Capital Facilities & Equipment Replacement
Bluff Park Overlook	Recreation							-		-	Cash / Capital Facilities & Equipment Replacement
Library Outdoor Music	Recreation	11,330						-		-	Cash / Capital Facilities & Equipment Replacement
Library Bookdrop Off Station	Recreation			6,000				6,000		6,000	Cash / Capital Facilities & Equipment Replacement
Benson Park Lady Bug Trail Bridge	Recreation							-	100,000	100,000	Cash / Capital Facilities & Equipment Replacement
Trail from Mary Ln. to Lake St.	Recreation							-	225,000	225,000	Cash / Capital Facilities & Equipment Replacement
Splash Pad	Recreation							-	150,000	150,000	Cash / Capital Facilities & Equipment Replacement
Bluff Park Tree Planting	Recreation							-	25,000	25,000	Cash / Capital Facilities & Equipment Replacement
Benson Park Interpretation & Plant/Prairie	Recreation							-	400,000	400,000	Cash / Capital Facilities & Equipment Replacement
Benson Park Informal Amphitheater	Recreation							-	100,000	100,000	Cash / Capital Facilities & Equipment Replacement
Benson Park Natural Play Area	Recreation							-	600,000	600,000	Cash / Capital Facilities & Equipment Replacement
Benson Park Linear Pond Bridge	Recreation							-	100,000	100,000	Cash / Capital Facilities & Equipment Replacement
Facility Improvements - Library	Infrastructure							-		-	Cash / Capital Facilities & Equipment Replacement
Facility Improvements - City Hall	Infrastructure	1,755						-		-	Cash / Capital Facilities & Equipment Replacement
Caswell Parking Lot Improvements	Recreation							-	140,000	140,000	Cash / Capital Facilities & Equipment Replacement
Sub-Total Cash / Capital Facilities & Equipment Replacement		82,741	458,594	628,994	463,994	420,994	380,994	2,353,570	2,480,000	4,833,570	



Exhibit A

Five-Year Capital Improvement Schedule For Years 2021-2025											
Project or Activity	Strategic Program Area	2020 FORECAST	2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Pavement Management Plan	Infrastructure	1,200,000	550,000	450,000	450,000	450,000	450,000	2,350,000		2,350,000	Cash / General Fund / MSA Dollars
Park Improvements	Recreation	240,000	200,000	350,000	350,000	350,000	350,000	1,600,000		1,600,000	Cash / General Fund / Donations
Sub-Total Cash / General Fund		1,440,000	750,000	800,000	800,000	800,000	800,000	3,950,000	-	3,950,000	
Pull & Repair Well Pumps	Infrastructure	72,484	100,000	65,000	65,000	65,000	100,000	395,000		395,000	Cash / Water Fund
Micrometer, Valve Inserts, Reservoir Repair	Infrastructure		13,200					13,200		13,200	Cash / Water Fund
Reroof Water Plant	Infrastructure		25,000	-		125,000		150,000		150,000	Cash / Water Fund
Water Tower Painting	Infrastructure	129,478						-		-	Cash / Water Fund
Rehab Filters	Infrastructure			350,000	350,000			700,000		700,000	Cash / Water Fund
Vehicles	Infrastructure		35,000	35,000	35,000	35,000	35,000	175,000		175,000	Cash / Water Fund
Capital Contributions	Infrastructure		20,000	30,000	20,000	20,000	20,000	110,000		110,000	Cash / Water Fund
Sub-Total Cash / Water Fund		201,961	193,200	480,000	470,000	245,000	155,000	1,543,200	-	1,543,200	
250 KW Portable Generator	Infrastructure							-		-	Cash / Sewer Fund
Carol Ct. Forcemain	Infrastructure	25,732						-		-	Cash / Sewer Fund
Vehicles	Infrastructure		35,000	35,000	35,000	35,000	35,000	175,000		175,000	Cash / Sewer Fund
Capital Contributions	Infrastructure	10,237	255,500	255,000	260,000	270,000	233,000	1,273,500		1,273,500	Cash / Sewer Fund
Lift Station on Howard/Timm	Infrastructure							-	TBD	TBD	TBD
Sub-Total Cash / Sewer Fund		35,969	290,500	290,000	295,000	305,000	268,000	1,448,500	-	1,448,500	

Exhibit A

Five-Year Capital Improvement Schedule For Years 2021-2025											
Project or Activity	Strategic Program Area	2020 FORECAST	2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Caswell Park Improvements	Recreation		4,000,000					4,000,000		4,000,000	Cash / State of MN / G.O. Sales Tax Bonds
Caswell Indoor Recreation - City Portion	Recreation			5,500,000				5,500,000		5,500,000	G.O. Sales Tax Bonds
Safe Routes to School - Dakota Meadows	Infrastructure	825,332						-		-	G.O. Improvement Bonds / Property Tax & Assessments
Ravine Improvements	Infrastructure	-			1,000,000		1,150,000	2,150,000		2,150,000	G.O. Improvement Bonds / Property Tax & Assessments
Harrison Ave. (Cross to Range)	Infrastructure		650,000					650,000		650,000	G.O. Improvement Bonds / Property Tax & Assessments
Monroe Ave. (Center to Range)	Infrastructure	1,136,435						-		-	G.O. Improvement Bonds / Property Tax & Assessments
Garfield Ave. (Center to Range)	Infrastructure			1,300,000				1,300,000		1,300,000	G.O. Improvement Bonds / Property Tax & Assessments
McKinley Ave. (300 Block)	Infrastructure				625,000			625,000		625,000	G.O. Improvement Bonds / Property Tax & Assessments
McKinley Ave. (400 Block)	Infrastructure				625,000			625,000		625,000	G.O. Improvement Bonds / Property Tax & Assessments
McKinley Ave. (500 Block)	Infrastructure				650,000			650,000		650,000	G.O. Improvement Bonds / Property Tax & Assessments
Cross St. (Monroe to Webster)	Infrastructure					1,706,250		1,706,250		1,706,250	G.O. Improvement Bonds / Property Tax & Assessments
Sherman St. (South to Garfield)	Infrastructure						1,750,000	1,750,000		1,750,000	G.O. Capital Project Bonds
Belgrade Ave. Improvements (lights, charging station, ped crossing)	Infrastructure		425,000					425,000		425,000	G.O. Improvement Bonds / Property Tax & Assessments
Quincy St. (McKinley to Webster)	Infrastructure							-	550,000	550,000	G.O. Improvement Bonds / Property Tax & Assessments
Page Ave. (Center to Range)	Infrastructure			1,300,000				1,300,000		1,300,000	G.O. Improvement Bonds / Property Tax & Assessments
Howard Dr./Lor Ray Dr. Roundabout - City Portion	Infrastructure				500,000			500,000		500,000	G.O. Improvement Bonds / Property Tax & Assessments
Cliff Ct.	Infrastructure		600,000					600,000		600,000	G.O. Improvement Bonds / Property Tax & Assessments
Clare Ct.	Infrastructure							-	1,500,000	1,500,000	G.O. Improvement Bonds / Property Tax & Assessments
Clare Dr.	Infrastructure							-	1,200,000	1,200,000	G.O. Improvement Bonds / Property Tax & Assessments
Marvin Blvd	Infrastructure							-	1,750,000	1,750,000	G.O. Improvement Bonds / Property Tax & Assessments
Valerie Lane (Marvin to Cliff)	Infrastructure					750,000		750,000		750,000	G.O. Improvement Bonds / Property Tax & Assessments
Wheeler Ave (300 Block)	Infrastructure					625,000		625,000		625,000	G.O. Improvement Bonds / Property Tax & Assessments
Countryside Dr. Improvements	Infrastructure	1,944,400						-			G.O. Improvement Bonds / Property Tax & Assessments
Lor Ray Dr. & Township RD Improvements	Infrastructure							-	TBD	TBD	G.O. Improvement Bonds / Property Tax & Assessments
PW Building	Infrastructure							-	TBD	TBD	G.O. Improvement Bonds / Property Tax & Assessments
Sub-Total Bonds		3,906,167	5,675,000	8,100,000	3,400,000	3,081,250	2,900,000	23,156,250	5,000,000	28,156,250	
Total 2020-2024 CIP		5,666,838	7,367,294	10,298,994	5,428,994	4,852,244	4,503,994	32,451,520	7,480,000	39,931,520	

## **Exhibit A**

## Five-Year Capital Improvement Schedule For Years 2021-2025

Project or Activity	Strategic Program Area	2020 FORECAST	2021 PROPOSED	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
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[illegible]

	Funding Source	2020 PROPOSED	2021 FORECAST	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	Future Years	TOTAL CIP	Funding Source
Cash / Donation	-	-	-	-	-	-	-	-	-	-	Cash / Donation
Cash / State of MN / G.O. Sales Tax Bonds	-	4,000,000	-	-	-	-	-	4,000,000	-	4,000,000	Cash / State of MN / G.O. Sales Tax Bonds
Cash / General Fund	-	-	-	-	-	-	-	-	-	-	Cash / General Fund
Cash / General Fund / Donations	240,000	200,000	350,000	350,000	350,000	350,000	350,000	1,600,000	-	1,600,000	Cash / General Fund / Donations
Cash / General Fund / MSA Dollars	1,200,000	550,000	450,000	450,000	450,000	450,000	450,000	2,350,000	-	2,350,000	Cash / General Fund / MSA Dollars
Cash / Capital Facilities & Equipment Replacement	82,741	458,594	628,994	463,994	420,994	380,994	380,994	2,353,570	2,480,000	4,833,570	Cash / Capital Facilities & Equipment Replacement
Community Development Block Grant	-	-	-	-	-	-	-	-	-	-	Community Development Block Grant
Cash / Water Fund	201,961	193,200	480,000	470,000	245,000	155,000	155,000	1,543,200	-	1,543,200	Cash / Water Fund
Cash / Sewer Fund	35,969	290,500	290,000	295,000	305,000	268,000	268,000	1,448,500	-	1,448,500	Cash / Sewer Fund
G.O. Bonds	-	-	-	-	-	-	-	-	-	-	G.O. Bonds
G.O. Abatement Bonds	-	-	-	-	-	-	-	-	-	-	G.O. Abatement Bonds
G.O. Capital Project Bonds	-	-	-	-	-	-	1,750,000	1,750,000	-	1,750,000	G.O. Capital Project Bonds
G.O. Improvement Bonds / Property Tax & Special Assessments	3,906,167	1,675,000	2,600,000	3,400,000	3,081,250	1,150,000	1,150,000	11,906,250	5,000,000	16,906,250	G.O. Improvement Bonds / Property Tax & Assessments
G.O. Improvement Bonds and Municipal State Aid Advance	-	-	-	-	-	-	-	-	-	-	G.O. Improvement Bonds and Municipal State Aid
Utility Funds/Assessments	-	-	-	-	-	-	-	-	-	-	Utility Funds/Assessments
Remaining Bond Proceeds	-	-	-	-	-	-	-	-	-	-	Remaining Bond Proceeds
G.O. Sales Tax Bonds		-	5,500,000					5,500,000	-	5,500,000	G.O. Sales Tax Bonds
G.O. Utility Bonds	-	-	-	-	-	-	-	-	-	-	G.O. Utility Bonds
G.O. TIF Bonds											G.O. TIF Bonds
TBD	-	-	-	-	-	-	-	-	-	-	TBD
		5,666,838	7,367,294	10,298,994	5,428,994	4,852,244	4,503,994	32,451,520	7,480,000	39,931,520	

# Exhibit B

CITY FUNDED PROJECTS - STREETS CAPITAL IMPROVEMENT PLAN											
Street Name	Start/Finish	Type	2020	2021	2022	2023	2024	2025	2026	2027	2028
Peregrine Lane		Mill and Overlay	\$ 44,000.00								
Lor Ray Dr.	Lee Blvd to South End	Mill and Overlay	\$ 132,000.00								
Nottingham Dr.	Lor Ray to James	Mill and Overlay	\$ 75,000.00								
Commerce Lane	Lookout Dr to Commerce Dr	Mill and Overlay	\$ 58,000.00								
Hodgeson Rd.	James to cul de sac	Mill and Overlay	\$ 28,000.00								
Clare Dr.	Roe Crest to Clare Ct	Mill and Overlay	\$ 15,000.00								
Valerie Lane		Mill and Overlay		\$ 80,000.00							
Marvin Blvd.	Entire Road	Mill and Overlay		\$ 100,000.00							
Nottingham Dr.	James to End of 2020 Project	Mill and Overlay		\$ 70,000.00							
Cliff Dr.	Marie to Clare	Mill and Overlay		\$ 70,000.00							
Sharon Dr.	James to Collette	Mill and Overlay		\$ 37,000.00							
Collette Dr.	Sharon Dr to North End	Mill and Overlay		\$ 45,000.00	\$ -						
Clare Dr.	Roe Crest to Clare Ct	Mill and Overlay		\$ 80,000.00							
Marie Ct.	Marie to Cul de sac	Mill and Overlay		\$ 40,000.00							
Garfield Ave.	Lake Street to End	Mill and Overlay			\$ 35,000.00						
James Dr.	Lor Ray to Roe Crest	Mill and Overlay			\$ 85,000.00						
Roe Crest Dr.	Including Roe Crest CT	Mill and Overlay			\$ 165,000.00						
Sherman St.	Belgrade to Monroe	Mill and Overlay			\$ 130,000.00						
Linda Lane	Myer Lane to Peggy Lane	Mill and Overlay			\$ -	\$ 50,000.00					
Candi Lane	Mary Circle to Peggy Lane	Mill and Overlay				\$ 30,000.00					
Shady Oak Dr.	Marie to Marie	Mill and Overlay				\$ 100,000.00					
Sharon Dr.	James to James	Mill and Overlay				\$ 115,000.00					
Oak Terrace Dr	Marie to Marie	Mill and Overlay				\$ 175,000.00					
James Ct.	James Dr	Mill and Overlay				\$ 25,000.00	\$ -				
Peggy Lane	Candi Lane to Commerce	Mill and Overlay					\$ 40,000.00				
Mary Circle	Candi to Mary Lane	Mill and Overlay					\$ 130,000.00				
Collette Dr.	Sharon Dr to North End	Mill and Overlay					\$ 70,000.00				
Lor Ray Dr.	Carlson to Timm Rd	Mill and Overlay					\$ 115,000.00				
Sherman St.	Monroe to Webster	Mill and Overlay					\$ 130,000.00				
2 Alleys		Mill and Overlay	\$ 24,000.00	\$ 24,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00		
Unidentified Projects		Mill and Overlay						\$ 370,000.00	\$ 370,000.00		
Bolton and Menk Bid Package			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
Mill and Overlay Total:			\$ 391,000.00	\$ 561,000.00	\$ 460,000.00	\$ 540,000.00	\$ 530,000.00	\$ 415,000.00	\$ 415,000.00		

\* Amounts and projects subject to change



Exhibit C

PARK CAPITAL IMPROVEMENT PLAN AND PARK MAINTENANCE UPDATES										
Item	Category	2020	2021	2022	2023	2024	2025	2026	2027	2028
Benson Park: Lady Bug Lake Bridge	Capital Improvement	\$ 50,000.00								
Bluff Park Overlook	Capital Improvement	\$ 86,000.00								
Zipline at Benson Park	Capital Improvement	\$ 15,000.00								
Small Park Amentities (tea cups, spring toys, etc)	Capital Improvement	\$ 10,000.00	\$ 10,000.00							
Final Lift of Asphalt and Striping of Benson Parking Lot	Capital Improvement	\$ 35,000.00								
Benson Park Shelter	Capital Improvement	\$ 15,000.00								
Langness Park Playground Upgrades	Capital Improvement		\$ 25,000.00							
Walter S Farm Park Trail	Capital Improvement		\$ 10,000.00							
Pleasantview Park Shelter	Capital Improvement			\$ 150,000.00						
King Arthur Shelter	Capital Improvement			\$ 30,000.00						
Forest Heights Shelter	Capital Improvement			\$ 75,000.00						
Update Wheeler Lower Playground Structures	Capital Improvement				\$ 25,000.00					
Replace Mobile Bandshell	Capital Improvement				\$ 150,000.00					
Update Wallyn Playground Equipment	Capital Improvement				\$ 50,000.00					
Wheeler Park Bandshell	Capital Improvement					\$ 125,000.00				
Spring Lake Park Playground Structures	Capital Improvement					\$ 50,000.00				
Northridge Park Shelter	Capital Improvement					\$ 125,000.00				
Splash Pad in TBD Park	Capital Improvement						\$ 150,000.00			
Natural Playscape at Benson Park	Capital Improvement						\$ 250,000.00			
Update Langness Playground Structure	Capital Improvement							\$ 50,000.00		
Benson Park: Lady Bug Lake Improvements	Capital Improvement							\$ 300,000.00		
Mobile Pump Track	Capital Improvement								\$ 90,000.00	
Benson Park: Rink and Shelter	Capital Improvement								\$ 175,000.00	
Walter S Farm Playground Structures	Capital Improvement								\$ 50,000.00	
Shelter at Wheeler Horseshoe Pit	Capital Improvement									\$ 100,000.00
Spring Lake Park Playground Structures	Capital Improvement									\$ 50,000.00
Update Spring Lake Park Baseball Field 2	Maintenance	\$ 2,500.00								
Update Lower Webster Field 2	Maintenance	\$ 7,500.00								
Park Sign Replacements	Maintenance	\$ 10,000.00	\$ 25,000.00							
Replace Baseball Backstop at King Arthur Park and Walter S Farm	Maintenance		\$ 6,000.00							
Spring Lake Park Hockey Rink Repairs	Maintenance		\$ 20,000.00							
Park Shelter Maintenance	Maintenance		\$ 25,000.00							
Wheeler Park Structure and Warming House Updates	Maintenance		\$ 35,000.00							
Crack Seal and Resurface Tower and Forest Heights Tennis Courts	Maintenance		\$ 25,000.00							
Resurface Spring Lake Park Basketball Court	Maintenance		\$ 15,000.00							
Asphalt Replacement and Repairs to Mary Lane Trail	Maintenance		\$ 10,000.00							
Hiniker Trail Bridge Repairs (Sinking and Decking)	Maintenance		\$ 7,500.00							
Replace King Arthur and Forest Heights Tennis Court Lights to LED	Maintenance			\$ 7,500.00						
Update Spring Lake Park Baseball Field 1	Maintenance			\$ 2,500.00						
Update Spring Lake Park Baseball Field 3	Maintenance			\$ 2,500.00						
Mill and Overlay Northridge Park Basketball Court	Maintenance			\$ 15,000.00						
Crack Seal and Resurface Wheeler Park Tennis Court	Maintenance			\$ 13,000.00						
Spring Lake Park Bridge Replacements	Maintenance			\$ 60,000.00						
Replace Centennial Park Concrete	Maintenance				\$ 20,000.00					
Park Structure Updates	Maintenance				\$ 20,000.00					
Update Spring Lake Park Baseball Field 4	Maintenance				\$ 2,500.00					
Resurface King Arthur Tennis Court	Maintenance				\$ 15,000.00					
Resurface Langness, Walter S Farm and Forest Heights Basketball Courts	Maintenance				\$ 15,000.00					
Spring Lake Park Shelter Upgrades	Maintenance				\$ 25,000.00					
Crack Seal and Resurface King Arthur Tennis Court	Maintenance				\$ 13,000.00					
Wallyn Park Retaining Wall Replacement	Maintenance				\$ 20,000.00					
Park Structure Updates	Maintenance					\$ 20,000.00				
Seal Coat Spring Lake Park Trails	Maintenance					\$ 25,000.00				
Levee Trail Seal Coating	Maintenance					\$ 15,000.00				
Park Structure Updates	Maintenance						\$ 20,000.00			
Crack Seal and Resurface Forrest Heights Tennis Courts	Maintenance						\$ 17,000.00			
Crack Seal and Resurface Tower Park Tennis Court	Maintenance							\$ 17,000.00		
Park Structure Updates	Maintenance								\$ 20,000.00	
Crack Seal and Resurface Wheeler Park Tennis Court	Maintenance								\$ 17,000.00	
Park Structure Updates	Maintenance									\$ 20,000.00
Seal Coat Bluff Park Trails	Maintenance									\$ 25,000.00
Crack Seal and Resurface King Arthur Tennis Court	Maintenance									\$ 17,000.00
	Total Capital Improvement	\$ 211,000.00	\$ 45,000.00	\$ 255,000.00	\$ 225,000.00	\$ 300,000.00	\$ 400,000.00	\$ 350,000.00	\$ 315,000.00	\$ 150,000.00
	Total Maintenance	\$ 20,000.00	\$ 168,500.00	\$ 100,500.00	\$ 130,500.00	\$ 60,000.00	\$ 37,000.00	\$ 17,000.00	\$ 37,000.00	\$ 62,000.00
	Total	\$ 231,000.00	\$ 213,500.00	\$ 355,500.00	\$ 355,500.00	\$ 360,000.00	\$ 437,000.00	\$ 367,000.00	\$ 352,000.00	\$ 212,000.00

\*Amounts and projects subject to change

WATER CAPITAL IMPROVEMENT AND MAINTENANCE PLAN							
Item	Category	2020	2021	2022	2023	2024	2025
Water Tower Re-Painting (Carlson)	Capital Improvement	\$ 185,000.00					
Plant 1 Roofing Repairs	Capital Improvement		\$ 25,000.00				
Reroof Plant 2	Capital Improvement					\$ 125,000.00	
SCADA Upgrades	Capital Improvement			\$ 10,000.00			
Water Tower Re-Painting (Tower)	Capital Improvement						\$ 150,000.00
Pull and Repair Well 5	Maintenance	\$ 100,000.00					
Pull and Repair Well 6	Maintenance		\$ 100,000.00				
Pull and Repair Well 9	Maintenance			\$ 65,000.00			
Pull and Repair Well 7	Maintenance				\$ 65,000.00		
Rehab Filter 1 at Plant 2	Maintenance			\$ 350,000.00			
Rehab Filter 2 at Plant 2	Maintenance				\$ 350,000.00		
Pull and Repair Well 8	Maintenance					\$ 65,000.00	
Pull and Repair Well 5	Maintenance						\$ 100,000.00
Pull And Service High Service Pump at Water Plant 1 (Pump 1)	Maintenance		\$ 15,000.00				
Pull And Service High Service Pump at Water Plant 2 (Pump 1)	Maintenance			\$ 15,000.00			
Pull And Service High Service Pump at Water Plant 1 (Pump 2)	Maintenance				\$ 15,000.00		
Pull And Service High Service Pump at Water Plant 2 (Pump 2)	Maintenance					\$ 15,000.00	
Pull And Service High Service Pump at Water Plant 1 (Pump 3)	Maintenance						\$ 15,000.00
Pull And Service High Service Pump at Water Plant 2 (Pump 3)	Maintenance						
Wellhead Protection Measures	Maintenance	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Micrometer Mag Meter at Well 8	Maintenance	\$ 6,600.00					
Micrometer Mag Meter at Plant 1 Clearwell	Maintenance	\$ 6,600.00					
Generator Transfer Switch at Plant 1	Maintenance	\$ 20,000.00					
Micrometer Mag Meter at Well 6	Maintenance		\$ 6,600.00				
Micrometer Mag Mater at Well 5	Maintenance		\$ 6,600.00				
Truck Purchase			\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
	Total Capital Improvement	\$ 185,000.00	\$ 25,000.00	\$ 10,000.00	\$ -	\$ 125,000.00	\$ -
	Total Maintenance	\$ 138,200.00	\$ 168,200.00	\$ 470,000.00	\$ 470,000.00	\$ 120,000.00	\$ 155,000.00
	Total	\$ 323,200.00	\$ 193,200.00	\$ 480,000.00	\$ 470,000.00	\$ 245,000.00	\$ 155,000.00

# Exhibit E

SEWER CAPITAL IMPROVEMENT AND MAINTENANCE PLAN							
Item	Category	2020	2021	2022	2023	2024	2025
Marvin Lift Station Pump and Control Improvements	Capital Improvement		\$ 130,000				
Carol Court Gravity Overflow Replacement	Capital Improvement			\$ 50,000			
Marvin Lift Station Forcemain Replacement	Capital Improvement			\$ 100,000			
Northridge Dr. Forcemain Replacement	Capital Improvement				\$ 120,000		
Marie Lane Forcemain Replacement	Capital Improvement					\$ 150,000	
Howard Dr. Forcemain Replacement	Capital Improvement						\$ 88,000
Replace Marvin LS Pump 2	Maintenance	\$ 13,000					
VFD at Main Lift Station 2, Pump 4	Maintenance		\$ 7,500				
Main Lift Station Roof Replacements	Maintenance	\$ 7,500	\$ 15,000				
Replace Northridge Lift Station Pump #2	Maintenance		\$ 16,000				
Replace Marie Lift Station Pump 1 and 2	Maintenance		\$ 32,000				
VFD at Main Lift Station 2, Pump 6	Maintenance			\$ 5,000			
Replace Howard Lift Station Pump 1 and 2	Maintenance				\$ 40,000		
Replace Oak Terrace Pump 1	Maintenance					\$ 20,000	\$ 25,000
Replace Oak Terrace Controls	Maintenance						\$ 20,000
Manhole Lining Project	Maintenance			\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Manhole Lining Project (Lexington, Pierce)	Maintenance		\$ 10,000				
Manhole Lining Project (Howard, Oak Terrace)	Maintenance		\$ 20,000				
Sewer Main Lining Projects	Maintenance	\$ 45,000	\$ 25,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
Vehicle Purchase			\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
	<b>Total Capital Improvement</b>	\$ -	\$ 130,000	\$ 150,000	\$ 120,000	\$ 150,000	\$ 88,000
	<b>Total Maintenance</b>	\$ 65,500	\$ 160,500	\$ 140,000	\$ 175,000	\$ 155,000	\$ 180,000
	<b>Total</b>	\$ 65,500	\$ 290,500	\$ 290,000	\$ 295,000	\$ 305,000	\$ 268,000

**CITY OF NORTH MANKATO, MINNESOTA  
DEBT SERVICE FUNDS  
2021 Budget**

	2018 ACTUAL	2019 ACTUAL	2020 BUDGET	2020 YTD	2021 PROPOSED	+/- 2020/2021	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	COMMENTS
<b>REVENUES</b>											
PROPERTY TAX	1,591,863	1,568,790	1,600,166	-	1,690,166	90,000	1,723,969	1,758,448	1,793,617	1,829,489	2.0% increase
TAX INCREMENT TRANSFER IN	122,358	147,910	131,790	44,576	132,494	704	146,951	160,813	162,330	34,210	
SALES TAX TRANSFER IN	521,194	526,669	513,503	171,168	299,850	(213,653)	295,425	300,300	299,600	62,800	Sales Tax transfer ends in 2020
SPECIAL ASSESSMENTS - CURRENT	95,532	51,816	152,268	-	164,651	12,383	185,990	190,289	206,376	229,177	
SPECIAL ASSESSMENTS - DEFERRED	397,919	365,511	454,684	46,810	45,000	(409,684)	212,421	102,000	82,000	112,000	
SPECIAL ASSESSMENTS - DELINQUENT	149,629	7,206	33,417	-	33,417	-	33,417	33,417	33,417	33,417	
SPECIAL ASSESSMENTS - INTEREST/PENALTY	6,876	1,863	77,533	5	27,779	(49,753)	27,726	27,473	27,020	26,366	
INTERGOVERNMENTAL	458,325	252,550	252,550	-	256,100	3,550	259,350	257,300	260,100	-	MnDOT reimbursement
INVESTMENT EARNINGS	1,215	5,285	2,000	1,456	2,000	-	2,000	2,000	2,000	2,000	
MISCELLANEOUS	-	-	-	-	-	-	-	-	-	-	
TRANSFERS IN	1,543,844	1,304,569	-	-	-	-	-	-	-	-	
BOND PROCEEDS	-	-	-	25,111	-	-	-	-	-	-	
<b>TOTAL REVENUES</b>	<b>4,888,753</b>	<b>4,232,170</b>	<b>3,217,911</b>	<b>289,126</b>	<b>2,651,458</b>	<b>(566,453)</b>	<b>2,887,249</b>	<b>2,832,039</b>	<b>2,866,459</b>	<b>2,329,459</b>	
<b>EXPENDITURES</b>											
<b>DEBT SERVICE FUNDS</b>											
2007A GO IMPROVEMENT BONDS	117,415	-	-	-	-	-	-	-	-	-	Burnett Ravine Ridge #4, The Landing North Phase
2008A GO IMPROVEMENT BONDS	185,025	178,238	-	-	-	-	-	-	-	-	Bennett, 400 Block Pierce Ave Reconstruction, Howard
2008C GO CAPITAL IMPROVEMENT PLAN REFUNDING	234,670	147,610	-	-	-	-	-	-	-	-	Refunded 1997 Bonds for Fire Station #2, Police
2009D GO STATE AID STREET AND REFUNDING BONDS	253,850	252,550	-	-	-	-	-	-	-	-	Refunded 1998B State Aid Street Bonds (Countryside
2010A GO IMPROVEMENT BONDS	217,375	212,725	213,075	400	212,475	(600)	211,700	205,750	204,800	202,800	CSAH 41/ Carlson Dr / Howard Dr
2010C GO REFUNDING BONDS	160,893	602,715	676,225	660,415	770,263	94,038	274,573	-	-	-	Refunds 2001A Water Revenue Bonds, 2002A G.O.
2012A GO CROSS OVER REFUNDING BONDS	89,297	87,958	91,380	91,380	-	(91,380)	-	-	-	-	Refunds 2004A, 2004B, 2005D (Lookout Dr
2014A GENERAL OBLIGATION BONDS	83,988	82,188	81,138	-	79,338	(1,800)	77,538	75,738	78,938	76,988	Roe Crest-Noretta-Belgrade Ravine, Old Belgrade
2015A GENERAL OBLIGATION BONDS	188,493	115,593	129,043	-	72,243	(56,800)	146,543	164,343	176,743	193,625	West Carlson Dr Extension
2015B GENERAL OBLIGATION REFUNDING BONDS	-	-	256,500	-	259,750	3,250	257,700	260,500	260,500	-	Refunds 2005A, 2006B, 2006C, 2007B, 2008B and
2016A GENERAL OBLIGATION BONDS	122,650	130,650	128,500	117,075	126,400	(2,100)	129,250	132,000	129,700	127,400	75' Ladder Fire Truck & Roe Crest
2018A GENERAL OBLIGATION BONDS - Swim Facility	-	79,321	330,844	276,706	354,244	23,400	352,119	354,769	352,194	354,394	Spring Lake Swim Facility Project
2018A GENERAL OBLIGATION BONDS - Jefferson	-	9,261	34,494	20,250	38,819	4,325	38,069	42,244	41,344	40,444	Jefferson Ave.
2019A G.O. IMPROVEMENT BONDS - Commerce & Tyler	-	-	132,335	119,075	117,900	(14,435)	116,100	114,300	117,450	115,550	Commerce & Tyler Ave.
2019A GENERAL OBLIGATION BONDS - Equipment	-	-	4,390	-	30,450	26,060	34,900	34,300	33,700	33,100	Equipment
2020B - Monroe, Hoover SRTS, Countryside	-	-	-	-	42,697	42,697	250,000	260,850	256,550	257,200	Est.
<b>PROJECTED DEBT SERVICE</b>											
Bonds Issued 2021	-	-	-	-	-	-	110,000	110,000	110,000	110,000	
Bonds Issued 2022	-	-	-	-	-	-	-	65,000	237,938	238,750	
Bonds Issued 2023	-	-	-	-	-	-	-	-	65,000	237,938	
Bonds Issued 2024	-	-	-	-	-	-	-	-	-	65,000	
Bonds Issued 2025	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL DEBT SERVICE FUNDS</b>	<b>1,653,654</b>	<b>1,898,808</b>	<b>2,077,922</b>	<b>1,285,301</b>	<b>2,104,577</b>	<b>26,654</b>	<b>1,998,490</b>	<b>1,819,793</b>	<b>2,064,855</b>	<b>2,053,188</b>	
<b>PORT AUTHORITY DEBT SERVICE</b>											
2009A PORT AUTHORITY GO TAXABLE REFUNDING	181,626	178,828	-	-	-	-	-	-	-	-	Enggren's Market Place
2010D GO TIF REFUNDING BONDS	86,563	118,745	115,100	103,673	116,189	1,089	111,938	117,233	112,088	4,463	Webster Avenue, Belgrade Avenue (Marigold, et al).
2011A PORT AUTHORITY GO BONDS	223,331	225,581	222,606	182,678	207,125	(15,481)	198,975	200,825	202,575	194,325	Highway 14/41 Interchange Bonds. Receives partial
2011B PORT AUTHORITY TAXABLE GO TAX INC.	34,303	33,778	33,215	23,995	32,615	(600)	32,015	31,385	35,615	34,735	422 Belgrade TIF
<b>TOTAL PORT AUTHORITY FUNDS</b>	<b>525,823</b>	<b>556,932</b>	<b>370,921</b>	<b>310,348</b>	<b>355,929</b>	<b>(14,992)</b>	<b>342,928</b>	<b>349,443</b>	<b>350,278</b>	<b>233,523</b>	
<b>SALES TAX DEBT SERVICE</b>											
2009C GO SALES TAX REVENUE BONDS	231,763	231,363	230,350	-	233,700	3,350	231,200	233,000	234,400	-	Regional Park & Downtown Redevelopment Projects.
2010B GO SALES TAX REVENUE BONDS	66,100	69,725	68,075	400	66,150	(1,925)	64,225	67,300	65,200	62,800	Regional Park & Downtown Redevelopment Projects.
<b>TOTAL SALES TAX BONDS</b>	<b>297,863</b>	<b>301,088</b>	<b>298,425</b>	<b>400</b>	<b>299,850</b>	<b>1,425</b>	<b>295,425</b>	<b>300,300</b>	<b>299,600</b>	<b>62,800</b>	
<b>TRANSFERS OUT</b>											
OPERATING TRANSFERS TO 604 RIVERBEND ONGOING	30,000	1,334,569	40,000	13,333	40,000	-	40,000	40,000	40,000	40,000	Place Holder For Now. Dependent on Recycling Reve
OPERATING TRANSFER TO ELIMINATE CASH DEFICIT	1,066,022	-	-	-	-	-	-	-	-	-	
OPERATING TRANSFERS TO 604 STORM WATER FUND	-	-	-	-	-	-	-	-	-	-	
<b>TOTAL TRANSFERS OUT</b>	<b>1,096,022</b>	<b>1,334,569</b>	<b>40,000</b>	<b>13,333</b>	<b>40,000</b>	<b>-</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	<b>40,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>3,573,361</b>	<b>4,091,397</b>	<b>2,787,268</b>	<b>1,609,380</b>	<b>2,800,355</b>	<b>13,087</b>	<b>2,676,843</b>	<b>2,509,535</b>	<b>2,754,733</b>	<b>2,389,511</b>	
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>1,315,393</b>	<b>140,773</b>	<b>430,643</b>	<b>(1,320,254)</b>	<b>(148,898)</b>	<b>(579,541)</b>	<b>210,406</b>	<b>322,504</b>	<b>111,727</b>	<b>(60,052)</b>	
<b>TOTAL BOND ESCROW ACTIVITY</b>											
<b>TOTAL INTERFUND LOAN ACTIVITY</b>	<b>(312,920)</b>	<b>(312,920)</b>	<b>(312,920)</b>	<b>-</b>	<b>(294,984)</b>	<b>-</b>	<b>(143,600)</b>	<b>(143,600)</b>	<b>-</b>	<b>-</b>	Repayment of loan to General Water and Sewer Fund
<b>CASH, BEGINNING</b>	<b>2,149,112</b>	<b>2,488,588</b>	<b>2,268,252</b>	<b>2,268,252</b>	<b>2,385,975</b>		<b>1,942,093</b>	<b>2,008,899</b>	<b>2,187,803</b>	<b>2,299,530</b>	
<b>CASH, ENDING</b>	<b>2,488,588</b>	<b>2,268,252</b>	<b>2,385,975</b>	<b>947,998</b>	<b>1,942,093</b>		<b>2,008,899</b>	<b>2,187,803</b>	<b>2,299,530</b>	<b>2,239,479</b>	
<b>CASH AS % OF EXPENDITURES</b>	<b>70%</b>	<b>55%</b>	<b>86%</b>	<b>59%</b>	<b>69%</b>		<b>75%</b>	<b>87%</b>	<b>83%</b>	<b>94%</b>	