



## City of North Mankato, Minnesota

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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)
Facility Improvements - City Hall	60,000	-	(60,000)
Facility Improvements - General	-	-	-
Computers	3,000	-	(3,000)
Caswell Parking Lot Improvements	140,000	-	(140,000)
<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							-
<b>Sub-Total Bonds</b>		<b>3,906,167</b>	<b>5,675,000</b>	<b>8,100,000</b>	<b>3,400,000</b>	<b>3,081,250</b>	<b>2,900,000</b>	<b>23,156,250</b>

## 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
<b>Sub-Total Cash / Capital Facilities &amp; Equipment Replacement</b>		<b>82,741</b>	<b>458,594</b>	<b>628,994</b>	<b>463,994</b>	<b>420,994</b>	<b>380,994</b>	<b>2,353,570</b>	<b>2,480,000</b>	<b>4,833,570</b>	

**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
<b>Sub-Total Cash / General Fund</b>		<b>1,440,000</b>	<b>750,000</b>	<b>800,000</b>	<b>800,000</b>	<b>800,000</b>	<b>800,000</b>	<b>3,950,000</b>	-	<b>3,950,000</b>	
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
<b>Sub-Total Cash / Water Fund</b>		<b>201,961</b>	<b>193,200</b>	<b>480,000</b>	<b>470,000</b>	<b>245,000</b>	<b>155,000</b>	<b>1,543,200</b>	-	<b>1,543,200</b>	
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
<b>Sub-Total Cash / Sewer Fund</b>		<b>35,969</b>	<b>290,500</b>	<b>290,000</b>	<b>295,000</b>	<b>305,000</b>	<b>268,000</b>	<b>1,448,500</b>	-	<b>1,448,500</b>	

**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
<b>Sub-Total Bonds</b>		<b>3,906,167</b>	<b>5,675,000</b>	<b>8,100,000</b>	<b>3,400,000</b>	<b>3,081,250</b>	<b>2,900,000</b>	<b>23,156,250</b>	<b>5,000,000</b>	<b>28,156,250</b>	
<b>Total 2020-2024 CIP</b>		<b>5,666,838</b>	<b>7,367,294</b>	<b>10,298,994</b>	<b>5,428,994</b>	<b>4,852,244</b>	<b>4,503,994</b>	<b>32,451,520</b>	<b>7,480,000</b>	<b>39,931,520</b>	

**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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Strategic Program Area	2020 PROPOSED	2021 FORECAST	2022 FORECAST	2023 FORECAST	2024 FORECAST	2025 FORECAST	Estimated 5 year costs	Future Years	TOTAL CIP	Strategic Program Area
Public Safety	69,656	93,594	252,994	203,994	120,994	140,994	812,570	550,000	1,362,570	Public Safety
Recreation	251,330	4,290,000	5,856,000	350,000	350,000	350,000	11,196,000	1,900,000	13,096,000	Recreation
Infrastructure	5,345,852	2,983,700	4,190,000	4,875,000	4,381,250	4,013,000	20,442,950	5,030,000	25,472,950	Infrastructure
Comm. Dev.	-	-	-	-	-	-	-	-	-	Comm. Dev.
Admin/Leg.	-	-	-	-	-	-	-	-	-	Admin/Leg.
North Kato Ideas	-	-	-	-	-	-	-	-	-	North Kato Ideas
	<b>5,666,838</b>	<b>7,367,294</b>	<b>10,298,994</b>	<b>5,428,994</b>	<b>4,852,244</b>	<b>4,503,994</b>	<b>32,451,520</b>	<b>7,480,000</b>	<b>39,931,520</b>	

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	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	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	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	1,543,200	-	1,543,200	Cash / Water Fund
Cash / Sewer Fund	35,969	290,500	290,000	295,000	305,000	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	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
	<b>5,666,838</b>	<b>7,367,294</b>	<b>10,298,994</b>	<b>5,428,994</b>	<b>4,852,244</b>	<b>4,503,994</b>	<b>32,451,520</b>	<b>7,480,000</b>	<b>39,931,520</b>	



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	\$ 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		
<b>Mill and Overlay Total:</b>			<b>\$ 391,000.00</b>	<b>\$ 561,000.00</b>	<b>\$ 460,000.00</b>	<b>\$ 540,000.00</b>	<b>\$ 530,000.00</b>	<b>\$ 415,000.00</b>	<b>\$ 415,000.00</b>		

\* 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
<b>Total Capital Improvement</b>		<b>\$ 211,000.00</b>	<b>\$ 45,000.00</b>	<b>\$ 255,000.00</b>	<b>\$ 225,000.00</b>	<b>\$ 300,000.00</b>	<b>\$ 400,000.00</b>	<b>\$ 350,000.00</b>	<b>\$ 315,000.00</b>	<b>\$ 150,000.00</b>
<b>Total Maintenance</b>		<b>\$ 20,000.00</b>	<b>\$ 168,500.00</b>	<b>\$ 100,500.00</b>	<b>\$ 130,500.00</b>	<b>\$ 60,000.00</b>	<b>\$ 37,000.00</b>	<b>\$ 17,000.00</b>	<b>\$ 37,000.00</b>	<b>\$ 62,000.00</b>
<b>Total</b>		<b>\$ 231,000.00</b>	<b>\$ 213,500.00</b>	<b>\$ 355,500.00</b>	<b>\$ 355,500.00</b>	<b>\$ 360,000.00</b>	<b>\$ 437,000.00</b>	<b>\$ 367,000.00</b>	<b>\$ 352,000.00</b>	<b>\$ 212,000.00</b>

\*Amounts and projects subject to change

Exhibit D

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 Meter at Well 5	Maintenance		\$ 6,600.00				
Truck Purchase			\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
	<b>Total Capital Improvement</b>	\$ 185,000.00	\$ 25,000.00	\$ 10,000.00	\$ -	\$ 125,000.00	\$ -
	<b>Total Maintenance</b>	\$ 138,200.00	\$ 168,200.00	\$ 470,000.00	\$ 470,000.00	\$ 120,000.00	\$ 155,000.00
	<b>Total</b>	\$ 323,200.00	\$ 193,200.00	\$ 480,000.00	\$ 470,000.00	\$ 245,000.00	\$ 155,000.00

**Exhibit E**

<b>SEWER CAPITAL IMPROVEMENT AND MAINTENANCE PLAN</b>							
<b>Item</b>	<b>Category</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>
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