



## City of North Mankato, Minnesota

---

To: Kevin McCann, City Administrator  
From: Jessica Ryan, Interim Finance Director  
Date: October 20, 2022  
Re: Proposed 2023-2027 CIP Schedule

### **2023-2027 CIP**

Attached you will find the proposed 2023-2027 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 (2023-2027) 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 2022 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 CIP 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 \$44,571,500, the total value of projects identified in the 2023-2027 CIP is \$773,250 less than the 2022-2026 CIP. The budget also includes \$60,000 of identified but not scheduled funds. The CIP includes moving the Caswell Indoor Recreation Project from 2022 to 2023 as well as removing the improvements from Wheeler Avenue and Page Avenue. Additionally, the estimates for Somerset Drive and Howard Drive both increased. In 2022, \$3.95 million was issued in GO Improvement Bonds for the Lor Ray Drive project and the McKinley Avenue project. Additional projects on the CIP include Hoover Drive Safe Routes to School, Sherman Street, and ravine improvements.

The \$25.9 million proposed for 2023 is the result of the following:

- \$883,000 for equipment replacement (attached Exhibit A)
- \$949,500 for pavement management and park improvements
- \$490,000 for the water fund
- \$295,000 for the sewer fund
- \$23,316,000 for bonded projects for Somerset, Howard/Lor Ray Roundabout, Indoor Rec

## 2023-2027 Proposed Cash Expenditures

The 2023 CIP proposes the following cash expenditures:

Project or Activity	2022-2026	2023-2027	Variance	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Website	40,000		(40,000)		-	
Loader	-		-		-	Cash / Capital Facilities & Equipment Replacement
Loader Snow Blower	-		-		-	Cash / Capital Facilities & Equipment Replacement
Sweeper	215,000	557,000	342,000		557,000	Cash / Capital Facilities & Equipment Replacement
Excavator	-		-		-	Cash / Capital Facilities & Equipment Replacement
General Equipment - Trucks, Skid loaders, Mowers, etc.	500,000	500,000	-		500,000	Cash / Capital Facilities & Equipment Replacement
Police Cruiser	375,000	395,000	20,000		395,000	Cash / Capital Facilities & Equipment Replacement
Police Radios	100,000	135,000	35,000		135,000	Cash / Capital Facilities & Equipment Replacement
Police Evidence Room Heat	3,000	3,000	-		3,000	Cash / Capital Facilities & Equipment Replacement
Sirens - Upgrade (from 2012), Plant #2, Expansion, City Shop	27,000		(27,000)		-	Cash / Capital Facilities & Equipment Replacement
Dump Truck	140,000		(140,000)		-	Cash / Capital Facilities & Equipment Replacement
Tandem Dump Truck with Plow, Wing and Sander (3)	270,000		(270,000)		-	Cash / Capital Facilities & Equipment Replacement
Roller (2)			-		-	Cash / Capital Facilities & Equipment Replacement
Fire Engine	110,000	250,000	140,000		250,000	Cash / Capital Facilities & Equipment Replacement
Replace roof on Station #2	-		-		-	Cash / Capital Facilities & Equipment Replacement
Replace HVAC units at Station #2	-		-		-	Cash / Capital Facilities & Equipment Replacement
Breathing Air Compressor & Cascade Bottl	40,000		(40,000)		-	Cash / Capital Facilities & Equipment Replacement
Overhaul Air Pack/Work Room	-		-		-	Cash / Capital Facilities & Equipment Replacement
Exhaust Capture System	7,500		(7,500)		-	Cash / Capital Facilities & Equipment Replacement
Overhaul Community Room Kitchen	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)	30,000	30,000	-		30,000	Cash / Capital Facilities & Equipment Replacement
Fire Pumper	-		-		-	Cash / Capital Facilities & Equipment Replacement
Mower Replacement	170,000	176,000	6,000	60,000	236,000	Cash / Capital Facilities & Equipment Replacement
Chipper and Truck Replacement		60,000	60,000		60,000	
Asphalt Roller Replacement		50,000	50,000		50,000	
Leaf Collector Replacement		125,000	125,000		125,000	
Single Axle Truck Replacement		225,000	225,000		225,000	
City Signs		30,000	30,000		30,000	
Parks Trailer/Band Shell	150,000		(150,000)		-	Cash / Capital Facilities & Equipment Replacement
Library Bookdrop Off Station	6,000		(6,000)		-	Cash / Capital Facilities & Equipment Replacement
Sub-Total Cash / Capital Facilities & Equipment Replacement	2,233,500	2,586,000	352,500	60,000	2,646,000	

## 2023-2027 Bonding

The 2023-2027 CIP proposes the following debt expenditures:

Project or Activity	2022-2026	2023-2027	Variance	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Belgrade Ave. Improvements (lights, charging station, ped crossing)		1,500,000	1,500,000		1,500,000	G.O. Improvement Bonds / Property Tax & Assessments
Caswell Park Improvements	2,600,000		(2,600,000)		-	State Appropriation 2.0 million / Sales tax bonds 0.6 mil.
McKinley (Center to Range)	1,675,000		(1,675,000)		-	Fed Funds 0.2 mil / City Funds 1.5 mil
Hoover Dr. SRTS		520,000	520,000		520,000	\$0.18M City Bonds/\$0.34 Grants
Lor Ray Dr. (Monarch Meadows to Somerset)	3,690,000		(3,690,000)		-	State Grant and Fed Funds 1.9 mil / City Funds 1.8 mil
Caswell Indoor Recreation - City Portion	17,000,000	17,000,000	-		17,000,000	State Appropriation 8.5 / Sales Tax Bonds \$6.5 / City Abatement Bonds \$2.0
Garfield Ave. (Center to Range)	1,300,000		(1,300,000)		-	
Howard Dr./Lor Ray Dr. Roundabout - City Portion	1,500,000	2,000,000	500,000		2,000,000	Grant and state-aid funded
Cross St. (Monroe to Webster)	1,706,250		(1,706,250)		-	
Sherman (South to Garfield)	1,750,000	800,000	(950,000)		800,000	G.O. Improvement Bonds \$0.4M/\$0.4M grants/state-aid
Ravine Improvements		1,500,000	1,500,000		1,500,000	G.O. Improvement Bonds
Page (Center to Range)	1,300,000		(1,300,000)		-	
Wheeler Ave (300 Block)	625,000		(625,000)		-	
Somerset Dr. Improvements	2,500,000	4,316,000	1,816,000		4,316,000	G.O. Improvement Bonds \$4.0M/\$0.325M grants/state-aid
TBD PW Building		6,000,000	6,000,000	TBD	6,000,000	G.O. CIP Bonds
Sub-Total Bonds	35,646,250	33,636,000	(2,010,250)	-	33,636,000	

### **Sales Tax Project**

As proposed, the 2023-2027 CIP includes the \$17.0 million Caswell Indoor Recreation Facility construction. As currently proposed, \$6.5 million has been allocated from the 2021A Sales Tax Bonds, with another bonding request from the State for \$8.5 million and the balance from a future abatement bond. This project was moved from 2022 to 2023 due to the State Legislature not completing a bonding bill.

### **Parks Plan**

The 2023 budget includes \$370,000 in capital funds. Of that amount, \$150,000 is allocated for Lady Bug Lake Improvements at Benson Park. The budget also includes \$125,000 for a shelter at Pleasantview Park. For years 2024-2027, Parks funding has been allocated annually according to the Park Capital Improvement Plan. Staff has identified the following projects in Exhibit B as the 2023-2027 Parks Plan. Minor revisions may be needed to stay within the budgeted amounts.

### **Streets Plan**

The 2023 budget includes \$600,000 in street funding. This includes pavement management for part of North Ridge Dr, Oak Terrace Dr, and more. Exhibit C identifies the street maintenance projects for 2023-2027. Minor revisions may be needed to stay within the budgeted amounts.

### **Water Fund Plan**

The 2023 budget includes \$490,000 in water capital funding. Of that amount, \$350,000 is allocated for a filter rehab at Plant 2. Exhibit D identifies the water fund capital projects for 2023-2027.

### **Sewer Fund Plan**

The 2023 budget includes \$295,000 in sewer capital funding. \$120,000 of that budget is allocated for the Northridge force main replacement. Exhibit E identifies the sewer fund capital projects for 2023-2027.

**Exhibit A**

**Five-Year Capital Improvement Schedule - Bonded portions  
For Years 2023-2027**

Project or Activity	Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Website	Admin/Leg.	40,000						-		-	Cash / Capital Facilities & Equipment Replacement
Sweeper	Infrastructure		282,000		275,000			557,000		557,000	Cash / Capital Facilities & Equipment Replacement
General Equipment - Trucks, Skid loaders, Mowers, etc.	Infrastructure	100,000	100,000	100,000	100,000	100,000	100,000	500,000		500,000	Cash / Capital Facilities & Equipment Replacement
Police Cruiser	Public Safety	75,000	80,000	80,000	80,000	80,000	75,000	395,000		395,000	Cash / Capital Facilities & Equipment Replacement
Police Radios	Public Safety	20,000	55,000	20,000	20,000	20,000	20,000	135,000		135,000	Cash / Capital Facilities & Equipment Replacement
Police Evidence Room Heat	Public Safety			3,000				3,000		3,000	Cash / Capital Facilities & Equipment Replacement
Sirens - Upgrade (from 2012), Plant #2, Expansion, City Shop	Public Safety	27,000						-		-	Cash / Capital Facilities & Equipment Replacement
Dump Truck	Infrastructure							-		-	Cash / Capital Facilities & Equipment Replacement
Tandem Dump Truck with Plow, Wing and Sander (3)	Infrastructure	270,000						-		-	Cash / Capital Facilities & Equipment Replacement
Fire Engine	Public Safety		250,000					250,000		250,000	Cash / Capital Facilities & Equipment Replacement
Breathing Air Compressor & Cascade Bottles	Public Safety	40,000						-		-	Cash / Capital Facilities & Equipment Replacement
Exhaust Capture System	Public Safety	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
Mower Replacement	Recreation	70,000	86,000	90,000				176,000	60,000	236,000	Cash / Capital Facilities & Equipment Replacement
Chipper and Truck Replacement	Recreation			60,000				60,000		60,000	Cash / Capital Facilities & Equipment Replacement
Asphalt Roller Replacement	Infrastructure			50,000				50,000		50,000	Cash / Capital Facilities & Equipment Replacement
Leaf Collector Replacement	Infrastructure			125,000				125,000		125,000	Cash / Capital Facilities & Equipment Replacement
Single Axle Truck Replacement	Infrastructure					225,000		225,000		225,000	Cash / Capital Facilities & Equipment Replacement
City Signs	Infrastructure		30,000					30,000		30,000	Cash / Capital Facilities & Equipment Replacement
Parks Trailer/Bandshell	Recreation	150,000						-		-	Cash / Capital Facilities & Equipment Replacement
Library Furniture	Recreation	6,000						-		-	Cash / Capital Facilities & Equipment Replacement
<b>Sub-Total Cash / Capital Facilities &amp; Equipment Replacement</b>		<b>805,500</b>	<b>883,000</b>	<b>528,000</b>	<b>505,000</b>	<b>475,000</b>	<b>195,000</b>	<b>2,586,000</b>	<b>60,000</b>	<b>2,646,000</b>	

**Exhibit A**

**Five-Year Capital Improvement Schedule - Bonded portions  
For Years 2023-2027**

Project or Activity	Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Pavement Management Plan	Infrastructure	500,000	579,500	2,075,000	495,000	415,000	600,000	4,164,500		4,164,500	Cash / General Fund / MSA Dollars
Park Improvements	Recreation	600,000	370,000	300,000	250,000	200,000	140,000	1,260,000		1,260,000	Cash / General Fund / Donations
<b>Sub-Total Cash / General Fund</b>		<b>1,100,000</b>	<b>949,500</b>	<b>2,375,000</b>	<b>745,000</b>	<b>615,000</b>	<b>740,000</b>	<b>5,424,500</b>	<b>-</b>	<b>5,424,500</b>	
Jetter	Infrastructure							-			Cash / Sewer Fund
Pull & Repair Well Pumps	Infrastructure	65,000	65,000	65,000	100,000	100,000	100,000	430,000		430,000	Cash / Water Fund
Pull & Service High Service Pumps	Infrastructure		15,000	15,000	15,000	15,000	15,000	75,000		75,000	Cash / Water Fund
Wellhead Protection Measures	Infrastructure		5,000	5,000	5,000	5,000	5,000	25,000		25,000	Cash / Water Fund
Micrometer, Valve Inserts, Reservoir Repair	Infrastructure							-		-	Cash / Water Fund
Reroof Water Plant	Infrastructure	-		125,000				125,000		125,000	Cash / Water Fund
Water Tower Painting	Infrastructure				150,000			150,000		150,000	Cash / Water Fund
Rehab Filters	Infrastructure	350,000	350,000					350,000		350,000	Cash / Water Fund
Vehicles	Infrastructure	35,000	35,000	35,000	35,000	35,000	35,000	175,000		175,000	Cash / Water Fund
Capital Contributions	Infrastructure	30,000	20,000	20,000	20,000	20,000	20,000	100,000		100,000	Cash / Water Fund
City Hall Front Entrance	Infrastructure							-		-	Cash / Water Fund
<b>Sub-Total Cash / Water Fund</b>		<b>480,000</b>	<b>490,000</b>	<b>265,000</b>	<b>325,000</b>	<b>175,000</b>	<b>175,000</b>	<b>1,430,000</b>	<b>-</b>	<b>1,430,000</b>	
City Hall Front Entrance	Infrastructure							-		-	Community Development Block Grant
<b>Sub-Total Grant / CDBG</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
Highway 14 Trail from LorRay to Lake Street	Recreation							-		-	G.O. Bonds
West Carlson Drive Extension	Vibrant Business							-		-	G.O. Improvement Bonds / Property Tax & Special Asses
75' Ladder Fire Truck	Public Safety							-		-	G.O. Bonds
Roe Crest - Lee Blvd to Marie Lane	Infrastructure							-		-	G.O. Improvement Bonds / Property Tax & Special Asses
Lookout Drive Roundabout and from Hwy 14 to Commerce	Infrastructure							-		-	G.O. Improvement Bonds and Municipal State Aid Advan
250 KW Portable Generator	Infrastructure							-		-	Cash / Sewer Fund
Carol Ct. Forcemain	Infrastructure							-		-	Cash / Sewer Fund
Asphalt Zipper	Infrastructure							-		-	Cash / Sewer Fund
Vehicles	Infrastructure	35,000	35,000	35,000	35,000	35,000	35,000	175,000		175,000	Cash / Sewer Fund
Capital Contributions	Infrastructure	250,000	260,000	250,000	250,000	250,000	250,000	1,260,000		1,260,000	Cash / Sewer Fund
City Hall Front Entrance	Infrastructure							-		-	Cash / Sewer Fund
Lift Station on Howard/Timm	Infrastructure							-	TBD	TBD	TBD
<b>Sub-Total Cash / Sewer Fund</b>		<b>285,000</b>	<b>295,000</b>	<b>285,000</b>	<b>285,000</b>	<b>285,000</b>	<b>285,000</b>	<b>1,435,000</b>	<b>-</b>	<b>1,435,000</b>	

**Exhibit A**

Five-Year Capital Improvement Schedule - Bonded portions For Years 2023-2027											
Project or Activity	Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Project or Activity	Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
Caswell Park Phase #1 - Softfall deferred maint.	Recreation	2,600,000						-		-	State Appropriation/Sales Tax Bonds
McKinley Ave. (300,400,500 Block)	Infrastructure	1,675,000						-		-	Fed Funds/City Funds
Lor Ray Dr. (Monarch Meadow to Summerset)	Infrastructure	3,690,000						-		-	Fed Funds/City Funds
Caswell Park Phase #2 Fieldouse Construction	Recreation	8,500,000	17,000,000					17,000,000		17,000,000	State Appropriation/Sales Tax Bonds
Howard Dr./Lor Ray Dr. Roundabout - City Portion	Infrastructure		2,000,000					2,000,000		2,000,000	Grant and state-aid funded
Somerset Ln. Improvements	Infrastructure		4,316,000					4,316,000		4,316,000	G.O. Improvement Bonds
Hoover Dr. SRTS	Infrastructure			520,000				520,000		520,000	City Bonds/Grants
Garfield Ave. (Center to Range)	Infrastructure							-		-	G.O. Improvement Bonds / Property Tax & Assessments
Cross St. (Monroe to Webster)	Infrastructure							-		-	G.O. Improvement Bonds / Property Tax & Assessments
Sherman St. (700 Block - Monroe to Garfield)	Infrastructure				800,000			800,000		800,000	G.O. Improvement Bonds
Page Ave. (Center to Range)	Infrastructure							-		-	G.O. Improvement Bonds / Property Tax & Assessments
Belgrade Ave. Improvements (Three-lane & Interchange)	Infrastructure				1,500,000			1,500,000		1,500,000	G.O. Improvement Bonds / Property Tax & Assessments
Wheeler Ave (300 Block)	Infrastructure							-		-	G.O. Improvement Bonds / Property Tax & Assessments
Ravine Project	Infrastructure						1,500,000	1,500,000		1,500,000	G.O. Improvement Bonds
PW Building - Build in 2026	Infrastructure					6,000,000		6,000,000	TBD	6,000,000	G.O. CIP Bonds
Sub-Total Bonds		16,465,000	23,316,000	520,000	2,300,000	6,000,000	1,500,000	33,636,000	-	33,636,000	
Total 2022-2026 CIP		19,135,500	25,933,500	3,973,000	4,160,000	7,550,000	2,895,000	44,511,500	60,000	44,571,500	

**Exhibit A**

**Five-Year Capital Improvement Schedule - Bonded portions  
For Years 2023-2027**

Project or Activity	Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	IDENTIFIED BUT NOT SCHEDULED	TOTAL CIP	Funding Source
---------------------	------------------------	--------------	---------------	---------------	---------------	---------------	---------------	------------------------	------------------------------	-----------	----------------

Strategic Program Area	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	Future Years	TOTAL CIP	Strategic Program Area
Public Safety	169,500	385,000	103,000	130,000	150,000	95,000	863,000		863,000	Public Safety
Recreation	11,926,000	17,456,000	450,000	250,000	200,000	140,000	18,496,000	60,000	18,556,000	Recreation
Infrastructure	7,000,000	8,092,500	3,420,000	3,780,000	7,200,000	2,660,000	25,152,500		25,152,500	Infrastructure
Comm. Dev.	-	-	-	-	-	-	-		-	Comm. Dev.
Admin/Leg.	40,000	-	-	-	-	-	-		-	Admin/Leg.
North Kato Ideas	-	-	-	-	-	-	-		-	North Kato Ideas
	<b>19,135,500</b>	<b>25,933,500</b>	<b>3,973,000</b>	<b>4,160,000</b>	<b>7,550,000</b>	<b>2,895,000</b>	<b>44,511,500</b>	<b>60,000</b>	<b>44,571,500</b>	

Funding Source	2022 ADOPTED	2023 FORECAST	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	Estimated 5 year costs	Future Years	TOTAL CIP	Funding Source
Cash / Donation	-	-	-	-	-	-	-	-	-	Cash / Donation
Cash / State of MN / G.O. Sales Tax Bonds	-	-	-	-	-	-	-	-	-	Cash / State of MN / G.O. Sales Tax Bonds
Cash / General Fund	-	-	-	-	-	-	-	-	-	Cash / General Fund
Cash / General Fund / Donations	600,000	370,000	300,000	250,000	200,000	140,000	1,260,000	-	1,260,000	Cash / General Fund / Donations
Cash / General Fund / MSA Dollars	500,000	579,500	2,075,000	495,000	415,000	600,000	4,164,500	-	4,164,500	Cash / General Fund / MSA Dollars
Cash / Capital Facilities & Equipment Replacement	805,500	883,000	528,000	505,000	475,000	195,000	2,586,000	60,000	2,646,000	Cash / Capital Facilities & Equipment Replacement
Community Development Block Grant	-	-	-	-	-	-	-	-	-	Community Development Block Grant
Cash / Water Fund	480,000	490,000	265,000	325,000	175,000	175,000	1,430,000	-	1,430,000	Cash / Water Fund
Cash / Sewer Fund	285,000	295,000	285,000	285,000	285,000	285,000	1,435,000	-	1,435,000	Cash / Sewer Fund
G.O. Bonds	-	-	-	-	-	-	-	-	-	G.O. Bonds
State Appropriation/Sales Tax Bonds	11,100,000	17,000,000	-	-	-	-	17,000,000	-	17,000,000	State Appropriation/Sales Tax Bonds
G.O. Improvement Bonds	-	4,316,000	-	800,000	-	1,500,000	6,616,000	-	6,616,000	G.O. Improvement Bonds
G.O. Improvement Bonds / Property Tax & Special Assessments	-	-	-	1,500,000	-	-	1,500,000	-	1,500,000	G.O. Improvement Bonds / Property Tax & Assessments
G.O. Improvement Bonds and Municipal State Aid Advance	-	-	-	-	-	-	-	-	-	G.O. Improvement Bonds and Municipal State Aid
City Bonds/Grants	-	-	520,000	-	-	-	520,000	-	520,000	City Bonds/Grants
Grant and state-aid funded	-	2,000,000	-	-	-	-	2,000,000	-	2,000,000	Grant and state-aid funded
G.O. Sales Tax Bonds	-	-	-	-	-	-	-	-	-	G.O. Sales Tax Bonds
G.O. Utility Bonds	-	-	-	-	-	-	-	-	-	G.O. Utility Bonds
G.O. TIF Bonds	-	-	-	-	-	-	-	-	-	G.O. TIF Bonds
G.O. CIP Bonds	-	-	-	-	6,000,000	-	6,000,000	-	6,000,000	G.O. CIP Bonds
Fed Funds/City Funds	5,365,000	-	-	-	-	-	-	-	-	Fed Funds/City Funds
TBD	-	-	-	-	-	-	-	-	-	TBD
	<b>19,135,500</b>	<b>25,933,500</b>	<b>3,973,000</b>	<b>4,160,000</b>	<b>7,550,000</b>	<b>2,895,000</b>	<b>44,511,500</b>	<b>60,000</b>	<b>44,571,500</b>	

**Exhibit B**

**PARK CAPITAL IMPROVEMENT PLAN AND PARK MAINTENANCE UPDATES**

<b>Item</b>	<b>Category</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
Update Playground Structures	Capital Improvement					
Splash Pad at Fallenstein	Capital Improvement					
Fallenstein Shelter	Capital Improvement					
Benson Park: Lady Bug Lake Improvements	Capital Improvement	\$ 150,000.00				
Pave Old Belgrade Hill Trail	Capital Improvement	\$ 45,000.00				
Pleasantview Park Shelter	Capital Improvement	\$ 125,000.00				
Update Playground Equipment	Capital Improvement	\$ 50,000.00				
Wheeler Park Bandshell	Capital Improvement		\$ 125,000.00			
Update Playground Equipment	Capital Improvement		\$ 50,000.00			
North Ridge Park Shelter	Capital Improvement		\$ 125,000.00			
Natural Playscape at Benson Park	Capital Improvement			\$ 250,000.00		
Update Playground Structure	Capital Improvement				\$ 50,000.00	
Benson Park Capital Improvement Project	Capital Improvement				\$ 150,000.00	
Mobile Pump Track	Capital Improvement					\$ 90,000.00
Playground Structures	Capital Improvement					\$ 50,000.00
Shelter at Wheeler Horseshoe Pit	Capital Improvement					
Park Playground Structures	Capital Improvement					
Park Sign Replacements	Maintenance	\$ 20,000.00	\$ 20,000.00			
Ash Tree Removals Via DNR Grant	Maintenance	\$ 18,750.00	\$ 18,750.00			
Playground Woodchips	Maintenance	\$ 10,000.00				
Crack Seal and Resurface Wheeler Park Tennis Court	Maintenance					
Resurface King Arthur Tennis Court	Maintenance					
Spring Lake Park Bridge Replacements	Maintenance	\$ 30,000.00			\$ 30,000.00	
Park Structure Updates	Maintenance	\$ 20,000.00		\$ 20,000.00		\$ 20,000.00
Update Spring Lake Park Baseball Field 4	Maintenance	\$ 2,500.00				
Resurface Langness, Walter S Farm and Forest Heights Basketball Courts	Maintenance	\$ 15,000.00				
Wallyn Park Retaining Wall Replacement	Maintenance	\$ 20,000.00				
Levee Trail Seal Coating	Maintenance			\$ 15,000.00		
Crackseal and Resurface Forrest Heights Tennis Courts	Maintenance			\$ 17,000.00		
Mill and Ovelay Northridge Park Basketball Court	Maintenance				\$ 15,000.00	
Seal Coat Spring Lake Park Trails	Maintenance				\$ 25,000.00	
Replace Centennial Park Concrete	Maintenance				\$ 20,000.00	
Crack Seal and Resurface Tower Park Tennis Court	Maintenance				\$ 17,000.00	
Crack Seal and Resurface Wheeler Park Tennis Court	Maintenance					\$ 17,000.00
Park Structure Updates	Maintenance					
Seal Coat Bluff Park Trails	Maintenance					
Crack Seal and Resurface King Arthur Tennis Court	Maintenance					
Unidentified Projects	Maintenance					\$ 130,000.00
	<b>Total Capital Improvement</b>	\$ 370,000.00	\$ 300,000.00	\$ 250,000.00	\$ 200,000.00	\$ 140,000.00
	<b>Total Maintenance</b>	\$ 136,250.00	\$ 38,750.00	\$ 52,000.00	\$ 107,000.00	\$ 167,000.00
	<b>Total</b>	\$ 506,250.00	\$ 338,750.00	\$ 302,000.00	\$ 307,000.00	\$ 307,000.00



Exhibit C

**CITY FUNDED PROJECTS - STREETS CAPITAL IMPROVEMENT PLAN**

Street Name	Start/Finish	Type	2023	2024	2025	2026	2027
Peregrine Ln		Mill and Overlay					
Lor Ray Dr	Lee Blvd to South End	Mill and Overlay					
Nottingham Dr	Lor Ray Dr to James Dr	Mill and Overlay					
Commerce Ln	Lookout Dr to Commerce Dr	Mill and Overlay					
Hodgeson Rd	James Dr to cul de sac	Mill and Overlay					
Clare Dr	Roe Crest Dr to Clare Ct	Mill and Overlay					
Valerie Ln		Mill and Overlay					
Marvin Blvd	Entire Road	Mill and Overlay					
Cliff Dr	Marie Ln to Clare Ct	Mill and Overlay					
Sharon Dr	James Dr to Collette Dr	Mill and Overlay					
Collette Dr	Sharon Dr to North End	Mill and Overlay					
Clare Dr	Roe Crest Dr to Clare Ct	Mill and Overlay					
Clare Ct	Clare Dr to Clare Dr	Mill and Overlay					
Marie Ct	Marie Ln to Cul de sac	Mill and Overlay					
Carol Ct	Cul-de-sac	Mill and Overlay					
King/Queen Ct	Cul-de-sac	Mill and Overlay					
Nottingham Dr	James Dr to End	Mill and Overlay					
North River Dr		Mill and Overlay					
Garfield Ave	Lake St to End	Mill and Overlay					
Roe Crest Dr	Including Roe Crest CT	Mill and Overlay					
Shady Oak Dr	Marie Ln to Marie Ct	Mill and Overlay					
North Ridge Dr	Goldfinch Ct to North Ridge Ln	Mill and Overlay	\$ 202,000.00				
James Dr	Lor Ray Dr to Roe Crest Dr	Mill and Overlay	\$ 85,000.00				
Oak Terrace Dr	Marie Ln to Marie Ct	Mill and Overlay	\$ 195,000.00				
Oak Terrace Ct	Cul-de-sac	Mill and Overlay	\$ 22,500.00				
Caswell Park	West Parking Lot	Mill and Overlay	\$ 30,000.00				
James Ct	James Dr	Mill and Overlay		\$ 25,000.00			
Sharon Dr	James Dr to James Ct	Mill and Overlay		\$ 115,000.00			
North Ridge Dr	2209 to Goldfinch Ct	Mill and Overlay		\$ 160,000.00			
Peggy Ln	Candi Ln to Commerce Dr	Mill and Overlay		\$ 40,000.00			
Mary Cir	Candi Ln to Mary Ln	Mill and Overlay		\$ 130,000.00			
Collette Dr	Sharon Dr to North End	Mill and Overlay		\$ 70,000.00			
Lor Ray Dr	Carlson Dr to Timm Rd	Mill and Overlay		\$ 115,000.00			
Sherman St	Monroe Ave to Webster Ave	Mill and Overlay		\$ 130,000.00			
Haughton Ave	Countryside Dr to Howard Dr	Mill and Overlay		\$ 185,000.00			
Green Acres Dr	Lor Ray Dr to Haughton Ave	Mill and Overlay		\$ 115,000.00			
Castle Dr	Haughton Ave to Lamar Dr	Mill and Overlay		\$ 75,000.00			
La Mar West	Lor Ray Dr to Haughton Ave	Mill and Overlay		\$ 115,000.00			
LaMar East	Haughton Ave to Howard Dr	Mill and Overlay		\$ 190,000.00			
Lake St	Belgrade Ave to Spring Lake Park	Mill and Overlay		\$ 150,000.00			
Lake St	Spring Lake Park to Webster Ave	Mill and Overlay		\$ 165,000.00			
Webster Ave	Lake St to 169	Mill and Overlay		\$ 250,000.00			
Candi Ln	Mary Cir to Peggy Ln	Mill and Overlay			\$ 30,000.00		
Linda Ln	Meyer Ln to Peggy Ln	Mill and Overlay			\$ 50,000.00		
Sherman St	Belgrade Ave to Monroe Ave	Mill and Overlay			\$ 130,000.00		
2 Alleys		Mill and Overlay	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00	
Unidentified Projects		Mill and Overlay			\$ 240,000.00	\$ 370,000.00	\$ 600,000.00
Bolton and Menk Bid Package			\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	
<b>Mill and Overlay Total:</b>			<b>\$ 579,500.00</b>	<b>\$ 2,075,000.00</b>	<b>\$ 495,000.00</b>	<b>\$ 415,000.00</b>	<b>\$ 600,000.00</b>

Exhibit D

## WATER CAPITAL IMPROVEMENT AND MAINTENANCE PLAN

Item	Category	2023	2024	2025	2026	2027
Reroof Plant 2	Capital Improvement		\$ 125,000.00			
SCADA UPDATES - Fiber Conversion	Capital Improvement	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Water Tower Re-Painting (Tower)	Capital Improvement			\$ 150,000.00		
Vehicles	Capital Improvement	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00	\$ 35,000.00
Rehab Filter 1 at Plant 2	Maintenance					
Rehab Filter 2 at Plant 2	Maintenance	\$ 350,000.00				
Pull and Repair Well 6	Maintenance					
Pull and Repair Well 7	Maintenance	\$ 65,000.00				
Pull and Repair Well 8	Maintenance		\$ 65,000.00			
Pull and Repair Well 5	Maintenance			\$ 100,000.00		
Pull and Repair Well 9	Maintenance				\$ 100,000.00	\$ 100,000.00
Replace Pump #1 and #2 at Water Plant 1	Maintenance					
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				\$ 15,000.00	\$ 15,000.00
Wellhead Protection Measures	Maintenance	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
	<b>Total Capital Improvement</b>	\$ 55,000.00	\$ 180,000.00	\$ 205,000.00	\$ 55,000.00	\$ 55,000.00
	<b>Total Maintenance</b>	\$ 435,000.00	\$ 85,000.00	\$ 120,000.00	\$ 120,000.00	\$ 120,000.00
	<b>Total</b>	\$ 490,000.00	\$ 265,000.00	\$ 325,000.00	\$ 175,000.00	\$ 175,000.00

Exhibit E

**SEWER CAPITAL IMPROVEMENT AND MAINTENANCE PLAN**

Item	Category	2023	2024	2025	2026	2027
Marvin Lift Station Pump and Control Improvements	Capital Improvement					
Carol Court Pump and Control Replacements	Capital Improvement	\$ 75,000				
Carol Court Gravity Overflow Replacement	Capital Improvement					
Marvin Lift Station Forcemain Replacement	Capital Improvement					
Northridge Forcemain Replacement	Capital Improvement	\$ 120,000				
Marie Lane Forcemain Replacement	Capital Improvement		\$ 150,000			
Howard Dr Forcemain Replacement	Capital Improvement			\$ 88,000		
TBD	Capital Improvement			\$ 42,000	\$ 150,000	\$ 150,000
VFD at Main Lift Station 2, Pump 6	Maintenance					
Replace Howard Lift Station Pump 1 and 2	Maintenance	\$ 40,000				
Replace Oak Terrace Pump 1	Maintenance		\$ 25,000	\$ 25,000		
Replace Oak Terrace Controls	Maintenance			\$ 20,000		
SCADA - Fiber Conversion	Maintenance	\$ 25,000	\$ 25,000	\$ 25,000		
Manhole Lining Project	Maintenance	\$ -	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Sewer Main Lining Projects	Maintenance	\$ -	\$ 25,000	\$ 25,000	\$ 75,000	\$ 75,000
Vehicles	Maintenance	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
	<b>Total Capital Improvement</b>	\$ 195,000	\$ 150,000	\$ 130,000	\$ 150,000	\$ 150,000
	<b>Total Maintenance</b>	\$ 100,000	\$ 135,000	\$ 155,000	\$ 135,000	\$ 135,000
	<b>Total</b>	\$ 295,000	\$ 285,000	\$ 285,000	\$ 285,000	\$ 285,000

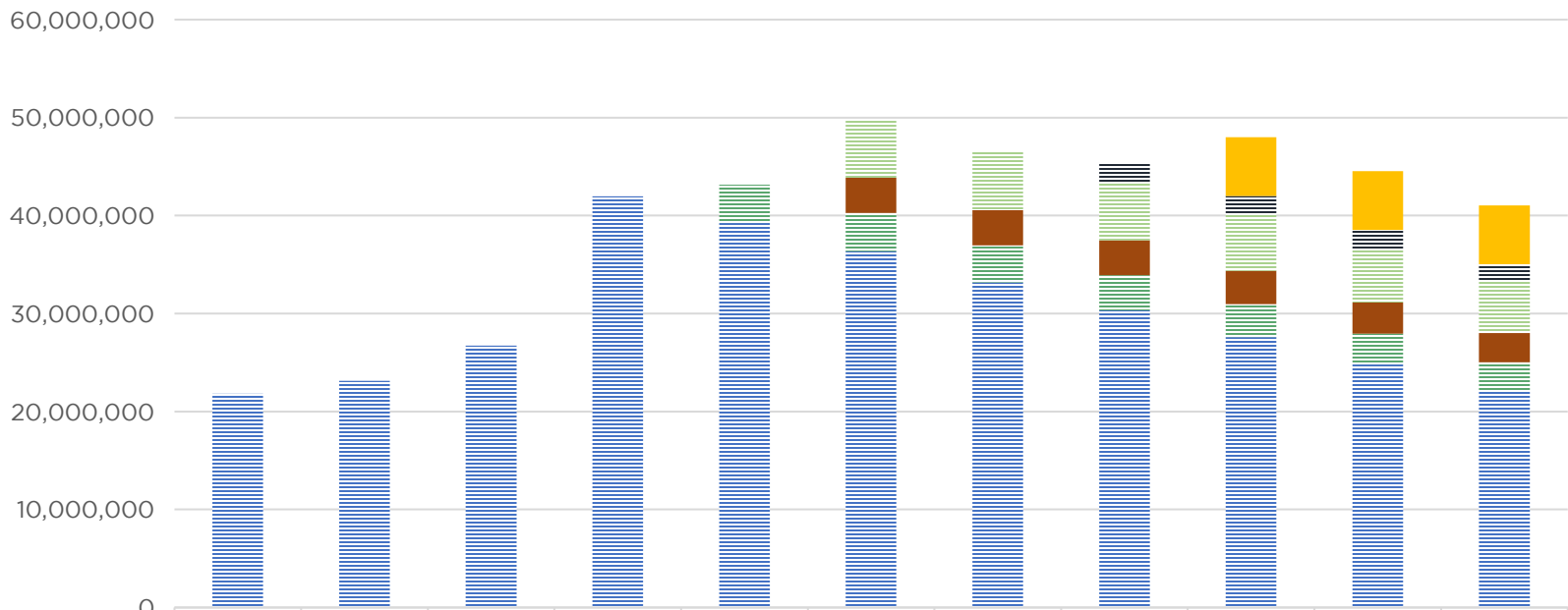
# CONSTRUCTION FUND

	2020 ACTUAL	2021 ACTUAL	2022 BUDGET	2023 PROPOSED	+/- 2022/2023	2024 FORECAST	2025 FORECAST	2026 FORECAST	2027 FORECAST	COMMENTS
<b>REVENUES</b>										
INTERGOVERNMENTAL	524,878	1,166,714	-	3,425,000	3,425,000	-	-	-	-	
INVESTMENT EARNINGS	-	(17,230)	-	-	-	-	-	-	-	
MISCELLANEOUS REVENUE	-	100,000	-	26,667	26,667	-	-	-	-	Sales tax bond proceeds
TRANSFERS IN	2,288,827	577,505	-	-	-	-	-	-	-	
BOND PROCEEDS	3,515,005	3,721,058	5,000,000	3,225,000	(1,775,000)	3,000,000	3,000,000	3,000,000	3,000,000	Project TBD
<b>TOTAL REVENUES</b>	<b>\$6,328,710</b>	<b>\$5,548,047</b>	<b>\$5,000,000</b>	<b>\$6,676,667</b>	<b>\$1,676,667</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	
<b>EXPENDITURES</b>										
WEST CARLSON DRIVE	-	-	-	-	-	-	-	-	-	
SWIM FACILITY PROJECT	13,969	-	-	-	-	-	-	-	-	
JEFFERSON AVE. PROJECT	12,116	80	-	-	-	-	-	-	-	
TYLER AVE & COMMERCE DR.	394,453	22,935	-	-	-	-	-	-	-	
INDOOR REC	-	-	-	-	-	-	-	-	-	
MONROE, COUNTRYSIDE, DAKOTA MEADOWS SRTS	3,351,056	162,872	-	-	-	-	-	-	-	Harrison, Monroe, SRTS, Ravine
2021 PROJECT-CLIFF & HARRISON, CASWELL NORTH & CASWELL	94,509	1,298,588	-	-	-	-	-	-	-	
BELGRADE REDEVELOPMENT PUBLIC IMPROVEMENTS (TIF)	-	-	-	-	-	-	-	-	-	
CASWELL PARK PROJECT	-	276,186	2,750,000	1,000,000	(1,750,000)	-	-	-	-	Caswell Indoor
2022 PROJECT- LOR RAY & MCKINEY	-	107,685	3,500,000	1,000,000	(2,500,000)	-	-	-	-	
2023 PROJECT- LOR RAY HOWARD ROUNDABOUT	1,680	17,044	-	2,200,000	2,200,000	-	-	-	-	
2025-SOMERSET	-	11,069	-	-	-	-	-	-	-	-
TRANSFERS OUT	2,860,888	1,019,316	-	-	-	-	-	-	-	
<b>FUTURE CONSTRUCTION PROJECTS</b>						3,000,000	3,000,000	3,000,000	3,000,000	
<b>TOTAL EXPENDITURES</b>	<b>\$6,728,671</b>	<b>\$2,915,775</b>	<b>\$6,250,000</b>		<b>(6,250,000)</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,000,000</b>	
<b>REVENUES OVER (UNDER) EXPENDITURES</b>	<b>(399,961)</b>	<b>2,632,272</b>	<b>(1,250,000)</b>		<b>7,926,667</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CASH, BEGINNING</b>	<b>823,807</b>	<b>823,807</b>	<b>823,807</b>	<b>184,407</b>	<b>3,456,079</b>	<b>(426,193)</b>	<b>423,845</b>	<b>284,407</b>	<b>11,409,413</b>	
<b>CASH, ENDING</b>	<b>423,845</b>	<b>3,456,079</b>	<b>(426,193)</b>	<b>184,407</b>	<b>11,382,746</b>	<b>(426,193)</b>	<b>423,845</b>	<b>284,407</b>	<b>11,409,413</b>	

# DEBT SERVICE FUND

Reports to - Interim Finance Director - Jessica Ryan

### Existing Debt & Future Debt



	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
2026A - \$6.0MM - Public Works									6,000,00	6,000,00	6,000,00
2025A - \$1.9MM					-	-	-	1,900,00	1,900,00	1,900,00	1,800,00
2023B - \$5.97 MM - Indoor Rec Abatement						5,970,00	5,970,00	5,970,00	5,735,00	5,490,00	5,240,00
2023A - \$3.575MM - Somerset & Roundabout					-	3,575,00	3,575,00	3,575,00	3,385,00	3,185,00	2,980,00
2022A - \$3.925MM - Lor Ray & McKinley					3,925,00	3,925,00	3,800,00	3,595,00	3,380,00	3,160,00	2,925,00
Original Existing	21,812,32	23,131,30	26,723,30	41,980,30	39,226,20	36,345,90	33,164,60	30,317,10	27,593,60	24,789,90	22,090,20

<b>TOTAL</b>	\$21,812,322	\$23,131,300	\$26,723,300	\$41,980,300	\$43,151,200	\$49,815,900	\$46,609,600	\$45,357,100	\$47,993,600	\$44,524,900	\$41,035,200
--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------