



**City Council Workshop Meeting
Ash North and South Conference Rooms
April 21, 2021 | 6:30 p.m.**

Please note: Due to COVID-19, this City Council Workshop meeting is taking place virtually and at Woodbury City Hall in the Ash North and South Conference Room.

Members of the public may attend the meeting but will be required to comply with social distancing parameters as determined by the City. Members of the public may also join the meeting using a PC, Mac, iPad, iPhone or Android device.

[Watch the Live Meeting](#)

Public comments will be accepted during the meeting both in person and by using the link to the virtual meeting to join the meeting and then submit your questions via the online Q&A feature within the meeting.

Questions regarding the meeting will also be taken between the hours of 8:00 a.m. to 4:30 p.m. via email council@woodburymn.gov or call 651-714-3524 and leave a voicemail message

Please note that all agenda times are estimates.

6:00 p.m. Dinner – Birch Conference Room

Workshop Agenda

- | | | | |
|-----------|----|---|-------|
| 6:30 p.m. | 1. | 2022 – 2026 Capital Improvement Plan | 21-91 |
| 7:30 p.m. | 2. | Break | |
| 7:40 p.m. | 3. | 2022 – 2026 Capital Improvement Plan (Cont'd.) | |
| 8:50 p.m. | 4. | Administrator Comments and Updates ¹ | |
| 8:55 p.m. | 5. | Mayor and City Council Comments and Commission Liaison Updates ¹ | |
| 9:00 p.m. | 6. | Adjournment | |

¹ Items under comments and updates are intended to be informational or of brief inquiry. More substantial discussion of matters under comments and updates should be scheduled for a future agenda.

The City of Woodbury is subject to Title II of the Americans with Disabilities Act which prohibits discrimination on the basis of disability by public entities. The City is committed to full implementation of the Act to our services, programs, and activities. Information regarding the provision of the Americans with Disabilities Act is available from the City Administrator's office at (651) 714-3523. Auxiliary aids for disabled persons are available upon request at least 72 hours in advance of an event. Please call the ADA Coordinator, Clinton P. Gridley, at (651) 714-3523 (TDD (651) 714-3568)) to make arrangements.

**City of Woodbury, Minnesota
Office of City Administrator**

Council Workshop Letter 21-91

April 21, 2021

To: The Honorable Mayor and Members of the City Council
From: Clinton P. Gridley, City Administrator
Subject: 2022 – 2026 Capital Improvement Plan

Summary

Annually, the City develops a five-year plan of major projects and purchases on the horizon. Accordingly, presented with this letter is the proposed 2022 – 2026 Capital Improvement Plan (CIP). The discussion at the workshop will include a review of the CIP which contains a summary of proposed revenue sources and costs by fund and year in which the revenues and costs are anticipated. Adoption of the CIP is planned for the Council meeting of May 12, 2021, unless Council direction necessitates more detailed analysis.

Recommendation

Staff recommends Council review the proposed CIP and provide direction to staff as to changes that should be made to the document. Staff will provide a presentation of the CIP and be available to answer questions regarding proposed projects and the funding elements of the CIP.

Governance Mode

- Fiduciary - Stewardship of tangible assets, oversees operations and ensures efficient and appropriate use of resources, legal compliance and fiscal accountability.
- Strategic - Setting priorities, reviewing and modifying strategic plans, and monitoring performance against plans. Focus is the “ends” rather than the “means”.

Fiscal Implications

The first year of the CIP is incorporated into the annual budget process for those funds in which an Annual Budget is adopted. For CIP funds not included in the Annual Budget, capital spending appropriations occur through individual City Council action on a project-by-project basis. The subsequent years of the CIP serve as a guide for future planning and are subject to review and modifications.

Policy

In accordance with the obligations set forth in Section 2-45 (a) (5) of the City of Woodbury Code of Ordinances, the city administrator shall prepare an annual fiscal budget and capital improvement plan for City Council and maintain financial guidelines for the city within the scope of the approved budget and capital program.

Public Process

The public budget process is as follows:

- City Council Capital Improvement Plan Workshop – April 21
- City Council adoption of the Capital Improvement Plan – May 12

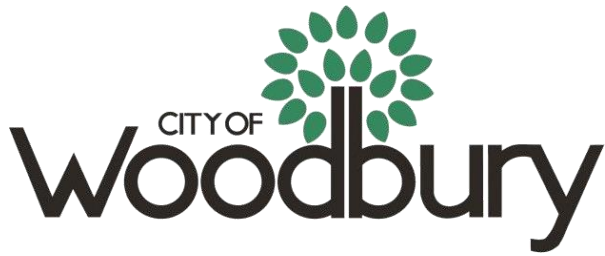
Background

The CIP is a planning document that presents a five-year overview of the scheduled capital projects and equipment needs of the City. The five-year horizon of the CIP provides the City Council with an opportunity to evaluate project priorities and to adjust the timing, scope and cost as new information becomes available. The information contained in this CIP represents staff's best estimate of the improvement costs and equipment purchases based on present knowledge and expected conditions. There are some projects that are still too early in the process to accurately predict a scope and associated cost. For those, a "to be determined" (TBD) denotation has been used.

During the preparation process, staff focused on setting priorities and identifying which projects could reasonably be accomplished within each year. Contractual obligations and/or needs were considered in setting the priorities. Capital improvements are funded through a variety of sources including the use of fund balance/reserves, property taxes, special assessments, fees, debt financing, grants, and operating revenues. All available current and future resources were considered when identifying funding sources for the identified capital improvements. However, certain CIP funds currently reflect projected costs exceeding funding sources. Further staff and Council discussion and priority review will need to be completed for those capital improvements with financial limitations.

Since this is a planning document, no expenditure authority for these projects is authorized. However, certain capital purchases from the CIP are placed into the annual budget for appropriation authorization. The non-budgeted capital projects are brought to Council for approval on a project-by-project basis. Therefore, there is a strong reliance on the CIP and for the annual budget preparation and work objectives.

| | |
|--------------|---|
| Written By: | Lynn Haseleu, Budget Manager |
| Approved by: | Angela Gorall, Assistant City Administrator |
| Attachment: | 2022 – 2026 Capital Improvement Plan |



Capital Improvement Plan

Woodbury, Minnesota
2022-2026



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2022-2026 Capital Improvement Plan

The Capital Improvement Plan (CIP) is a 5-year plan that identifies priorities and a timeframe for undertaking capital projects and provides a financing plan for those projects. The CIP is not an appropriation of legal expenditure authorization. It is an important planning step ahead of the annual budget development process.

The first year of the CIP is incorporated into the annual budget process with potential cost updates and project adjustments. For the CIP Funds included in the Annual Budget, most CIP expenditures are listed as capital outlay. For the CIP Funds not included in the Annual Budget, appropriation occurs through individual City Council actions.

The Annual Budget or individual City Council approvals create the appropriation for the capital spending. The subsequent or outlying years of the CIP are updated and revised each year to reflect the changing needs and priorities of the City. Projects and financing sources are not authorized until the Annual Budget is adopted or the project is individually approved by the City Council. The outlying years serve only as a guide for future planning and are subject to further review and modification in subsequent years.

Capital Improvement Plan Fund Summaries

The following capital improvement funds are included in the Capital Improvement Plan. Provided is a brief overview of each fund.

- **Capital Improvement Fund (CIF)** – This Fund includes projects for municipal buildings, vehicles and machinery, equipment and various other improvements that are unable to be included in other Funds noted below. Revenues for this fund are highly supported by the property tax levy.
- **Parks and Trails Replacement Fund** – This Fund was established with the 2020 Budget and is dedicated to the replacement and improvement of parks, park facilities and trail assets as identified in an established asset replacement plan. Projects involving a limited project scope for replacement on portions of these assets are located in the CIF.

Definition Capital Outlay

Expenditures made to acquire, reconstruct, or construct major fixed or capital assets.

Capital assets also are called fixed assets. A fixed asset is a tangible object of a long-term character which will continue to be held or used, such as land, buildings, machinery, furniture and other equipment.

A capital asset usually exceeds \$5,000 in cost and has an estimated useful life of at least one year following the date of acquisition.

- **Park Dedication Fund** – This Fund accounts for park dedication fees paid by developers and expenditures incurred in the development of City parks. Use of these funds are restricted to the development of new park facilities only.
- **Street Reconstruction / Maintenance Fund** – This fund supports a variety of street reconstruction and maintenance projects in existing developments that do not meet requirements to be included in other roadway related funds. The significant expenditures of street reconstruction and maintenance projects follow an action plan that was formulated by a Street Rehabilitation Task Force to correct premature deteriorating residential streets. The City Council adopted this action plan, as implemented through the CIP, to provide expectations for pavement standards and future funding for these projects. Projects are heavily supported by the property tax as well as special assessments when applicable.
- **Municipal State Aid (MSA) Roadway Construction Fund** – Municipal State Aid is an intergovernmental revenue from the Minnesota Department of Transportation distributed to cities with a population over 5,000 for the purpose of construction, improvement and repair of key City streets, aka MSA roads. This Fund accounts for projects planned for these MSA roads.
- **Phase One and Two-Major Roadway Special Assessment Fund** – This Fund accounts for funds collected for roadways that are designated as Phases I and II Municipal Urban Service Area (MUSA) roadway improvement projects.
- **Trunk Water and Sanitary Sewer Fund** – This Fund accounts for the collection of water and sanitary sewer area and connection charges from new development. Such balances are committed to future water and sanitary sewer improvements. Any use of these funds requires Council approval through resolution.
- **Trunk Storm Water Area Charge Funds** – These Funds account for the collection of storm water area charges from new development. Such balances are committed to future storm sewer improvements in specific districts. The following districts are currently in the City and each have a segregated Fund:
 - Central District
 - East Mississippi
 - Ramsey-Washington Metro
 - West Draw
 - Valley Branch
- **Emergency Medical Services (EMS) Fund** – This Fund is a Special Revenue Fund accounting for the cost of providing emergency medical services to the community. Operating revenues are primarily derived from ambulance billing (user charges) and other revenues coming from property taxes to support paramedic positions as well as investment income and minor supplemental sources. Capital expenditures specific to EMS services are supported by operating income.

- **Enterprise Funds** – The following Funds are established to report any activity for which a fee is charged to external users for goods or services. Ongoing operations support necessary projects for the listed enterprise functions of the City. Each are notably supported by their own operating income for services they render.
 - Water and Sewer Utility Fund
 - Storm Water Utility Fund
 - Eagle Valley Golf Course Fund
 - HealthEast Sports Center Fund

- **Community Investment Fund** – This Fund accounts for residual surpluses and/or deficits of matured debt funds. Projects are typically of a unique and specific nature as designated by the City Council and have a City-wide benefit.

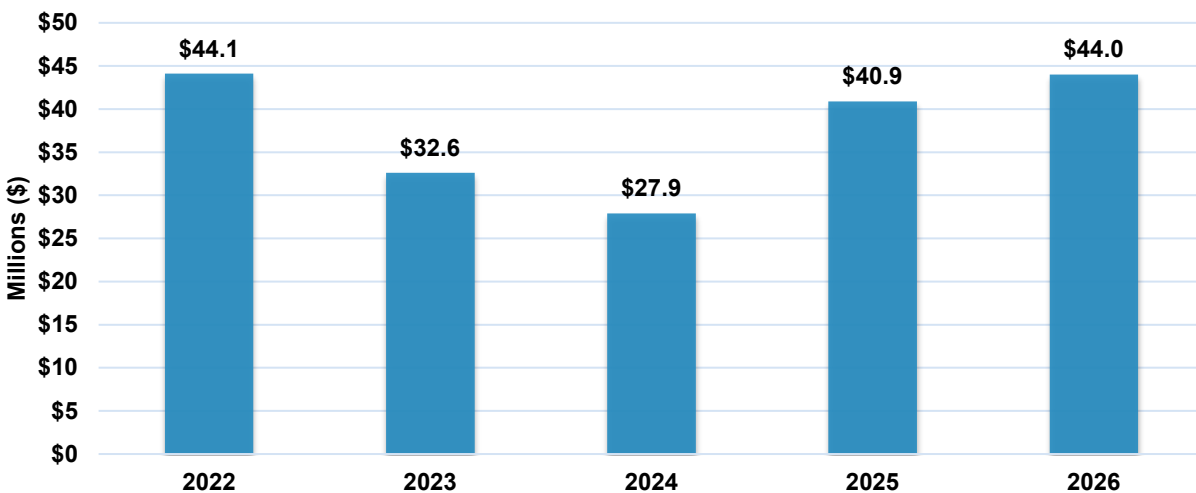
Capital Improvement Plan Calendar

The Capital Improvement Plan development process for the City follows the annual process calendar as provided below.

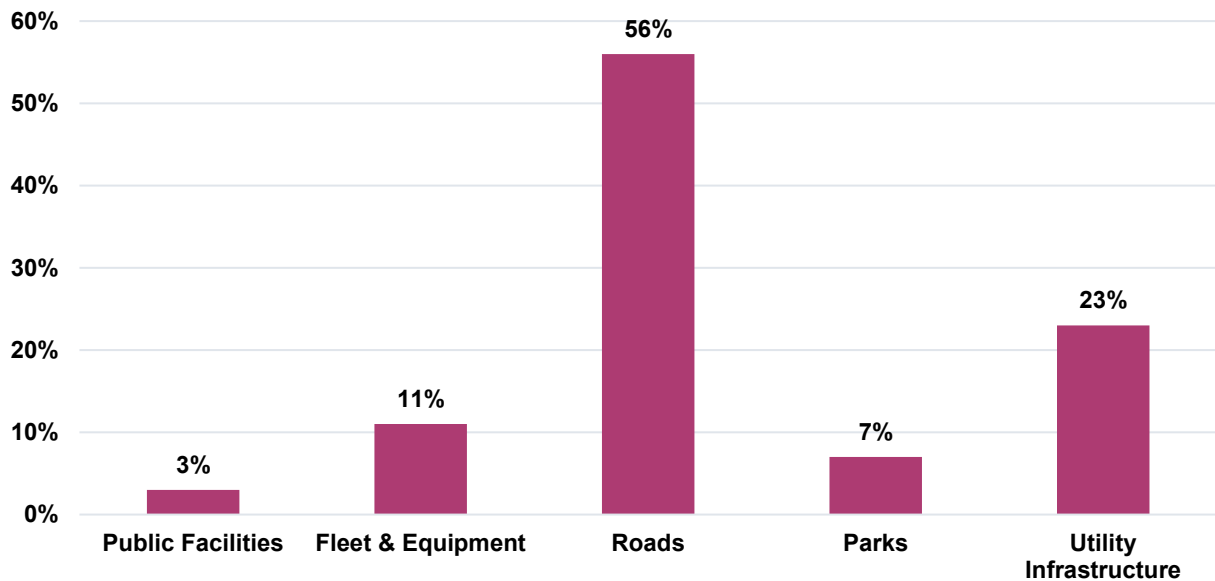
| Annual Capital Improvement Plan Calendar | |
|--|---|
| November | Administration and Finance Department provides annual instructions and forms to City staff. |
| Mid-January | Project requests due from Departments. |
| Feb-March | City staff review of draft Capital Improvement Plan. |
| April | City Council workshop meeting reviewing Capital Improvement Plan. |
| May | City Council adoption of Capital Improvement Plan. |
| June-Nov. | First year of Capital Improvement Plan incorporated into annual budget development process. |

Capital Improvement Plan Expenditures by Year

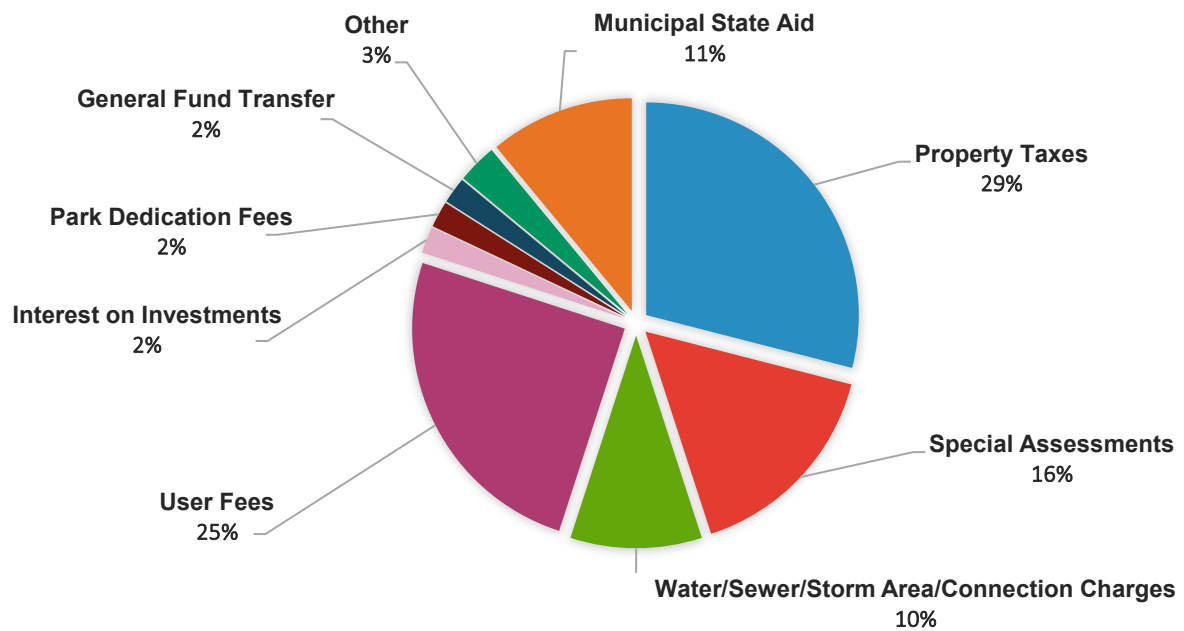
The CIP proposes capital expenditures totaling approximately \$190 million over the next five years. Amounts by year are shown below:



Capital Improvement Plan Projects by Category



Capital Improvement Plan by Funding Source



**CAPITAL IMPROVEMENT PLAN
2022 - 2026
CAPITAL IMPROVEMENT FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-----------------------|-----------------------|-----------------------|---------------------|---------------------|---------------------|
| REVENUES | | | | | | |
| Property Tax Levy-Rolling Stock Asset Depreciation (1) | \$ 2,115,000 | \$ 2,175,000 | \$ 2,245,000 | \$ 2,310,000 | \$ 2,380,000 | \$ 2,450,000 |
| Property Tax Levy-Other (1) | 230,000 | 265,000 | 290,000 | 330,000 | 365,000 | 405,000 |
| Proceeds from Debt Issuance - Property Acquisition/Public Safety Project (2) | - | - | - | - | TBD | - |
| South Washington County Telecommunications Commission Rebate | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Sponsorship - Lions Club - Ojibway Park Bandshell | 5,000 | 5,000 | 5,000 | - | - | - |
| Equipment Sales | 55,000 | 60,000 | 65,000 | 55,000 | 40,000 | 85,000 |
| Intergovernmental Grants (4) | - | - | - | 75,000 | 115,000 | 50,000 |
| Energy Efficiency Grant | - | 55,000 | - | - | - | - |
| Transfer In - General Fund | - | 500,000 | 500,000 | 500,000 | 500,000 | 500,000 |
| Transfer In - Stormwater Utility Fund | - | 90,000 | - | - | - | - |
| Interest on Investments | 50,000 | 65,000 | 45,000 | 40,000 | 35,000 | 40,000 |
| TOTAL REVENUES | \$ 2,555,000 | \$ 3,315,000 | \$ 3,250,000 | \$ 3,410,000 | \$ 3,535,000 | \$ 3,630,000 |
| EXPENDITURES | | | | | | |
| MUNICIPAL BUILDINGS | | | | | | |
| Miscellaneous Building Components | \$ 165,000 | \$ 175,000 | \$ 55,000 | \$ - | \$ 30,000 | \$ - |
| Public Safety Building - Various Minor Improvements | - | 20,000 | - | 110,000 | - | 30,000 |
| ADA Improvements | - | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 |
| Roofing Improvements - Various Buildings | - | - | - | 25,000 | 395,000 | 175,000 |
| Public Safety Expansion Project Needs Study and Project (2) | - | - | - | 80,000 | - | TBD |
| Acquisition of County Service Center (2) | - | - | - | - | TBD | - |
| VEHICLES AND MACHINERY | | | | | | |
| Replacement | 1,795,000 | 2,655,000 | 1,445,000 | 1,665,000 | 1,530,000 | 3,185,000 |
| New - Additions | 210,000 | 605,000 | 270,000 | 240,000 | 70,000 | - |
| EQUIPMENT | | | | | | |
| Replacement | 650,000 | 425,000 | 2,460,000 | 915,000 | 985,000 | 425,000 |
| New - Additions | 80,000 | 120,000 | 20,000 | - | - | 10,000 |
| CITY IMPROVEMENTS | | | | | | |
| Trail Connection - Bielenberg Drive to Landau Drive | 165,000 | - | - | - | - | - |
| Park Monument and Trail Signage | 60,000 | 60,000 | 65,000 | 65,000 | - | - |
| Various Park Improvements | 30,000 | - | - | 165,000 | 310,000 | 215,000 |
| Band Shell Improvements | 20,000 | - | - | - | - | - |
| Park Restroom/Building Renovations - Various Locations | 20,000 | 40,000 | 40,000 | 45,000 | 45,000 | 45,000 |
| City Hall Parking & Campus Improvements | - | 995,000 | - | - | - | - |
| City Hall EV Charging Stations (for City use) | - | 85,000 | - | - | - | - |
| Public Works Wash Bay Remodel | - | 880,000 | - | - | - | - |
| Carver Lake Park Picnic Shelter | - | 80,000 | - | - | - | - |
| La Lake Plan and Project (2) | - | 65,000 | TBD | - | - | - |
| Roundabout Landscaping Replacement | - | 60,000 | 65,000 | 65,000 | - | - |
| Street Light Photometrics | - | 35,000 | - | - | - | - |
| Weather Safety Enhancements | - | 30,000 | - | - | - | - |
| Splash Pad Improvements (2) | - | 10,000 | - | TBD | - | - |
| Walkway from HSC to Rink | - | - | 5,000 | - | - | - |
| Andy's Bark Park Improvements | - | - | - | 100,000 | - | 50,000 |
| Landscaping Replacement Valley Creek | - | - | - | 85,000 | - | - |
| Emergency Warning Siren | - | - | - | 25,000 | - | - |
| BUDGET AMENDMENTS | | | | | | |
| 2020 Carryover Projects to 2021 | 1,930,000 | - | - | - | - | - |
| TOTAL EXPENDITURES | \$ 5,125,000 | \$ 6,350,000 | \$ 4,435,000 | \$ 3,595,000 | \$ 3,375,000 | \$ 4,145,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (2,570,000) | \$ (3,035,000) | \$ (1,185,000) | \$ (185,000) | \$ 160,000 | \$ (515,000) |
| ESTIMATED BEGINNING FUND BALANCE | 13,465,000 | 10,895,000 | 7,860,000 | 6,675,000 | 6,490,000 | 6,650,000 |
| ESTIMATED ENDING FUND BALANCE (3) | \$ 10,895,000 | \$ 7,860,000 | \$ 6,675,000 | \$ 6,490,000 | \$ 6,650,000 | \$ 6,135,000 |

Notes:

- (1) The property tax levy in total assumes an annual increase of 4 percent.
- (2) TBD - Amounts to be determined in a future capital improvement plan.
- (3) The estimated ending fund balance does not include the TBD amounts. When the TBD amounts become measurable and available, the estimated fund balance will change when the TBD amounts are included.
- (4) Assumes 50% grant support for Parks & Forestry native planting, resource and restoration projects.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
CAPITAL IMPROVEMENT FUND
UNFUNDED PROJECT REQUESTS**

| DESCRIPTION | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|
| <u>MUNICIPAL BUILDINGS:</u> | | | | | |
| Electric Vehicle Charging Stations | \$ - | \$ 25,000 | \$ 25,000 | \$ 55,000 | \$ - |
| Public Works 2300 EV Charging Stations | - | 20,000 | - | - | - |
| Fleet Services Solar Rooftop Array | - | - | 353,000 | - | - |
| <u>REPLACEMENT EQUIPMENT:</u> | | | | | |
| City Hall Monument Sign/LED Cabinet | 93,750 | - | - | - | - |
| <u>CITY IMPROVEMENTS:</u> | | | | | |
| Bike and Pedestrian Plan Implementation | 150,000 | 150,000 | 200,000 | 200,000 | 200,000 |
| Ballfield netting Ojibway (1) | - | 100,000 | - | - | - |
| Ballfield netting HSC 35 & 36 (1) | - | - | - | 60,000 | - |
| TOTAL EXPENDITURES | \$ 243,750 | \$ 295,000 | \$ 578,000 | \$ 315,000 | \$ 200,000 |

Notes:

(1) Requires field use fees adjustment before funding.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
PARKS AND TRAILS REPLACEMENT FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|
| REVENUES | | | | | | |
| Property Tax Levy | \$ 685,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 |
| Franchise Fees | - | - | - | - | - | - |
| TOTAL REVENUES | \$ 685,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 | \$ 700,000 |
| EXPENDITURES | | | | | | |
| Professional Services | \$ - | \$ - | \$ 100,000 | \$ 385,000 | \$ 490,000 | \$ 280,000 |
| Trail Replacement | 615,000 | - | - | 525,000 | 540,000 | - |
| Parking Lots | 465,000 | - | - | - | 250,000 | 260,000 |
| Playground Replacement | 105,000 | 155,000 | 180,000 | 165,000 | 190,000 | 195,000 |
| Transfer to Street Reconstruction - Trail Replacement | - | 2,185,000 | 510,000 | 525,000 | 540,000 | 1,390,000 |
| Transfer to Street Reconstruction - Ojibway Parking Lot | - | 1,280,000 | - | - | - | - |
| Court Replacement | - | 230,000 | 320,000 | - | 350,000 | - |
| Central Park Parking Lot | - | - | 265,000 | - | - | - |
| Irrigation Replacement | - | - | - | 820,000 | 845,000 | 405,000 |
| Rink Replacement | - | - | - | 295,000 | - | - |
| HSC 14 Infield | - | - | - | 80,000 | - | - |
| HSC 11 Outfield | - | - | - | 45,000 | - | - |
| Park Access Stairs | - | - | - | - | 280,000 | 290,000 |
| Ballfield Fencing | - | - | - | - | - | 245,000 |
| TOTAL EXPENDITURES | \$ 1,185,000 | \$ 3,850,000 | \$ 1,375,000 | \$ 2,840,000 | \$ 3,485,000 | \$ 3,065,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (500,000) | \$ (3,150,000) | \$ (675,000) | \$ (2,140,000) | \$ (2,785,000) | \$ (2,365,000) |
| ESTIMATED BEGINNING FUND BALANCE | 500,000 | - | (3,150,000) | (3,825,000) | (5,965,000) | (8,750,000) |
| ESTIMATED ENDING FUND BALANCE | \$ - | \$ (3,150,000) | \$ (3,825,000) | \$ (5,965,000) | \$ (8,750,000) | \$ (11,115,000) |

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
PARK DEDICATION FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-----------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| REVENUES | | | | | | |
| Park Dedication Fees | \$ 460,000 | \$ 615,000 | \$ 615,000 | \$ 615,000 | \$ 615,000 | \$ 615,000 |
| MN Historical and Cultural Heritage Grant | 160,000 | - | - | - | - | - |
| Statewide Health Improvement Partnership Grant - Briarcroft Park | 10,000 | - | - | - | - | - |
| Rent | 5,000 | 20,000 | 20,000 | 20,000 | 5,000 | 5,000 |
| Interest on Investments | 30,000 | 15,000 | 15,000 | 10,000 | 15,000 | 8,000 |
| TOTAL REVENUES | \$ 665,000 | \$ 650,000 | \$ 650,000 | \$ 645,000 | \$ 635,000 | \$ 628,000 |
| EXPENDITURES | | | | | | |
| Property Taxes - Open Space Parcels | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ 5,000 |
| Labor Reimbursement for the Parks Planner Position | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 |
| Miscellaneous Professional Services | 25,000 | 30,000 | 30,000 | 35,000 | 35,000 | 35,000 |
| Carryovers from 2020 to 2021 | 645,000 | - | - | - | - | - |
| Valley Creek Community Park Project (1) | 3,200,000 | - | - | - | - | - |
| Highcroft Park Development | 285,000 | - | - | - | - | - |
| Turnberry Neighborhood Park Study and Project | 80,000 | - | 250,000 | - | - | - |
| Ball Fields Additions/Enhancement Projects | 60,000 | - | - | - | - | - |
| Briarcroft Development Project | 60,000 | 175,000 | - | - | - | - |
| South of Dale Master Plan Area Project | - | 60,000 | 315,000 | 315,000 | 320,000 | 250,000 |
| East of North Bluff Project | - | 25,000 | 340,000 | - | - | - |
| Arbor Ridge Development Project | - | 165,000 | - | - | - | - |
| Urban Village Dominion Multi-Family | - | 10,000 | - | - | - | - |
| East of Woodbury Drive/CG Project | - | - | 80,000 | - | 875,000 | - |
| Trail Extension - Carver Lake Bike | - | - | 55,000 | - | - | - |
| NW Area Park and Trail Development | - | - | - | 55,000 | - | - |
| TOTAL EXPENDITURES | \$ 4,410,000 | \$ 520,000 | \$ 1,125,000 | \$ 460,000 | \$ 1,285,000 | \$ 340,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (3,745,000) | \$ 130,000 | \$ (475,000) | \$ 185,000 | \$ (650,000) | \$ 288,000 |
| ESTIMATED BEGINNING FUND BALANCE | 5,805,000 | 2,060,000 | 2,190,000 | 1,715,000 | 1,900,000 | 1,250,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 2,060,000 | \$ 2,190,000 | \$ 1,715,000 | \$ 1,900,000 | \$ 1,250,000 | \$ 1,538,000 |

Notes:

(1) Project has been broken into three parts to be bid/authorized separately.

CAPITAL IMPROVEMENT PLAN
2022 - 2026
STREET RECONSTRUCTION / MAINTENANCE FUND
REVENUE AND EXPENDITURE PROJECTIONS

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---------------------|-----------------------|---------------------|---------------------|-----------------------|-----------------------|
| REVENUES | | | | | | |
| Property Tax Levy (Assumed Annual 5.5% Increase) | \$ 3,855,000 | \$ 4,065,000 | \$ 4,290,000 | \$ 4,525,000 | \$ 4,775,000 | \$ 5,035,000 |
| Prepaid Special Assessments - New Projects | 555,000 | 1,165,000 | 90,000 | 420,000 | 525,000 | 645,000 |
| Proceeds from Debt Issuance - New Project Special Assessments | 1,030,000 | 3,500,000 | 275,000 | 1,265,000 | 1,565,000 | 1,940,000 |
| Special Assessments - Prior Projects | 35,000 | 35,000 | 35,000 | 10,000 | 10,000 | 10,000 |
| Transfer In - Water and Sanitary Sewer Utility Fund | 315,000 | 7,505,000 | - | 310,000 | 465,000 | 5,845,000 |
| Transfer In - Storm Water Utility Fund | 330,000 | 3,290,000 | 310,000 | 1,030,000 | 630,000 | 2,810,000 |
| Transfer In - Parks and Trails Replacement Fund | - | 3,465,000 | 510,000 | 525,000 | 540,000 | 1,390,000 |
| Interest on Investments | 45,000 | 55,000 | 25,000 | 30,000 | 30,000 | 20,000 |
| TOTAL REVENUES | \$ 6,165,000 | \$ 23,080,000 | \$ 5,535,000 | \$ 8,115,000 | \$ 8,540,000 | \$ 17,695,000 |
| EXPENDITURES | | | | | | |
| Miscellaneous Professional Services | \$ 50,000 | \$ 50,000 | \$ 55,000 | \$ 60,000 | \$ 60,000 | \$ 70,000 |
| Preserve Area - Hudson Road | 5,515,000 | - | - | - | - | - |
| Reclamite Maintenance Project | 420,000 | 410,000 | 425,000 | 330,000 | 450,000 | 465,000 |
| Transfer to the General Fund - Administrative Costs | 45,000 | 50,000 | 50,000 | 50,000 | 50,000 | 55,000 |
| Transfer to a Debt Service Fund for Capitalized Interest | 20,000 | 70,000 | 5,000 | 25,000 | 30,000 | 40,000 |
| Budget Amendment to Carryover 2020 Savanna Oaks Project to 2021 | 320,000 | - | - | - | - | - |
| Budget Amendment to Carryover 2020 Bailey Frontage Road Project to 2021 | 35,000 | - | - | - | - | - |
| Future Roadway Projects - Design Professional Services | - | 210,000 | 430,000 | 610,000 | 570,000 | 240,000 |
| Future Roadway Maintenance Projects (See Map for Project Areas) (1) | - | 26,685,000 | 3,660,000 | 7,295,000 | 8,510,000 | 17,920,000 |
| TOTAL EXPENDITURES | \$ 6,405,000 | \$ 27,475,000 | \$ 4,625,000 | \$ 8,370,000 | \$ 9,670,000 | \$ 18,790,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (240,000) | \$ (4,395,000) | \$ 910,000 | \$ (255,000) | \$ (1,130,000) | \$ (1,095,000) |
| ESTIMATED BEGINNING FUND BALANCE | 8,395,000 | 8,155,000 | 3,760,000 | 4,670,000 | 4,415,000 | 3,285,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 8,155,000 | \$ 3,760,000 | \$ 4,670,000 | \$ 4,415,000 | \$ 3,285,000 | \$ 2,190,000 |

Notes:

(1) Projects to be completed over two years.

CAPITAL IMPROVEMENT PLAN
2022 - 2026
MUNICIPAL STATE AID ROADWAY CONSTRUCTION FUND
REVENUE AND EXPENDITURE PROJECTIONS

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|------------------------|---------------------|-----------------------|---------------------|-----------------------|-----------------------|
| REVENUES | | | | | | |
| Municipal State Aid | \$ 3,065,000 | \$ 3,155,000 | \$ 3,250,000 | \$ 3,350,000 | \$ 3,450,000 | \$ 3,555,000 |
| Municipal State Aid Allocation to the General Fund | (565,000) | (585,000) | (600,000) | (620,000) | (635,000) | (655,000) |
| Special Assessments - New Projects | 55,000 | 40,000 | 40,000 | 70,000 | 70,000 | 85,000 |
| Special Assessments - Prior Projects | 50,000 | 50,000 | 50,000 | 50,000 | 50,000 | 25,000 |
| Transfer In from Major Roadway Special Assessment Fund | 2,155,000 | - | - | - | - | - |
| Transfer In from Central District Trunk Storm Sewer Fund | 1,415,000 | 500,000 | - | - | - | - |
| Transfer In from Major Roadway Special Assessment Fund - Phase I | - | 160,000 | 1,370,000 | - | 100,000 | 155,000 |
| Transfer In from Water and Sewer Utility Fund | - | 55,000 | 120,000 | - | 190,000 | 535,000 |
| Transfer In from Storm Water Utility Fund | - | - | 50,000 | - | 385,000 | 580,000 |
| Highway Safety Improvement Program (HSIP) Grant - Lake Road 4 to 3 Lane Conversion Project | - | - | - | 1,620,000 | - | - |
| Washington County - Valley Creek Road Trail Project | 410,000 | - | - | - | - | - |
| Interest on Investments | 40,000 | 20,000 | 30,000 | 20,000 | 40,000 | 30,000 |
| TOTAL REVENUES | \$ 6,625,000 | \$ 3,395,000 | \$ 4,310,000 | \$ 4,490,000 | \$ 3,650,000 | \$ 4,310,000 |
| EXPENDITURES | | | | | | |
| Miscellaneous Professional Services | \$ 75,000 | \$ 80,000 | \$ 90,000 | \$ 110,000 | \$ 130,000 | \$ 140,000 |
| Woodbury Drive (CSAH 19) Corridor Management (Bailey Rd to Dale Rd) | 3,350,000 | - | - | - | - | - |
| Lake Road 4 to 3 Lane Conversion and Pavement Management (Woodlane Dr to Pioneer Dr) (1) | 2,060,000 | - | - | - | - | - |
| Lake Road/Pioneer Drive Intersection Improvements (1) | 1,965,000 | 1,250,000 | - | - | - | - |
| Lake Road Trail Improvements (2) | 1,910,000 | - | - | - | - | - |
| Valley Creek Road Trail - Colby Lake Underpass to Dancing Waters Parkway (2) | 1,340,000 | - | - | - | - | - |
| Transfer to Gold Line Fund - Local Improvements | 30,000 | 80,000 | 1,815,000 | - | - | - |
| Budget Amendment to Carryover 2020 Projects to 2021 | 6,905,000 | - | - | - | - | - |
| Lake Road 4 to 3 Lane Conversion and Pavement Management (Pioneer Dr to Cottage Grove Dr) | - | 350,000 | 3,055,000 | - | - | - |
| Bielenberg Pavement Overlay - Guider Dr to Valley Creek & Currell | - | 75,000 | 1,195,000 | - | - | - |
| Cottage Grove Drive from Dale Road to Southern City Border Pavement Rehabilitation | - | - | 105,000 | 940,000 | - | - |
| Tamarack Road from Weir Drive to Radio Drive Pavement Rehabilitation | - | - | - | 165,000 | 4,615,000 | - |
| Traffic Signal Timing Study | - | - | - | 35,000 | - | - |
| Woodland Drive (Bailey Rd to Wooddale Dr) Pavement Rehabilitation | - | - | - | - | 170,000 | 6,205,000 |
| Bailey Road and Settlers Ridge Intersection Improvements | - | - | - | - | 115,000 | 180,000 |
| TOTAL EXPENDITURES | \$ 17,635,000 | \$ 1,835,000 | \$ 6,260,000 | \$ 1,250,000 | \$ 5,030,000 | \$ 6,525,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (11,010,000) | \$ 1,560,000 | \$ (1,950,000) | \$ 3,240,000 | \$ (1,380,000) | \$ (2,215,000) |
| ESTIMATED BEGINNING FUND BALANCE | 14,125,000 | 3,115,000 | 4,675,000 | 2,725,000 | 5,965,000 | 4,585,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 3,115,000 | \$ 4,675,000 | \$ 2,725,000 | \$ 5,965,000 | \$ 4,585,000 | \$ 2,370,000 |

Notes:

(1) Project expenditures appropriated in 2021, but to be accomplished in 2022.

(2) Project expenditures appropriated in 2021, but to be accomplished in 2023-2024.

CAPITAL IMPROVEMENT PLAN
2022 - 2026
PHASE ONE AND TWO - MAJOR ROADWAY SPECIAL ASSESSMENT FUNDS
REVENUE AND EXPENDITURE PROJECTIONS

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|----------------------|----------------------|-----------------------|----------------------|----------------------|-----------------------|
| REVENUES | | | | | | |
| Special Assessments | \$ 1,705,000 | \$ 1,875,000 | \$ 1,915,000 | \$ 1,945,000 | \$ 2,000,000 | \$ 1,955,000 |
| Transfer In from Major Roadway Special Assessment Fund | 2,645,000 | - | - | - | - | - |
| Transfer In from Central District Trunk Storm Sewer Fund | - | - | - | 1,095,000 | - | 580,000 |
| Interest on Investments | 130,000 | 125,000 | 135,000 | 125,000 | 120,000 | 120,000 |
| TOTAL REVENUES | \$ 4,480,000 | \$ 2,000,000 | \$ 2,050,000 | \$ 3,165,000 | \$ 2,120,000 | \$ 2,655,000 |
| EXPENDITURES (1) | | | | | | |
| Future Phase Two Roadway Improvements: | | | | | | |
| Settlers Ridge Parkway & Hudson Road Intersection Improvements | \$ 3,700,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Eastview Road Extension - 800' East | 660,000 | - | - | - | - | - |
| Dale Road - Radio Drive to 4,500' East | 425,000 | - | - | 3,935,000 | - | - |
| Hudson Road Turn Lanes - 1,320' West of Settlers Ridge Parkway | 400,000 | - | - | - | - | - |
| Pioneer Drive Extension - Lighthouse Lane to 1/2 Mile South | - | 235,000 | 2,100,000 | - | - | - |
| Pioneer Drive Extension - Military Road to 1,320' North | - | - | - | 130,000 | 1,110,000 | - |
| CSAH 13 - Hargis Parkway to Military Road | - | - | - | - | 115,000 | 2,205,000 |
| Dale Road - 1/2 Mile East of CSAH 19 to Cottage Grove Drive | - | - | - | - | 260,000 | 2,290,000 |
| Transfer to MSA Roadway Construction Fund | - | 160,000 | 1,370,000 | - | 100,000 | 155,000 |
| TOTAL EXPENDITURES | \$ 5,185,000 | \$ 395,000 | \$ 3,470,000 | \$ 4,065,000 | \$ 1,585,000 | \$ 4,650,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (705,000) | \$ 1,605,000 | \$ (1,420,000) | \$ (900,000) | \$ 535,000 | \$ (1,995,000) |
| ESTIMATED BEGINNING FUND BALANCE | 18,860,000 | 18,155,000 | 19,760,000 | 18,340,000 | 17,440,000 | 17,975,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 18,155,000 | \$ 19,760,000 | \$ 18,340,000 | \$ 17,440,000 | \$ 17,975,000 | \$ 15,980,000 |

Notes:

(1) Future Capital Improvement Plans will be modified based on plans submitted by developers.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
TRUNK WATER AND SANITARY SEWER FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|----------------------|----------------------|-----------------------|-----------------------|------------------------|---------------------|
| REVENUES | | | | | | |
| Water and Sewer Utility Charges | \$ 1,060,000 | \$ 1,095,000 | \$ 1,125,000 | \$ 1,160,000 | \$ 1,195,000 | \$ 1,230,000 |
| Water and Sewer Connection Charges | 535,000 | 550,000 | 565,000 | 580,000 | 600,000 | 620,000 |
| Special Assessments | 395,000 | 270,000 | 255,000 | 205,000 | 80,000 | - |
| Internal Loan (1) | - | - | - | - | TBD | - |
| Interest on Investments | 120,000 | 135,000 | 150,000 | 125,000 | 110,000 | 35,000 |
| TOTAL REVENUES | \$ 2,110,000 | \$ 2,050,000 | \$ 2,095,000 | \$ 2,070,000 | \$ 1,985,000 | \$ 1,885,000 |
| EXPENDITURES (2) | | | | | | |
| Well No. 20 | \$ 100,000 | \$ 105,000 | \$ 1,910,000 | \$ - | \$ - | \$ - |
| PFAS Master Plan (3) | 65,000 | - | - | - | - | - |
| Phase Two Water Infrastructure Improvements | - | - | 1,260,000 | 515,000 | 460,000 | 1,110,000 |
| Phase Two Sewer Infrastructure Improvements | - | - | 825,000 | 1,135,000 | 475,000 | - |
| NE Trunk Water Infrastructure Improvements | - | - | 790,000 | - | 315,000 | 435,000 |
| NE Trunk Sanitary Sewer Interceptor Right of Way South of Lift Station | - | - | 530,000 | - | - | - |
| Water Reservoir - Phase 2 or 3 | - | - | 320,000 | 765,000 | 11,255,000 | - |
| NE Trunk Sanitary Sewer Lift Station Upgrades | - | - | - | 1,105,000 | - | - |
| Century/Bailey Road Infrastructure | - | - | - | 330,000 | 450,000 | 465,000 |
| TOTAL EXPENDITURES | \$ 165,000 | \$ 105,000 | \$ 5,635,000 | \$ 3,850,000 | \$ 12,955,000 | \$ 2,010,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ 1,945,000 | \$ 1,945,000 | \$ (3,540,000) | \$ (1,780,000) | \$ (10,970,000) | \$ (125,000) |
| ESTIMATED BEGINNING FUND BALANCE | 17,875,000 | 19,820,000 | 21,765,000 | 18,225,000 | 16,445,000 | 5,475,000 |
| ESTIMATED ENDING FUND BALANCE (1) | \$ 19,820,000 | \$ 21,765,000 | \$ 18,225,000 | \$ 16,445,000 | \$ 5,475,000 | \$ 5,350,000 |

Notes:

- (1) TBD - Amounts to be determined in a future capital improvement plan. The estimated ending fund balance does not include the TBD amounts. When the amounts become measurable and available, the estimated fund balance will change when the TBD amounts are included.
- (2) Future capital improvement plans will be modified based on plans submitted by developers.
- (3) The State of Minnesota Conceptual Drinking Water Supply Plan will provide clarity regarding water line extensions, wells, and treatment facilities to be later placed into the 2023-2027 CIP.

Trunk Storm Water Area Charge Funds

- Central District Trunk Storm Sewer Fund
- East Mississippi Trunk Storm Sewer Fund
- Ramsey Washington Metro Trunk Storm Sewer Fund
- Valley Branch Trunk Storm Sewer Fund
- West Draw Trunk Storm Sewer Fund

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
CENTRAL DISTRICT TRUNK STORM SEWER FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-----------------------|-----------------------|----------------------|----------------------|----------------------|----------------------|
| REVENUES | | | | | | |
| Storm Water Area Charges | \$ 630,000 | \$ 650,000 | \$ 670,000 | \$ 690,000 | \$ 710,000 | \$ 730,000 |
| Special Assessments | 125,000 | 105,000 | 105,000 | 80,000 | - | - |
| S.W.W.D. Grant | 15,000 | 115,000 | - | - | - | - |
| Interest on Investments | 135,000 | 125,000 | 110,000 | 110,000 | 105,000 | 110,000 |
| TOTAL REVENUES | \$ 905,000 | \$ 995,000 | \$ 885,000 | \$ 880,000 | \$ 815,000 | \$ 840,000 |
| EXPENDITURES (1) | | | | | | |
| Trunk Storm Sewer and Regional Ponding | \$ 500,000 | \$ 1,575,000 | \$ 740,000 | \$ 195,000 | \$ - | \$ 60,000 |
| Atlas 14 City Projects | 220,000 | 25,000 | 10,000 | - | - | - |
| Atlas 14 Flood Risk Reduction Grant Program | 150,000 | 155,000 | - | - | - | - |
| Bailey Lake Lift Station Upgrades | 125,000 | 875,000 | - | - | - | - |
| Atlas 14 Modeling | 25,000 | - | - | - | - | - |
| South of Dale Master Plan | 5,000 | - | - | - | - | - |
| Regional Ponding Study & Pond Project (Beyond South of Dale) (2) | - | - | 100,000 | TBD | - | - |
| Lift Station Generators | - | - | - | 120,000 | - | 130,000 |
| Erin Court Stormwater Improvements | - | - | - | - | 15,000 | 205,000 |
| Transfer to M.S.A. Roadway Construction Fund | 1,415,000 | 500,000 | - | - | - | - |
| Transfer to Phase Two Roadway Special Assessment Fund | - | - | - | 1,095,000 | - | 580,000 |
| Transfer to Storm Water Utility Fund - Basin Vegetation Mgmt. | 90,000 | 50,000 | 55,000 | 55,000 | 55,000 | 60,000 |
| TOTAL EXPENDITURES | \$ 2,530,000 | \$ 3,180,000 | \$ 905,000 | \$ 1,465,000 | \$ 70,000 | \$ 1,035,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (1,625,000) | \$ (2,185,000) | \$ (20,000) | \$ (585,000) | \$ 745,000 | \$ (195,000) |
| ESTIMATED BEGINNING FUND BALANCE | 20,190,000 | 18,565,000 | 16,380,000 | 16,360,000 | 15,775,000 | 16,520,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 18,565,000 | \$ 16,380,000 | \$ 16,360,000 | \$ 15,775,000 | \$ 16,520,000 | \$ 16,325,000 |

Notes:

(1) Future Capital Improvement Plans will be modified based on plans submitted by developers.

(2) TBD - Amounts to be determined in a future capital improvement plan. The estimated fund balance does not include the TBD amounts. When the amounts become measurable and available, the estimated fund balance will change when the TBD amounts are included.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
EAST MISSISSIPPI TRUNK STORM SEWER FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|------------------|------------------|------------------|------------------|------------------|------------------|
| REVENUES | | | | | | |
| Interest on Investments | \$ 1,000 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 |
| TOTAL REVENUES | \$ 1,000 | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 |
| EXPENDITURES (1) | | | | | | |
| La and Ria Lake Outlet Design and Construction | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL EXPENDITURES | \$ 50,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (49,000) | \$ 500 | \$ 500 | \$ 500 | \$ 500 | \$ 500 |
| ESTIMATED BEGINNING FUND BALANCE | 90,000 | 41,000 | 41,500 | 42,000 | 42,500 | 43,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 41,000 | \$ 41,500 | \$ 42,000 | \$ 42,500 | \$ 43,000 | \$ 43,500 |

Notes:

(1) Future Capital Improvement Plans will be modified based on plans submitted by developers.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
RAMSEY WASHINGTON METRO TRUNK STORM SEWER FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---------------------|--------------------|---------------------|-------------------|-------------------|---------------------|
| REVENUES | | | | | | |
| Storm Water Area Charges | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Special Assessments | 20,000 | 15,000 | 15,000 | 15,000 | 10,000 | 10,000 |
| Interest on Investments | 10,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| TOTAL REVENUES | \$ 30,000 | \$ 20,000 | \$ 20,000 | \$ 20,000 | \$ 15,000 | \$ 15,000 |
| EXPENDITURES (1) | | | | | | |
| Edgewood Avenue - Battle Creek Lake Culvert Improvements | \$ 245,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Atlas 14 Infrastructure Updates | 20,000 | 55,000 | - | - | - | - |
| Weir Drive Flood Mitigation | - | 20,000 | 10,000 | 10,000 | 10,000 | 230,000 |
| Lift Station Generators | - | - | 155,000 | - | - | 130,000 |
| TOTAL EXPENDITURES | \$ 265,000 | \$ 75,000 | \$ 165,000 | \$ 10,000 | \$ 10,000 | \$ 360,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ (235,000) | \$ (55,000) | \$ (145,000) | \$ 10,000 | \$ 5,000 | \$ (345,000) |
| ESTIMATED BEGINNING FUND BALANCE | 915,000 | 680,000 | 625,000 | 480,000 | 490,000 | 495,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 680,000 | \$ 625,000 | \$ 480,000 | \$ 490,000 | \$ 495,000 | \$ 150,000 |

Notes:

(1) Future Capital Improvement Plans will be modified based on plans submitted by developers.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
VALLEY BRANCH TRUNK STORM SEWER FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| REVENUES | | | | | | |
| Special Assessments | \$ 85,000 | \$ 50,000 | \$ 45,000 | \$ 40,000 | \$ 40,000 | \$ - |
| Interest on Investments | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 | 5,000 |
| TOTAL REVENUES | \$ 90,000 | \$ 55,000 | \$ 50,000 | \$ 45,000 | \$ 45,000 | \$ 5,000 |
| EXPENDITURES (1) | | | | | | |
| No projects planned. | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| TOTAL EXPENDITURES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ 90,000 | \$ 55,000 | \$ 50,000 | \$ 45,000 | \$ 45,000 | \$ 5,000 |
| ESTIMATED BEGINNING FUND BALANCE | 515,000 | 605,000 | 660,000 | 710,000 | 755,000 | 800,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 605,000 | \$ 660,000 | \$ 710,000 | \$ 755,000 | \$ 800,000 | \$ 805,000 |

Notes:

(1) Future Capital Improvement Plans will be modified based on plans submitted by developers.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
WEST DRAW TRUNK STORM SEWER FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-------------------|---------------------|--------------------|-------------|-------------|-------------|
| REVENUES | | | | | | |
| Storm Water Area Charges | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Interest on Investments | 2,000 | 2,000 | 1,000 | - | - | - |
| TOTAL REVENUES | \$ 2,000 | \$ 2,000 | \$ 1,000 | \$ - | \$ - | \$ - |
| EXPENDITURES (1) | | | | | | |
| West Draw Flood Mitigation Study | \$ - | \$ 50,000 | \$ - | \$ - | \$ - | \$ - |
| Lift Station Generator | - | 155,000 | - | - | - | - |
| Transfer to Storm Water Utility Fund - Lift Station Rehab Scope/Design | - | - | 65,000 | - | - | - |
| TOTAL EXPENDITURES | \$ - | \$ 205,000 | \$ 65,000 | \$ - | \$ - | \$ - |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ 2,000 | \$ (203,000) | \$ (64,000) | \$ - | \$ - | \$ - |
| ESTIMATED BEGINNING FUND BALANCE | 265,000 | 267,000 | 64,000 | - | - | - |
| ESTIMATED ENDING FUND BALANCE | \$ 267,000 | \$ 64,000 | \$ - | \$ - | \$ - | \$ - |

Notes:

(1) Future Capital Improvement Plans will be modified based on plans submitted by developers.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
EMERGENCY MEDICAL SERVICES FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| REVENUES | | | | | | |
| Operating and Investment Income | \$ 325,000 | \$ 335,000 | \$ 345,000 | \$ 355,000 | \$ 365,000 | \$ 375,000 |
| TOTAL REVENUES | \$ 325,000 | \$ 335,000 | \$ 345,000 | \$ 355,000 | \$ 365,000 | \$ 375,000 |
| EXPENDITURES | | | | | | |
| Ultrasound Equipment | \$ 130,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Mobile Computers (2020 to 2021 Carryover Amendment) | 15,000 | - | - | 50,000 | - | - |
| AED's | 10,000 | - | - | 10,000 | - | 15,000 |
| EMS Fleet Vehicles | - | 70,000 | - | - | - | 75,000 |
| Mobile Ambulance Cameras (New) | - | - | 25,000 | - | - | - |
| Ambulances | - | - | - | 535,000 | - | - |
| Sim Man Educational Manikin | - | - | - | - | 95,000 | - |
| Cardiac Monitor/Defibrillators | - | - | - | - | - | 270,000 |
| TOTAL EXPENDITURES | \$ 155,000 | \$ 70,000 | \$ 25,000 | \$ 595,000 | \$ 95,000 | \$ 360,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ 170,000 | \$ 265,000 | \$ 320,000 | \$ (240,000) | \$ 270,000 | \$ 15,000 |
| ESTIMATED BEGINNING FUND BALANCE | 2,260,000 | 2,430,000 | 2,695,000 | 3,015,000 | 2,775,000 | 3,045,000 |
| ESTIMATED ENDING FUND BALANCE | \$ 2,430,000 | \$ 2,695,000 | \$ 3,015,000 | \$ 2,775,000 | \$ 3,045,000 | \$ 3,060,000 |

Enterprise Funds

- Water and Sewer Utility Fund
- Storm Water Utility Fund
- Eagle Valley Golf Course Fund
- HealthEast Sports Center Fund

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
WATER AND SEWER UTILITY FUND
REVENUE AND EXPENSE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|----------------------|-----------------------|---------------------|----------------------|----------------------|-----------------------|
| REVENUES LESS DEBT SERVICE | | | | | | |
| Operating Income (1) | \$ 3,870,000 | \$ 4,055,000 | \$ 4,335,000 | \$ 4,425,000 | \$ 4,615,000 | \$ 4,815,000 |
| Water Treatment Plant Property Acquisition Grant | 2,745,000 | - | - | - | - | - |
| Temporary Water Treatment Grant | 175,000 | - | - | - | - | - |
| Interest on Investments | 80,000 | 85,000 | 40,000 | 55,000 | 70,000 | 80,000 |
| Debt Service | (220,000) | (220,000) | (220,000) | (220,000) | (220,000) | (220,000) |
| TOTAL REVENUES LESS DEBT SERVICE | \$ 6,650,000 | \$ 3,920,000 | \$ 4,155,000 | \$ 4,260,000 | \$ 4,465,000 | \$ 4,675,000 |
| EXPENSES | | | | | | |
| PFAS Efforts | \$ 275,000 | \$ 155,000 | \$ 105,000 | \$ 110,000 | \$ - | \$ - |
| Southeast Trunk Sewer Lining & Repairs | 100,000 | 50,000 | 530,000 | - | - | - |
| Booster Station Building Interior Rehabilitation | 50,000 | 260,000 | - | - | - | - |
| Bielenberg Watermain Replacement | 50,000 | - | 530,000 | - | - | - |
| Water Treatment Plant Property Acquisition | 2,745,000 | - | - | - | - | - |
| Budget Amendment to Carryover 2020 Projects to 2021 | 1,370,000 | - | - | - | - | - |
| Tower Drive Watermain Replacement/Lining | - | 565,000 | - | - | - | - |
| Well Rehabilitation | - | 405,000 | 340,000 | 350,000 | 360,000 | 370,000 |
| SCADA Firewall (IT provided costs) | - | 15,000 | - | - | - | - |
| SCADA Server Update (IT provided costs) | - | - | 15,000 | - | - | - |
| South Trunk Sewer Lining & Repairs | - | - | - | 80,000 | 55,000 | 145,000 |
| Ground storage Tank Maintenance | - | - | - | 55,000 | 1,240,000 | - |
| Lake Tower Tank Maintenance | - | - | - | - | 115,000 | 1,625,000 |
| Carver Trunk Cleaning and Televising | - | - | - | - | - | 115,000 |
| Water Meter Replacement Program | 1,095,000 | 510,000 | 525,000 | 540,000 | 555,000 | 570,000 |
| Water and Sewer Fleet Vehicles/Equipment | 155,000 | 170,000 | 110,000 | 335,000 | 505,000 | - |
| Transfer to Street Reconstruction/Maintenance Fund | 315,000 | 7,505,000 | - | 310,000 | 465,000 | 5,845,000 |
| Transfer to M.S.A Roadway Construction Fund | - | 55,000 | 120,000 | - | 190,000 | 535,000 |
| Transfer to Gold Line Fund | - | - | 60,000 | - | - | - |
| TOTAL EXPENSES | \$ 6,155,000 | \$ 9,690,000 | \$ 2,335,000 | \$ 1,780,000 | \$ 3,485,000 | \$ 9,205,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENSES | \$ 495,000 | \$ (5,770,000) | \$ 1,820,000 | \$ 2,480,000 | \$ 980,000 | \$ (4,530,000) |
| ESTIMATED BEGINNING RESERVE BALANCE | 12,005,000 | 12,500,000 | 6,730,000 | 8,550,000 | 11,030,000 | 12,010,000 |
| ESTIMATED ENDING RESERVE BALANCE | \$ 12,500,000 | \$ 6,730,000 | \$ 8,550,000 | \$ 11,030,000 | \$ 12,010,000 | \$ 7,480,000 |

Notes:

- (1) Revenue assumptions include a 4% water and sewer rate increase each year along with a 0.25% water consumption growth and 0.5% sanitary sewer consumption growth increase per year. Also, the quarterly administrative fixed fee is assumed to increase a \$1 per quarter in both 2022 and 2023. Actual rate increase will be dependent on future MCES charges, new budget requests and expenditure growth greater than the estimated inflation amount.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
STORM WATER UTILITY FUND
REVENUE AND EXPENSE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|---------------------|-----------------------|---------------------|---------------------|---------------------|-----------------------|
| REVENUES | | | | | | |
| Operating Income (1) | \$ 1,240,000 | \$ 1,375,000 | \$ 1,435,000 | \$ 1,495,000 | \$ 1,555,000 | \$ 1,615,000 |
| Intergovernmental Grant Proceeds | 245,000 | 100,000 | 100,000 | 100,000 | 100,000 | 100,000 |
| Transfer In - Central District Trunk Storm Sewer Fund | 90,000 | 50,000 | 55,000 | 55,000 | 55,000 | 60,000 |
| Transfer In - West Draw Trunk Storm Sewer Fund | - | - | 65,000 | - | - | - |
| Internal Loan (2) | - | - | - | - | - | TBD |
| Interest on Investments | 30,000 | 30,000 | 10,000 | 15,000 | 10,000 | 10,000 |
| TOTAL REVENUES | \$ 1,605,000 | \$ 1,555,000 | \$ 1,665,000 | \$ 1,665,000 | \$ 1,720,000 | \$ 1,785,000 |
| EXPENSES | | | | | | |
| Vegetation Management Projects | \$ 100,000 | \$ 105,000 | \$ 105,000 | \$ 110,000 | \$ 115,000 | \$ 115,000 |
| Storm Water Maintenance Projects | 600,000 | 505,000 | 520,000 | 535,000 | 550,000 | 570,000 |
| Lift Station Assessment, Scope and Design | 30,000 | 215,000 | 105,000 | 140,000 | 165,000 | 255,000 |
| Budget Amendment to Carryover 2020 Projects to 2021 | 460,000 | - | - | - | - | - |
| Aquatic Weed Management Projects | - | 20,000 | 20,000 | 20,000 | 25,000 | 25,000 |
| Transfer to Street Reconstruction/Maintenance Fund | 330,000 | 3,085,000 | 310,000 | 1,030,000 | 630,000 | 2,810,000 |
| Transfer to Street Reconstruction/Maintenance Fund - Ojibway Park Improvements | - | 205,000 | - | - | - | - |
| Transfer to MSA Fund | - | - | 50,000 | - | 385,000 | 580,000 |
| Transfer to Capital Improvement Fund - City Hall Parking Lot | - | 90,000 | - | - | - | - |
| Transfer to Gold Line Fund | - | - | 30,000 | - | - | - |
| TOTAL EXPENSES | \$ 1,520,000 | \$ 4,225,000 | \$ 1,140,000 | \$ 1,835,000 | \$ 1,870,000 | \$ 4,355,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENSES | \$ 85,000 | \$ (2,670,000) | \$ 525,000 | \$ (170,000) | \$ (150,000) | \$ (2,570,000) |
| ESTIMATED BEGINNING RESERVE BALANCE | 3,640,000 | 3,725,000 | 1,055,000 | 1,580,000 | 1,410,000 | 1,260,000 |
| ESTIMATED ENDING RESERVE BALANCE (2) | \$ 3,725,000 | \$ 1,055,000 | \$ 1,580,000 | \$ 1,410,000 | \$ 1,260,000 | \$ (1,310,000) |

Notes:

(1) Revenue assumptions include 1.5% new customer revenue growth and rate increases of 3% each year.

(2) TBD - Amounts to be determined in a future capital Improvement plan. The estimated ending reserve balance does not include TBD amounts. When the amounts become measurable and available, the estimated reserve balance will change when the TBD amounts are included.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
EAGLE VALLEY GOLF COURSE FUND
REVENUE AND EXPENSE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|-------------------|---------------------|---------------------|-------------------|---------------------|---------------------|
| REVENUES | | | | | | |
| EVGC Operating and Investment Income | \$ 355,000 | \$ 375,000 | \$ 360,000 | \$ 365,000 | \$ 385,000 | \$ 360,000 |
| TOTAL REVENUES | \$ 355,000 | \$ 375,000 | \$ 360,000 | \$ 365,000 | \$ 385,000 | \$ 360,000 |
| EXPENSES | | | | | | |
| Maintenance Equipment | \$ 45,000 | \$ 25,000 | \$ 130,000 | \$ 65,000 | \$ 115,000 | \$ 115,000 |
| On-Course Improvements | 15,000 | - | - | - | 10,000 | 30,000 |
| Golf Cart Fleet | 10,000 | - | - | - | - | 15,000 |
| Clubhouse | 10,000 | - | 35,000 | - | 70,000 | - |
| Food Service Area Renovation (1) | - | 50,000 | TBD | - | - | - |
| Maintenance Building Roof - Overlay | - | 30,000 | - | - | - | - |
| Practice Range Equipment | - | 5,000 | - | 15,000 | - | - |
| Irrigation Pond Lining | - | - | 200,000 | - | - | - |
| Food and Beverage Equipment | - | - | 35,000 | - | - | - |
| Buildings and Structures | - | - | 30,000 | 20,000 | - | - |
| Parking Lot Reconstruction | - | - | - | 310,000 | - | - |
| On-Course Bathrooms | - | - | - | 125,000 | - | - |
| TOTAL EXPENSES | \$ 80,000 | \$ 110,000 | \$ 430,000 | \$ 535,000 | \$ 195,000 | \$ 160,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENSES | \$ 275,000 | \$ 265,000 | \$ (70,000) | \$ (170,000) | \$ 190,000 | \$ 200,000 |
| ESTIMATED BEGINNING RESERVE BALANCE | 655,000 | 930,000 | 1,195,000 | 1,125,000 | 955,000 | 1,145,000 |
| ESTIMATED ENDING RESERVE BALANCE (2) | \$ 930,000 | \$ 1,195,000 | \$ 1,125,000 | \$ 955,000 | \$ 1,145,000 | \$ 1,345,000 |

Notes:

(1) TBD - Amounts to be determined in a future capital improvement plan.

(2) The estimated ending reserve balance does not include the TBD amounts. When the TBD amounts become measurable and available, the estimated reserve balance will change when the TBD amounts are included.

CAPITAL IMPROVEMENT PLAN
2022 - 2026
HEALTHEAST SPORTS CENTER FUND
REVENUE AND EXPENSE PROJECTIONS

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---------------------|---------------------|-------------------|---------------------|---------------------|---------------------|
| REVENUES LESS DEBT SERVICE | | | | | | |
| HSC Operating Income | \$ 535,000 | \$ 575,000 | \$ 620,000 | \$ 665,000 | \$ 710,000 | \$ 760,000 |
| Summit Orthopedics Lease Revenue | 165,000 | 145,000 | 145,000 | 145,000 | 150,000 | 150,000 |
| Cell Tower Lease Revenue | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Interest on Investments | 5,000 | 10,000 | 5,000 | 5,000 | 10,000 | 10,000 |
| Debt Service | (317,500) | (317,500) | (317,500) | (317,500) | (317,500) | (317,500) |
| TOTAL REVENUES LESS DEBT SERVICE | \$ 412,500 | \$ 437,500 | \$ 477,500 | \$ 522,500 | \$ 577,500 | \$ 627,500 |
| EXPENSES | | | | | | |
| Ice Arena Equipment | \$ 135,000 | \$ 135,000 | \$ - | \$ 10,000 | \$ 10,000 | \$ - |
| Ice Arena | 15,000 | 30,000 | - | 105,000 | 125,000 | 100,000 |
| West Rink Floor Replacement | - | 700,000 | - | - | - | - |
| HVAC System Upgrades | - | 220,000 | - | - | - | - |
| Furniture/Fixtures/Equipment | - | 65,000 | 20,000 | 60,000 | 25,000 | - |
| Lobby Link | - | - | - | 50,000 | - | 100,000 |
| Field House | - | - | - | 25,000 | - | - |
| Field House Equipment/Turf | - | - | - | 10,000 | - | 755,000 |
| TOTAL EXPENSES | \$ 150,000 | \$ 1,150,000 | \$ 20,000 | \$ 260,000 | \$ 160,000 | \$ 955,000 |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENSES | \$ 262,500 | \$ (712,500) | \$ 457,500 | \$ 262,500 | \$ 417,500 | \$ (327,500) |
| ESTIMATED BEGINNING RESERVE BALANCE | 770,000 | 1,032,500 | 320,000 | 777,500 | 1,040,000 | 1,457,500 |
| ESTIMATED ENDING RESERVE BALANCE | \$ 1,032,500 | \$ 320,000 | \$ 777,500 | \$ 1,040,000 | \$ 1,457,500 | \$ 1,130,000 |

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
COMMUNITY INVESTMENT FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 Budget | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| REVENUES | | | | | | |
| Special Assessments | \$ 50,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ 30,000 | \$ - |
| Proceeds from Debt Issuance (1) | - | - | TBD | - | - | - |
| Central Park Project Reimbursements (1) | - | - | TBD | - | - | - |
| Transfer In - Debt Service Funds | - | 10,000 | - | - | - | - |
| Internal Loan Repayments from the HSC Fund | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Internal Loan Repayments from the Public Safety Training Center Fund | 325,000 | 325,000 | 325,000 | 325,000 | 325,000 | 325,000 |
| Interest on Investments | 15,000 | 20,000 | 20,000 | 25,000 | 30,000 | 30,000 |
| TOTAL REVENUES | \$ 415,000 | \$ 410,000 | \$ 400,000 | \$ 405,000 | \$ 410,000 | \$ 380,000 |
| EXPENDITURES | | | | | | |
| Central Park Project (1) | \$ - | \$ - | TBD | \$ - | \$ - | \$ - |
| 2020 Carryover - Professional Services | 15,000 | - | - | - | - | - |
| TOTAL EXPENDITURES | \$ 15,000 | \$ - | \$ - | \$ - | \$ - | \$ - |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ 400,000 | \$ 410,000 | \$ 400,000 | \$ 405,000 | \$ 410,000 | \$ 380,000 |
| ESTIMATED BEGINNING FUND BALANCE | 1,795,000 | 2,195,000 | 2,605,000 | 3,005,000 | 3,410,000 | 3,820,000 |
| ESTIMATED ENDING FUND BALANCE (2) | \$ 2,195,000 | \$ 2,605,000 | \$ 3,005,000 | \$ 3,410,000 | \$ 3,820,000 | \$ 4,200,000 |

- Notes:
- (1) TBD - Amounts to be determined in a future capital improvement plan.
 - (2) The estimated ending fund balance does not include the TBD amounts. When the TBD amounts become measurable and available, the estimated fund balance will change when the TBD amounts are included.

**CAPITAL IMPROVEMENT PLAN
2022 - 2026
GOLD LINE PROJECT FUND
REVENUE AND EXPENDITURE PROJECTIONS**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|-------------------|------------------|---------------------|-------------|-------------|-------------|
| REVENUES | | | | | | |
| Transfer from MSA Construction Fund | \$ 30,000 | \$ 80,000 | \$ 1,815,000 | \$ - | \$ - | \$ - |
| Transfer from Tax Abatement I-94 Region Fund | 75,000 | - | 2,960,000 | - | - | - |
| Transfer from Major Roadway Special Assessment Fund - Costco | - | - | 110,000 | - | - | - |
| Transfer from Water and Sewer Fund | - | - | 60,000 | - | - | - |
| Transfer from Storm Water Utility Fund | - | - | 30,000 | - | - | - |
| TOTAL REVENUES | \$ 105,000 | \$ 80,000 | \$ 4,975,000 | \$ - | \$ - | \$ - |
| EXPENDITURES | | | | | | |
| Landscaping and Lighting | \$ 75,000 | \$ - | \$ 3,100,000 | \$ - | \$ - | \$ - |
| Local improvements Professional Services | 10,000 | 80,000 | 100,000 | - | - | - |
| SFA #2 Bielenberg Pavement Overlay - Guider to Stephens Way | 10,000 | - | 865,000 | - | - | - |
| SFA #3 Bielenberg Trail Extension | 10,000 | - | 910,000 | - | - | - |
| TOTAL EXPENDITURES | \$ 105,000 | \$ 80,000 | \$ 4,975,000 | \$ - | \$ - | \$ - |
| SURPLUS (DEFICIENCY) OF REVENUES OVER EXPENDITURES | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| ESTIMATED BEGINNING FUND BALANCE | - | - | - | - | - | - |
| ESTIMATED ENDING FUND BALANCE | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

**Capital Improvement Plan
2022 - 2026
Summary of Proposed Debt Issuances in the Capital Improvement Plan**

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|---------------------|---------------------|-------------------|---------------------|---------------------|---------------------|
| Debt Issuance: | | | | | | |
| Central Park Project (1) | \$ - | \$ - | TBD | \$ - | \$ - | \$ - |
| Property Acquisition/Public Safety Project (1) | - | - | - | - | TBD | TBD |
| G.O. Improvement Bonds: | | | | | | |
| Roadway Maintenance Projects | 1,310,000 | 3,500,000 | 275,000 | 1,265,000 | 1,565,000 | 1,940,000 |
| | \$ 1,310,000 | \$ 3,500,000 | \$ 275,000 | \$ 1,265,000 | \$ 1,565,000 | \$ 1,940,000 |

Notes:

(1) TBD - Amounts to be determined in a future capital improvement plan.

**Capital Improvement Plan
2022 - 2026
Debt Service and Internal Loan Projections**

Property Tax Supported Tax Capacity Based Debt Levy Projections:

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Current Debt Levies - External: | | | | | | | | |
| 2013A Tax Abatement | | | | | | | | |
| Bonds - HSC | \$ 1,014,259 | \$ 1,013,609 | \$ 1,012,209 | \$ 1,014,109 | \$ 1,010,608 | \$ 1,010,634 | \$ 1,011,833 | \$ 1,012,134 |
| 2015A Improvement Bonds - | | | | | | | | |
| 2015 Street Reconstruction Project | 150,445 | 155,345 | 160,045 | 165,826 | 169,501 | 167,540 | 169,115 | 164,994 |
| 2018A Capital Improvement | | | | | | | | |
| Bonds - PW Building | 660,042 | 659,105 | 661,167 | 658,542 | 658,917 | 658,355 | 660,605 | 658,505 |
| 2020A Improvement Bonds - | | | | | | | | |
| 2020 Street Reconstruction Project | 459,313 | 449,300 | 451,700 | 448,900 | 446,000 | 443,000 | 444,900 | 446,600 |
| Subtotal | 2,284,059 | 2,277,359 | 2,285,121 | 2,287,377 | 2,285,026 | 2,279,529 | 2,286,453 | 2,282,233 |
| Current Debt Levies - Internal: | | | | | | | | |
| Public Safety Training Center from | | | | | | | | |
| Community Investment Fund | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 |
| Subtotal | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 | 324,395 |
| Proposed Future Debt Levies: | | | | | | | | |
| Central Park Project | | | To be determined | | | | | |
| Public Safety Project | | | | | To be determined | | | |
| Subtotal | - | - | - | - | - | - | - | - |
| Total | \$ 2,608,454 | \$ 2,601,754 | \$ 2,609,516 | \$ 2,611,772 | \$ 2,609,421 | \$ 2,603,924 | \$ 2,610,848 | \$ 2,606,628 |
| Net Change Compared to Prior Year | | \$ (6,700) | \$ 7,762 | \$ 2,256 | \$ (2,351) | \$ (5,497) | \$ 6,924 | \$ (4,220) |

Property Tax Supported Market Value Referenda Based Debt Levy Projections:

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|--|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Current Debt Levies - External: | | | | | | | | |
| 2006B/2013B Parks and Open | | | | | | | | |
| Space Refunding Bonds | \$ 615,950 | \$ 615,950 | \$ 615,500 | \$ 619,600 | \$ 623,100 | \$ 626,000 | \$ 628,300 | \$ - |
| Total | \$ 615,950 | \$ 615,950 | \$ 615,500 | \$ 619,600 | \$ 623,100 | \$ 626,000 | \$ 628,300 | \$ - |
| Net Change Compared to Prior Year | | \$ - | \$ (450) | \$ 4,100 | \$ 3,500 | \$ 2,900 | \$ 2,300 | \$ (628,300) |
| Total Property Tax Supported Debt | \$ 3,224,404 | \$ 3,217,704 | \$ 3,225,016 | \$ 3,231,372 | \$ 3,232,521 | \$ 3,229,924 | \$ 3,239,148 | \$ 2,606,628 |

Other Internal Activity (not supported by property tax levy):

| | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|---|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Enterprise - Current Internal Loans: | | | | | | | | |
| HealthEast Sports Center Fund- Second | | | | | | | | |
| Floor from Community Investment Fund | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| Total | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 | \$ 25,000 |
| Total Debt Service and Internal Loans | \$ 3,249,404 | \$ 3,242,704 | \$ 3,250,016 | \$ 3,256,372 | \$ 3,257,521 | \$ 3,254,924 | \$ 3,264,148 | \$ 2,631,628 |
| Total Debt Net Change Compared to Prior Year | | \$ (6,700) | \$ 7,312 | \$ 6,356 | \$ 1,149 | \$ (2,597) | \$ 9,224 | \$ (632,520) |

MAJOR ROADWAY PROJECTS

2021 - 2026 CIP

| YEAR | PROJECT | CIP FUND | ESTIMATED COST |
|-----------|--|-------------------------|----------------|
| 2021-26 | Future Roadway Rehabilitation Projects | Street/Maintenance Fund | \$71,645,000 |
| 2021 | Woodbury Drive (CSAH 19) Corridor Management | MSA | \$3,350,000 |
| 2021 | Valley Creek Road Trail - Colby Lake Underpass to Dancing Waters Parkway | MSA | \$1,340,000 |
| 2021 | Lake Road Trail Improvements | MSA | \$1,910,000 |
| 2021 | Lake Road / Pioneer Drive Intersection Improvements | MSA | \$3,151,000 |
| 2021-2022 | Lake Road 4-3 Lane Conversion and Pavement Rehabilitation | MSA | \$5,560,000 |
| 2021-2023 | Gold Line - Local Improvements | MSA | \$1,200,000 |
| 2023 | Bielenberg Dr. Pavement Overlay - Guider Dr. to Valley Creek Rd. & Currell Blvd. | MSA | \$1,200,000 |
| 2024 | Traffic Signal Timing | MSA | \$30,000 |
| 2025 | Tamarack Road from Weir Dr. to Radio Dr. | MSA | \$4,250,000 |
| 2026 | Woodlane Drive (Bailey Rd. to Wooddale Dr.) | MSA | \$5,502,000 |
| 2026 | Bailey Road and Settlers Ridge Parkway Intersection Improvements | MSA | \$256,267 |
| 2021-2026 | Phase 2 Roadway Improvements | Phase 2 | \$17,565,000 |

2022 – 2026 Capital Improvement Plan

Street Reconstruction and Major Roadway Project Descriptions

Street Reconstruction and Maintenance

2021-2026 Future Roadway Rehabilitation Projects – \$64,465,000

Each year streets are chosen in accordance with the criteria set forth by the Street Major Maintenance Citizen Task Force, the City's pavement management program and recommendations by the City's street division. Projects are chosen on an annual basis based on projected needs as well as funding availability. Streets to be included in the Future projects have only been preliminarily chosen at this time. The scope of each project may include sanitary sewer, water and storm water system repairs or replacement in addition to several different pavement rehabilitation and reconstruction techniques depending on the pavement condition. Pavement rejuvenators will be applied the year following construction on all pavement projects.

2021 – Preserve Area, Hudson Road - \$5,515,000

2022 – Royal Oaks – \$26,895,000

2023 – Erin Court, Salem Meadows, Orchard Ridge - \$4,090,000

2024 – Fox Run Area - \$7,905,000

2025 – Boulder Ridge - \$9,080,000

2026 – Woodbury Heights - \$18,160,000

Municipal State Aid Roadway Construction Fund

2021 CSAH 19 (Woodbury Drive) Corridor Management - \$3,730,000

(Bailey Road to Dale Road) – This project will serve the increased traffic demand along Woodbury Drive. The project will consist of expanding the corridor from a 2-lane rural roadway to a 4-lane divided roadway with a multi-lane roundabout at the Woodbury Drive/Dale Road intersection. Construction is scheduled to begin in spring of 2021 and wrap up in October. A temporary bypass will be constructed at the intersection of Woodbury Drive and Dale Road to allow this project to be constructed under traffic. This project will be led by Washington County. For more information, please see the project website found here - <https://www.co.washington.mn.us/WoodburyDrive2021>.

2022 Lake Road / Pioneer Drive Intersection Improvements – \$3,151,000

In coordination with the Lake Road 4-3 Lane Conversion Project, the intersection at Lake Road and Pioneer Drive is proposed to be reconstructed. At this time, a single lane roundabout or traffic signal upgrade is being considered. The project will include various pedestrian improvements at Lake Road and Pioneer Drive as well as at Blue Ridge Drive and Juniper Lane. Construction is anticipated to begin in May/June of 2021 and wrap up in October. Impacts to both vehicle and pedestrian traffic during construction are to be expected.

2021-23 Gold Line – Local Improvements – \$1,200,000

This project will consist of reconstructing city infrastructure along the proposed Gold Line route. Improvement areas will include a section of Bielenberg Drive and the scope of these improvements will be determined through coordination of the Gold Line project planning.

2022-2023 Lake Road 4-3 Lane Conversion and Pavement Rehabilitation - \$5,755,000

This project includes restriping Lake Road to a 3-lane road and pavement rehabilitation. The section between Courtley Road and Pioneer Drive will be completed in 2021, and the section from Pioneer Drive to Settlers Ridge Parkway will be completed in 2022. Construction is scheduled to begin in May 2021. Lake Road will remain open throughout construction, and any short term closures will be appropriately signed.

2023 Bielenberg Pavement Overlay – Guider Drive to Valley Creek Road; Currell Boulevard – \$1,200,000

This project will consist of a pavement mill and overlay along Bielenberg Drive from Guider Drive to Valley Creek Road and on Currell Boulevard. This work will be done in coordination with the Metropolitan Councils Gold Line project.

2024 Valley Creek Road Trail - Colby Lake Underpass to Dancing Waters Parkway – \$1,460,000

This project will consist of adding a trail along the north side of Valley Creek Road to fill an identified trail system gap and improve pedestrian safety.

2024 Lake Road Trail Improvements – \$2,090,000

This project consists of adding trail segments along Lake Road to fill identified trail gaps along with several trail crossing improvements.

2024 Traffic Signal Timing - \$30,000

The City will review the signal timing for City owned traffic signals to ensure efficiency as traffic volumes change.

2024 Cottage Grove Drive from Dale Road to Southern City Border (Pavement Rehabilitation) – \$1,045,000

This project consists of a pavement rehabilitation along Cottage Grove Drive from Dale Road to the southern City border.

2025 Tamarack Road from Weir Drive to Radio Drive (Pavement Rehabilitation) – \$4,780,000

This project consists of a pavement rehabilitation along Tamarack Road from Weir Drive to Radio Drive. Pedestrian improvements will be reviewed along this corridor to be included with this project.

2026 Woodlane Drive – Bailey Road to Wooddale Drive (Pavement Rehabilitation) – \$6,375,000

This project will include rehabilitating the pavement along Woodlane Drive from Bailey Road to Wooddale Drive. A portion of the City's trunk water main will be replaced with this project. Additional pedestrian facility improvements are being investigated for inclusion with this project.

2026 – Bailey Road and Settlers Ridge Parkway Intersection Improvements - \$295,000

This is a cooperative project between Washington County and the City of Woodbury. City and County staff are reviewing the scope of the project to determine the most appropriate intersection improvements. Pedestrian facility improvements will likely be included with the project as well.

Major Roadway Special Assessment Fund

2021-2026 NE Area/Phase 2 Roadway Improvements – \$17,565,000

Based on the current development submittals and concepts, it is anticipated that additional improvement will be necessary to accommodate the additional traffic on adjacent major roadways. The City has estimated future construction project timelines below (subject to change based on development timing).

2021 – Eastview Road Extension – 800' east

2021 – Settlers Ridge Parkway & Hudson Road Intersection

2021 – Hudson Road Turn-lanes

2023 – Pioneer Drive Extension – Lighthouse Lane to ½ mile south

2024 – Dale Road - Radio Drive to 4,500' east

2025 – Pioneer Drive Extension – Military Road to 1,320' north

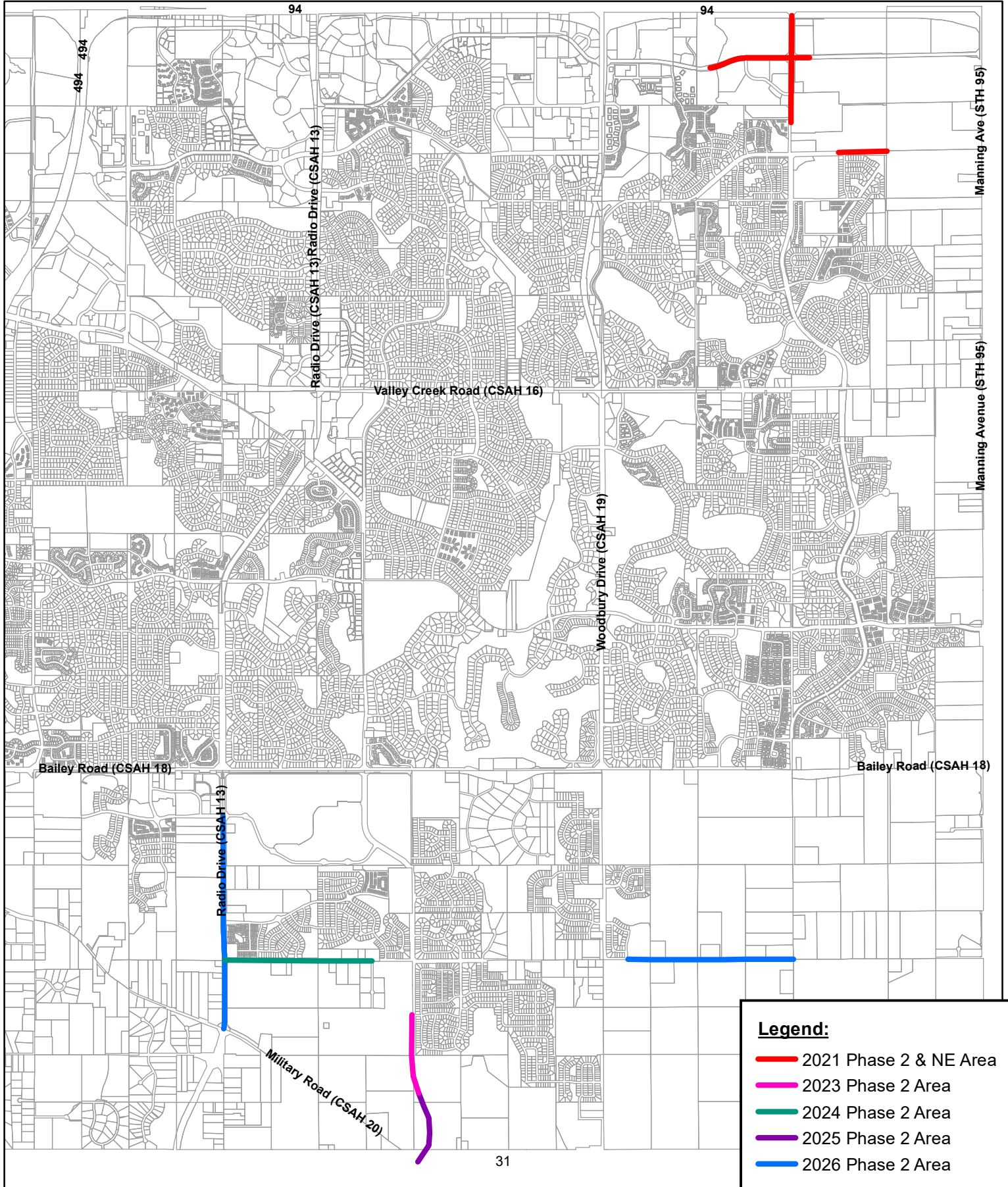
2026 – Dale Road – ¼ mile east of CSAH 19 to Cottage Grove Drive

2026 - CSAH 13 (Radio Drive) from Military Road to Hargis Parkway – \$2,320,000

This is a cooperative project between Washington County and the City of Woodbury. This project will include expanding Radio Drive from a 2 lane rural roadway to a 4 lane divide urban roadway and intersection improvements along the corridor. Pedestrian facility upgrades will be completed with this project and will likely include trail facilities on both sides of Radio Drive. Washington County will be the lead agency on this project.

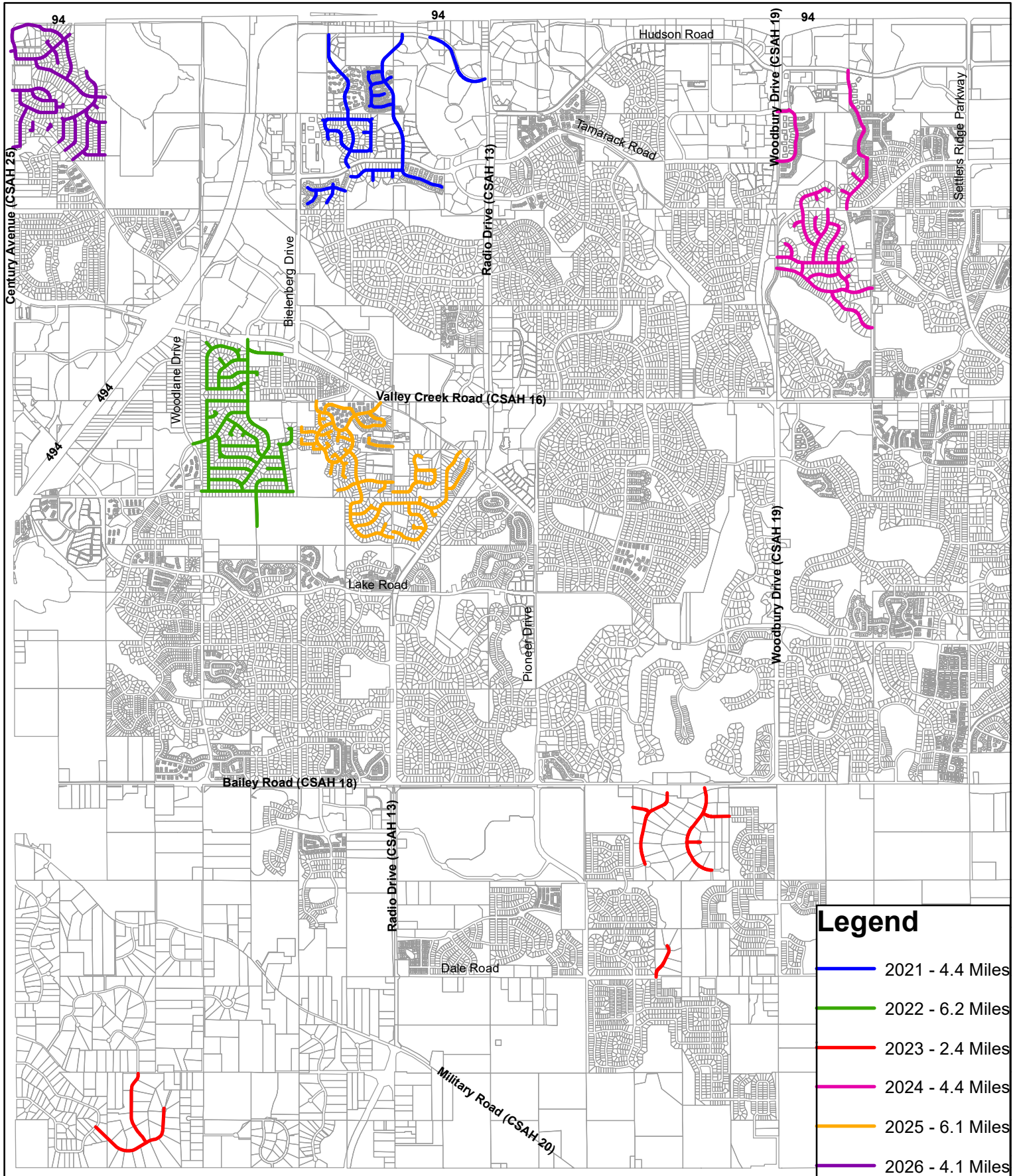
2022 - 2026 CIP

PHASE 2 & NE AREA MAJOR ROADWAY IMPROVEMENTS



2022 - 2026 CIP

ANTICIPATED STREET RECONSTRUCTION AND MAINTENANCE PROJECTS



2022 - 2026 CIP

ANTICIPATED MSA FUND PROJECTS

