

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Wendell Sande, City Administrator

DATE: August 26, 2011

SUBJECT: Capital Improvement Plan

The Finance Director has prepared an update of the Five-Year Capital Improvement Plan for the period 2012 through 2016. The total estimated cost of the Five-Year Plan is \$40.6 million. \$18 million of that number relates to the T.H. 14/CSAH 41 extension and interchange. The balance of the Five-Year Plan totals approximately \$22.6 million. The following is a list of items in the Plan expected to cost more than \$250,000 including the source of funds for the item:

<u>Item</u>	<u>Cost</u>	<u>Year</u>	<u>Source</u>
Public Works Storage Building	\$500,000	2015	Tax Levy
Fire Apparatus	\$750,000	2016	Tax Levy
Recoat Water Tower No. 2	\$275,000	2012	Water Rates
Well No. 9	\$1,200,000	2013	Water Rates
Main Lift Station Control Replacement	\$350,000	2014	Sewer Rates
RoeCrest/Noretta/Old Belgrade Hill Sewer	\$300,000	2013	Sewer Rates
North Ridge Ravine Storm Sewer Extension	\$600,000	2013-2015	Storm Sewer Rates/MnDOT
RoeCrest/Noretta/Old Belgrade Hill Infrastructure	\$750,000 \$8,100,000	2013 2013-2016	Sewer Rates Spec. Assess./Levy/Utility
Caswell Park Fields 7-8	\$730,000	2012-2015	Sales Tax/ Grants
Caswell North Soccer Complex	\$919,000	2012-2015	Sales Tax/ Grants
Benson Park Improvements	\$997,900	2013-2015	Grant/Sales Tax
Spring Lake Park Improvements	\$625,000	2013-2015	Grant/Sales Tax
Caswell Land Acquisition	\$250,000	2013	Sales Tax

For municipal utilities, the items on the list with the highest priority are the construction of Well No. 9 and recoating of the interior and exterior of Water Tower No. 2. Four projects are proposed for the Parks Department with two commencing in 2012. First is the addition of Fields 7 and 8 to the Caswell Park Softball Complex at an anticipated cost of \$730,000. The Mankato Area Softball Association has made a commitment of \$50,000 to this project. The second project is the Caswell North Soccer Complex to be constructed on the site of the future elementary school at the corner of Carlson and LorRay. The estimated cost of the project is \$919,000 and the Mankato United Soccer Club has committed \$150,000 to the project at inception.

The Benson Park improvements as envisioned in the Benson Park Plan have been submitted as a request to the Legacy Fund for a grant. We have been informed that the local match for the grants next year will be 10 percent. Also included in the Plan are projects in Spring Lake Park totaling \$625,000 during the Five-Year Plan period.

The Plan includes an allowance in 2013 of \$250,000 for the possible acquisition of five acres at the west side of Caswell Park. Purchase of the parcel would provide space for a possible year-round facility that could include one or more ice sheets. These park improvements are all supported by the portion of the Local Option Sales Tax that was approved for regional park improvements.

There is a total of \$8.1 million in the plan for infrastructure rehabilitation. The infrastructure rehabilitation projects that are complete reconstructions will be financed both by a tax levy and by special assessments to the benefiting properties. Accordingly, I would expect that these projects will project well beyond the end of the current Five-Year Plan unless problems develop with the underground infrastructure. Our infrastructure is in very good condition and the projects contemplated for utilities and streets in the current Five-Year Plan are manageable and do not require an extraordinary allocation of financial resources.

With the exception of improvements to be undertaken in the Parks Department, we have minimized the proposed expenditures in the 2012 Budget to conserve resources in the near term.

CASWELL PROJECTS 2012 – 2015

Construct Fields 7 and 8

Phase 1	2012	Grading, tiling, infields, hard surfaces and fencing	230,000
Phase 2	2013	Lighting	180,000
Phase 3	2014	Restroom/Concession Building	200,000
Phase 4	2015	Parking lot expansion – 130 spaces	<u>120,000</u>
		Estimated Total Cost	<u>\$730,000</u>

CASWELL NORTH SOCCER COMPLEX

CONSTRUCTION ESTIMATE

Grading/Site Work	\$140,000
Tiling/Storm Sewer	190,000
Water/Sewer	56,000
Erosion Control	12,000
Seeding	40,000
Electrical/Irrigation	75,000
Parking - Phase 1	106,000
Phase 2	200,000
Concession/Restroom Building	<u>100,000</u>
TOTAL	<u>\$919,000</u>