Surface Transportation CIP

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Street Projects

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CIP Fund Overview 2025

Project Name	Project Year	Project Cost
2025 Resurfacing, Sidewalks, Alleys	2025	738,207
Germania Park Phase 5	2025	1,440,614
Land of Memories Trail	2025	371,922
Pavement Rehabilitation	2025	560,000
Petition, Expansion and Major Streets	2025	150,000
Plum Street	2025	878,291
Sidewalk Improvements	2025	100,000
Victory Drive Phase 2	2025	4,400,000
West 7th Street	2025	1,140,973
Woodshire Dr	2025	1,086,562
Total		**10,866,569**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Germania Park Phase 6	2026	2,241,427
Long St - Main to Fair	2026	1,503,875
Mn Rivertrail Northstar to Main street	2026	843,554
Pavement Rehabilitation	2026	560,000
Petition, Expansion and Major Streets	2026	150,000
Resurfacing Project - Main St	2026	804,232
Riverfront and Main Signal Replacement	2026	250,000
Sidewalk Improvements	2026	100,000
Third Ave - Riverfront to Summit	2026	3,104,965
Up Bridge 86.84 (Sibley Parkway)	2026	1,450,000
Woodshire Phase 2	2026	1,096,609
Total		**12,104,662**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
169 -hwy 14 to Riverfront Drive	2027	3,000,000
Fair St - McConnell to Belmont	2027	1,668,706
Germania Park Phase 7	2027	4,292,148
Hiniker Parkway	2027	601,401
N River Ln Resurface	2027	105,843
Pavement Rehabilitation	2027	560,000
Petition, Expansion and Major Streets	2027	150,000
Resurfacing Projects	2027	435,000
Sidewalk Improvements	2027	100,000
Veteran's Bridge Redecking	2027	15,252,000
Total		**26,165,098**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
2nd and Hickory Signal Replacement	2028	225,000
Emerson Lane - Dickinson to Belmont	2028	1,713,199
N River Dr Resurface	2028	763,376
Petition, Expansion and Major Streets	2028	150,000
Riverfront Dr - Chestnut to Ruth	2028	1,106,723
Riverfront Dr - Stoltzman to Warren	2028	2,107,626
Sidewalk Improvements	2028	100,000
Welcome Ave - Monks to Rita	2028	952,595
Woodshire Phase 3	2028	1,182,850
Total		**8,301,369**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Anderson Dr and McConnell St	2029	1,552,162
Madison Avenue Resurface	2029	1,257,293
Petition, Expansion and Major Streets	2029	150,000
Pfau St and Shamrock- Goodyear to Adams	2029	1,187,353
Plainview Avenue - Fair to Marwood	2029	1,680,819
Rita Road	2029	1,639,856
Riverfront Dr - Warren to Main	2029	2,131,836
Sidewalk Improvements	2029	100,000
Woodland Ave - Gwyn to Skyline	2029	1,065,545
Total		**10,764,864**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Meadow Lane - Monks to Rita	2026	965,135
Total		**965,135**

2025 Resurfacing, Sidewalks, Alleys

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

The project will reconstruction or rehabilitate the pavements at the various location with in the project.

Engagement Strategy

Neighborhood meeting

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	38,183	0	0	0	0	38,183
Construction	578,532	0	0	0	0	578,532
Contingency	57,853	0	0	0	0	57,853
Engineering	63,639	0	0	0	0	63,639
Total	**738,207**	**0**	**0**	**0**	**0**	**738,207**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	175,000	0	0	0	0	175,000
Loan/Bond Proceeds	65,980	0	0	0	0	65,980
Sewer Revenue	50,000	0	0	0	0	50,000
Special Assessments	198,340	0	0	0	0	198,340
State Funding	187,000	0	0	0	0	187,000
Stormwater Revenue	11,887	0	0	0	0	11,887
Water Revenue	50,000	0	0	0	0	50,000
Total	**738,207**	**0**	**0**	**0**	**0**	**738,207**

Project Timeline

- January 2025 - Neighborhood meeting
- February 2025 - Improvement Hearing
- March 2025 - Assessment Hearing
- June 2025 - Begin Construction
- September 2025 - Final Completion

Germania Park Phase 5

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

The reconstruction of 8th Avenue from Harper Street to Cleveland Street; 7th Avenue from Harper Street to Cleveland Street; Lind Street from 8th Avenue to 6th Avenue; Cleveland Street from 8th Avenue and 7th Avenue.

The Germania Park Capital Improvements Plan (CIP) covers an area of Mankato generally bounded by Riverfront Drive, 1st Avenue, Trunk Highway 14 (TH 14), and the Minnesota River. The existing subsurface of this area is predominantly bedrock, which has limited the development to smaller residential developments and industrial businesses. Most of the city-owned infrastructure is original and dates 50 to 75 years in age, with the exception of Pine Street and a few residential streets on the east side of 3rd Avenue.

In 2011, Short Elliott Hendrickson, Inc. was retained by the City of Mankato to develop a master plan for the Germania Park area. This plan originally envisioned the improvements starting in 2015. Due to funding priorities within the Community Investment Plan these projects were delayed until 2019.

The project area generally has utilities that are 50-75 years old. Sewer is believed to be made of vitrified clay. Vitrified clay is a brittle material susceptible to cracking, joint displacement, root intrusion, and infiltration. The sanitary sewer manholes are of a similar age and likely block or brick built. Due to the age and material build of the sanitary sewer, it is suggested that all sanitary sewer within the project area be reconstructed and replaced with polyvinyl chloride (PVC) pipe. The watermain is most likely made of cast iron, which is susceptible to breaking due to deterioration and freezing conditions in colder weather. It is also 6-inch in diameter, which is undersized compared to current standards.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin/Bonding	74,111	0	0	0	0	74,111
Contingency	112,289	0	0	0	0	112,289
Engineering	123,518	0	0	0	0	123,518
Sanitary sewer	126,869	0	0	0	0	126,869

	2025	2026	2027	2028	2029	Total
Stormwater	9,672	0	0	0	0	9,672
Streets	861,737	0	0	0	0	861,737
SWPP	4,008	0	0	0	0	4,008
Watermain	128,410	0	0	0	0	128,410
Total	**1,440,614**	**0**	**0**	**0**	**0**	**1,440,614**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	630,405	0	0	0	0	630,405
Sewer Revenue	149,198	0	0	0	0	149,198
Special Assessments	500,000	0	0	0	0	500,000
Stormwater Revenue	10,000	0	0	0	0	10,000
Water Revenue	151,011	0	0	0	0	151,011
Total	**1,440,614**	**0**	**0**	**0**	**0**	**1,440,614**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid
- May – Construction
- October – Project completion

Land of Memories Trail

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

A trail connection proposed to go through Land of Memories Park, connecting the Kern Bridge and Riverfront trail to the Minneopa trail. This plan aligns with the Minnesota Department of Natural Resources' State Trail master plan. This specifically calls for a trail to connect from Minneopa State Park which follows the path of the Minneopa Trail to Land of Memories Park and Sibley Park.

Engagement Strategy

Engagement with this trail will coincide with Kern Bridge engagement activities.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	19,237	0	0	0	0	19,237
Contingency	29,147	0	0	0	0	29,147
Engineering	32,062	0	0	0	0	32,062
Trail construction	291,475	0	0	0	0	291,475
Total	**371,922**	**0**	**0**	**0**	**0**	**371,922**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Federal Funding	153,065	0	0	0	0	153,065
Other Sources	9,298	0	0	0	0	9,298
State Funding	209,559	0	0	0	0	209,559
Total	**371,922**	**0**	**0**	**0**	**0**	**371,922**

Project Timeline

- May – Construction
- October – Project completion

Pavement Rehabilitation

Department: STREET PROJECTS

Project Years: 2025 - 2027

Project Description

Rehabilitation of pavement on various streets in Mankato. Periodic renewal and improvement of pavement section on various streets is needed to maintain high quality surface transportation network in the City of Mankato. Streets to be evaluated on an annual basis.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Pavement Rehabilitation	560,000	560,000	560,000	0	0	1,680,000
Total	**560,000**	**560,000**	**560,000**	**0**	**0**	**1,680,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	250,000	250,000	250,000	0	0	750,000
Sewer Revenue	50,000	50,000	50,000	0	0	150,000
Special Assessments	200,000	200,000	200,000	0	0	600,000
Stormwater Revenue	10,000	10,000	10,000	0	0	30,000
Water Revenue	50,000	50,000	50,000	0	0	150,000
Total	**560,000**	**560,000**	**560,000**	**0**	**0**	**1,680,000**

Project Timeline

- January – Feasibility
- February – Hearing
- March – Bid
- May – Construction
- October – Project completion

Petition, Expansion and Major Streets

Department: STREET PROJECTS

Project Years: 2025 - 2029

Project Description

Improvement to minor local roads and alleys. Typically pavement and transportation related. Each year the Public Works Department receives requests for improvements to the transportation system. Many of these projects are local streets or alleys. This budget line item exists to allow for minor projects that are petitioned to be designed and constructed within a single construction season, outside of the normal Community Investment Plan process. Alley 18-176 has been petitioned for reconstruction in 2024.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Petition Project	150,000	150,000	150,000	150,000	150,000	750,000
Total	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**750,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	150,000	150,000	150,000	150,000	150,000	750,000
Total	**150,000**	**150,000**	**150,000**	**150,000**	**150,000**	**750,000**

Project Timeline

- January – Feasibility
- February – Hearing
- March – Bid
- May – Construction
- October – Project completion

Plum Street

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

A petition was received for the reconstruction of Plum Street. The project will evaluate the lane configurations and explore if on street parking can be added to this block. A critical watermain connection will also be made between Riverfront Drive and Second Street

Engagement Strategy

A neighborhood meeting will be held.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	45,428	0	0	0	0	45,428
Contingency	68,831	0	0	0	0	68,831
Engineering	75,717	0	0	0	0	75,717
Sanitary Sewer	10,979	0	0	0	0	10,979
Stormwater	143,378	0	0	0	0	143,378
Street	316,844	0	0	0	0	316,844
SWPPP	3,647	0	0	0	0	3,647
Watermain	213,467	0	0	0	0	213,467
Total	**878,291**	**0**	**0**	**0**	**0**	**878,291**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	319,304	0	0	0	0	319,304
Sewer Revenue	12,912	0	0	0	0	12,912
Special Assessments	126,425	0	0	0	0	126,425
Stormwater Revenue	168,612	0	0	0	0	168,612
Water Revenue	251,038	0	0	0	0	251,038
Total	**878,291**	**0**	**0**	**0**	**0**	**878,291**

Project Timeline

- Fall 2024 Neighborhood engagement
- December 2024 - Neighborhood meeting
- January 2025 - Improvement Hearing
- February 2025 - Assessment Hearing
- May 2025 - Begin construction
- July 2025 - Final completion.

Sidewalk Improvements

Department: STREET PROJECTS

Project Years: 2025 - 2029

Project Description

Panels prioritized by ADA compliance requirements and requests from citizens.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Sidewalk Improvements	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	90,000	90,000	90,000	90,000	90,000	450,000
Special Assessments	10,000	10,000	10,000	10,000	10,000	50,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid Award
- May – Begin Construction
- October – Project completion

Victory Drive Phase 2

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

Victory Drive reconstruction from Main Street to Fair Street. Complete reconstruction of sanitary sewer, watermain, and storm sewer.

Engagement Strategy

Blue Earth County will lead engagement efforts for this project and be shared through city public information.

Project Uses

	2025	2026	2027	2028	2029	Total
Victory Drive Reconstruction	4,400,000	0	0	0	0	4,400,000
Total	**4,400,000**	**0**	**0**	**0**	**0**	**4,400,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
County Funding	3,500,000	0	0	0	0	3,500,000
Sewer Revenue	50,000	0	0	0	0	50,000
State Funding	750,000	0	0	0	0	750,000
Stormwater Revenue	50,000	0	0	0	0	50,000
Water Revenue	50,000	0	0	0	0	50,000
Total	**4,400,000**	**0**	**0**	**0**	**0**	**4,400,000**

Project Timeline

- Summer 2024 - Construction

West 7th Street

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

Full reconstruction of West 7th Street between Sibley Street and Owatonna Street. This will replace the sanitary sewer, watermain, storm drains, end services and reconstruct the pavement.

Engagement Strategy

Neighborhood Meeting

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	59,015	0	0	0	0	59,015
Contingency	89,418	0	0	0	0	89,418
Engineering	98,359	0	0	0	0	98,359
Sanitary Sewer	149,890	0	0	0	0	149,890
Storm Drain	66,085	0	0	0	0	66,085
Street	447,210	0	0	0	0	447,210
SWPPP	54,167	0	0	0	0	54,167
Watermain	176,826	0	0	0	0	176,826
Total	**1,140,970**	**0**	**0**	**0**	**0**	**1,140,970**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	431,373	0	0	0	0	431,373
Sewer Revenue	176,271	0	0	0	0	176,271
Special Assessments	247,665	0	0	0	0	247,665
Stormwater Revenue	77,716	0	0	0	0	77,716
Water Revenue	207,948	0	0	0	0	207,948
Total	**1,140,973**	**0**	**0**	**0**	**0**	**1,140,973**

Project Timeline

- December 2024 - Neighborhood Meeting
- January 2025 - Improvement Hearing
- February 2025 - Assessment Hearing
- June 2025 Begin Construction
- September 2025 - Final Completion

Woodshire Dr

Department: STREET PROJECTS

Project Years: 2025 - 2025

Project Description

The proposed improvements for Maple Lane and Woodshire Drive from Madison Avenue to the northern end include replacement of sanitary sewer, watermain, storm sewer, end services, aggregate base, concrete curb and gutter, bituminous pavement, sidewalks, landscaping, and driveway pavement.

Maple Lane and Woodshire Drive was originally constructed in 1958. Utilities remain this old while the pavement was recently done in 1998. The mains in this area has been subject to galvanic corrosion and it is recommended that they be replaced with PVC pipe to prevent any future disruptions to service. The current PCI (Pavement Condition Index) rating for Woodshire Drive is as low as 43 PCI while Maple Lane is 52 PCI. These complementary needs are best addressed with a full reconstruction project.

Woodshire Drive Neighborhood Construction Plan

The neighborhood generally consisting of Madison Avenue to Swiss Street and Madison Avenue to Adams Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and inadequate utilities.

The sanitary infrastructure in this area consists of vitrified clay pipe constructed between the 1930s and 1950s. This infrastructure is generally considered by staff to be failing due to inadequate depth of the sanitary system as it extends into the neighborhood, most specifically at the northern terminus of Jayro Court. It has been determined by staff that the sanitary mainline exiting the neighborhood through the northern terminus of Woodshire Drive can be abandoned and rerouted to travel south along Woodshire Drives southern terminus. This would increase accessibility to the line for any needed maintenance activities. This would also allow for increased sanitary mainline depth and will result in less needed maintenance in this neighborhood.

This neighborhood has mostly cast iron watermain constructed between the 1920s and 1950s.

It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin	56,202	0	0	0	0	56,202
Construction Contingency	85,154	0	0	0	0	85,154
Engineering	93,669	0	0	0	0	93,669
Sanitary	188,838	0	0	0	0	188,838
Storm	76,094	0	0	0	0	76,094
Street	434,124	0	0	0	0	434,124
SWPP	21,045	0	0	0	0	21,045
Watermain	131,436	0	0	0	0	131,436
Total	**1,086,562**	**0**	**0**	**0**	**0**	**1,086,562**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	284,022	0	0	0	0	284,022
Sewer Revenue	222,074	0	0	0	0	222,074
Special Assessments	336,410	0	0	0	0	336,410
Stormwater Revenue	89,487	0	0	0	0	89,487
Water Revenue	154,569	0	0	0	0	154,569
Total	**1,086,562**	**0**	**0**	**0**	**0**	**1,086,562**

Project Timeline

- December 2024 - Neighborhood informational meeting
- January 2025 - Feasibility hearing
- February 2025 - Assessment hearing
- March 2025 - Award Bids
- May 2025 - Start construction
- August 2025 - Project completion

Germania Park Phase 6

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The reconstruction of 2nd Avenue from Maxfield Street to Pine Street; Maxfield Street from 1st Avenue to 3rd Avenue; Chestnut Street from 1st Avenue to 3rd Avenue.

The Germania Park Capital Improvements Plan (CIP) covers an area of Mankato generally bounded by Riverfront Drive, 1st Avenue, Trunk Highway 14 (TH 14), and the Minnesota River. The existing subsurface of this area is predominantly bedrock, which has limited the development to smaller residential developments and industrial businesses. Most of the city-owned infrastructure is original and dates 50 to 75 years in age, with the exception of Pine Street and a few residential streets on the east side of 3rd Avenue.

In 2011, Short Elliott Hendrickson, Inc. was retained by the City of Mankato to develop a master plan for the Germania Park area. This plan originally envisioned the improvements starting in 2015. Due to funding priorities within the Community Investment Plan these projects were delayed until 2019.

The project area generally has utilities that are 50-75 years old. Sewer is believed to be made of vitrified clay. Vitrified clay is a brittle material susceptible to cracking, joint displacement, root intrusion, and infiltration. The sanitary sewer manholes are of a similar age and likely block or brick built. Due to the age and material build of the sanitary sewer, it is suggested that all sanitary sewer within the project area be reconstructed and replaced with polyvinyl chloride (PVC) pipe. The watermain is most likely made of cast iron, which is susceptible to breaking due to deterioration and freezing conditions in colder weather. It is also 6-inch in diameter, which is undersized compared to current standards.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin/bonding	0	115,936	0	0	0	115,936
Contingency	0	175,660	0	0	0	175,660
Engineering	0	193,227	0	0	0	193,227
Sanitary Sewer	0	164,487	0	0	0	164,487

	2025	2026	2027	2028	2029	Total
Stormwater	0	64,272	0	0	0	64,272
Streets	0	1,322,461	0	0	0	1,322,461
SWPP	0	4,008	0	0	0	4,008
Watermain	0	201,376	0	0	0	201,376
Total	**0**	**2,241,427**	**0**	**0**	**0**	**2,241,427**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	1,185,589	0	0	0	1,185,589
Sewer Revenue	0	193,437	0	0	0	193,437
Special Assessments	0	550,000	0	0	0	550,000
Stormwater Revenue	0	75,583	0	0	0	75,583
Water Revenue	0	236,818	0	0	0	236,818
Total	**0**	**2,241,427**	**0**	**0**	**0**	**2,241,427**

Project Timeline

- January - Feasibility Hearing
- February - Assessment Hearing
- March - Bid Award
- May - Construction
- October - Project completion

Long St - Main to Fair

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

This street is the third phase of the Long St Neighborhood Construction Plan. This project will consist of replacing watermain, sanitary sewer and stormwater utilities. This neighborhood is experiencing a large amounts of watermain breaks consistently due to aging and failing infrastructure. The watermain in this area is from the mid-1950s and made of cast iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is from the mid-1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time. There is sidewalk identified in this area under the City of Mankato Critical Link Sidewalk Plan. Long St Neighborhood Construction Plan The neighborhood generally consisting of Dickinson Street to Victory Drive and Main Street to Fair Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and failing utilities. This neighborhood has mostly cast iron watermain constructed in the mid to late 1950s. This watermain network has experienced many watermain breaks since tracking began in the cities Cartegraph system. Cartegraph shows the cost of watermain breaks in this area broken down by year below:2016: $7109 2017: $17,088 2018: $31,535 2019: $27,638 2020: $24,497 2021: $21,756. The sanitary infrastructure in this area generally consists of vitrified clay pipe constructed in the mid to late 1950s. There are several sidewalk links identified in the City of Mankato Critical Link Sidewalk Plan that may also be addressed with reconstruction activities in the neighborhood. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	77,787	0	0	0	77,787
Contingency	0	117,858	0	0	0	117,858
Engineering	0	129,645	0	0	0	129,645
Sanitary Sewer	0	183,721	0	0	0	183,721
Storm Drainage	0	182,353	0	0	0	182,353
Stormwater Pollution prevention	0	26,140	0	0	0	26,140
Street	0	583,353	0	0	0	583,353
Watermain	0	203,018	0	0	0	203,018
Total	**0**	**1,503,875**	**0**	**0**	**0**	**1,503,875**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	445,593	0	0	0	445,593
Sewer Revenue	0	216,056	0	0	0	216,056
Special Assessments	0	389,030	0	0	0	389,030
Stormwater Revenue	0	214,447	0	0	0	214,447
Water Revenue	0	238,749	0	0	0	238,749
Total	**0**	**1,503,875**	**0**	**0**	**0**	**1,503,875**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid
- May – Construction
- October – Project completion

Mn Rivertrail Northstar to Main street

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Mn Rivertrail Northstar to Main street	0	843,554	0	0	0	843,554
Total	**0**	**843,554**	**0**	**0**	**0**	**843,554**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	168,711	0	0	0	168,711
Other Sources	0	674,843	0	0	0	674,843
Total	**0**	**843,554**	**0**	**0**	**0**	**843,554**

Project Timeline

n/a

Resurfacing Project - Main St

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Resurfacing Main St.	0	804,232	0	0	0	804,232
Total	**0**	**804,232**	**0**	**0**	**0**	**804,232**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sewer Revenue	0	50,000	0	0	0	50,000
Special Assessments	0	200,000	0	0	0	200,000
State Funding	0	494,232	0	0	0	494,232
Stormwater Revenue	0	10,000	0	0	0	10,000
Water Revenue	0	50,000	0	0	0	50,000
Total	**0**	**804,232**	**0**	**0**	**0**	**804,232**

Project Timeline

n/a

Riverfront and Main Signal Replacement

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Signal Replacement	0	250,000	0	0	0	250,000
Total	**0**	**250,000**	**0**	**0**	**0**	**250,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
State Funding	0	250,000	0	0	0	250,000
Total	**0**	**250,000**	**0**	**0**	**0**	**250,000**

Project Timeline

n/a

Third Ave - Riverfront to Summit

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Third Ave - Riverfront to Summit	0	3,104,965	0	0	0	3,104,965
Total	**0**	**3,104,965**	**0**	**0**	**0**	**3,104,965**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sewer Revenue	0	1,382,265	0	0	0	1,382,265
Special Assessments	0	379,604	0	0	0	379,604
Water Revenue	0	1,343,096	0	0	0	1,343,096
Total	**0**	**3,104,965**	**0**	**0**	**0**	**3,104,965**

Project Timeline

n/a

Up Bridge 86.84 (Sibley Parkway)

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

Replacement of Union Pacific Rail Road bridge 86.84 will provide a legal height access to the Sibley Park Neighborhood. This work will include realignment and regrading of Sibley Parkway and Poplar Street at the intersection of the two streets. Work will include select utility replacement and/or relocation to accommodate the new bridge location and the new road grades. Additional improvements to rail road crossings including closure of crossings at Hubble Avenue and Owatonna Street will be explored as a part of the engagement and design process of this project.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	75,000	0	0	0	75,000
Construction	0	1,136,364	0	0	0	1,136,364
Contingency	0	113,636	0	0	0	113,636
Engineering	0	125,000	0	0	0	125,000
Total	**0**	**1,450,000**	**0**	**0**	**0**	**1,450,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	250,000	0	0	0	250,000
Sewer Revenue	0	150,000	0	0	0	150,000
State Funding	0	750,000	0	0	0	750,000
Stormwater Revenue	0	150,000	0	0	0	150,000
Water Revenue	0	150,000	0	0	0	150,000
Total	**0**	**1,450,000**	**0**	**0**	**0**	**1,450,000**

Project Timeline

- 2024 - Coordination with Union Pacific Rail Road
- 2025 - Begin engagement with neighborhood and adjacent Railroad crossing users
- 2026 - Construction coordinated with bridge work

Woodshire Phase 2

Department: STREET PROJECTS

Project Years: 2026 - 2026

Project Description

The proposed improvements for Belleview Avenue, Jayro Court, and Riverview Street from Woodshire drive to Swiss Street include replacement of sanitary sewer, watermain, storm sewer, end services, aggregate base, concrete curb and gutter, bituminous pavement, sidewalks, landscaping, and driveway pavement.

Belleview Avenue, Jayro Court and Riverview Street are the second phase of the Rita Road Neighborhood Construction Plan. This neighborhood has inadequate sanitary sewer depth and drainage issues, resulting in high maintenance costs and roadway deterioration. The watermain in this area is installed in phases between the 1930s and 1970s and made of cast iron and ductile iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is installed in phases betweeen the 1930s and 1970s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time.

Woodshire Drive Neighborhood Construction Plan

The neighborhood generally consisting of Madison Avenue to Swiss Street and Madison Avenue to Adams Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and inadequate utilities.

The sanitary infrastructure in this area consists of vitrified clay pipe constructed between the 1930s and 1950s. This infrastructure is generally considered by staff to be failing due to inadequate depth of the sanitary system as it extends into the neighborhood, most specifically at the northern terminus of Jayro Court. It has been determined by staff that the sanitary mainline exiting the neighborhood through the northern terminus of Woodshire Drive can be abandoned and rerouted to travel south along Woodshire Drives southern terminus. This would increase accessibility to the line for any needed maintenance activities. This would also allow for increased sanitary mainline depth and will result in less needed maintenance in this neighborhood.

This neighborhood has mostly cast iron watermain constructed between the 1920s and 1950s.

It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin/bonding	0	56,721	0	0	0	56,721
Contingency	0	85,941	0	0	0	85,941
Engineering	0	94,535	0	0	0	94,535
Sanitary	0	107,838	0	0	0	107,838
Storm	0	63,301	0	0	0	63,301
Street	0	485,651	0	0	0	485,651
SWPP	0	5,619	0	0	0	5,619
Watermain	0	197,003	0	0	0	197,003
Total	**0**	**1,096,609**	**0**	**0**	**0**	**1,096,609**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	238,475	0	0	0	238,475
Sewer Revenue	0	126,817	0	0	0	126,817
Special Assessments	0	425,200	0	0	0	425,200
Stormwater Revenue	0	74,442	0	0	0	74,442
Water Revenue	0	231,675	0	0	0	231,675
Total	**0**	**1,096,609**	**0**	**0**	**0**	**1,096,609**

Project Timeline

- December - Neighborhood informational meeting
- January - Feasibility hearing
- February - Assessment hearing
- March - Award Bids
- May - Start construction
- August - Project completion

169 -hwy 14 to Riverfront Drive

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
169 -hwy 14 to Riverfront Drive	0	0	3,000,000	0	0	3,000,000
Total	**0**	**0**	**3,000,000**	**0**	**0**	**3,000,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sewer Revenue	0	0	1,000,000	0	0	1,000,000
State Funding	0	0	1,000,000	0	0	1,000,000
Water Revenue	0	0	1,000,000	0	0	1,000,000
Total	**0**	**0**	**3,000,000**	**0**	**0**	**3,000,000**

Project Timeline

n/a

Fair St - McConnell to Belmont

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

This project will consist of replacing watermain, sanitary sewer and stormwater utilities. This street is the fourth phase of the Long St Neighborhood Construction Plan. This neighborhood is experiencing a large amounts of watermain breaks consistently due to aging and failing infrastructure. The watermain in this area is from the mid-1950s and made of cast iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is from the mid-1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time. There is sidewalk identified in this area under the City of Mankato Critical Link Sidewalk Plan. Long St Neighborhood Construction Plan. The neighborhood generally consisting of Dickinson Street to Victory Drive and Main Street to Fair Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and failing utilities. This neighborhood has mostly cast iron watermain constructed in the mid to late 1950s. This watermain network has experienced many watermain breaks since tracking began in the cities Cartegraph system. Cartegraph shows the cost of watermain breaks in this area broken down by year below: 2016: $7109 2017: $17,088 2018: $31,535 2019: $27,638 2020: $24,497 2021: $21,756 The sanitary infrastructure in this area generally consists of vitrified clay pipe constructed in the mid to late 1950s. There are several sidewalk links identified in the City of Mankato Critical Link Sidewalk Plan that may also be addressed with reconstruction activities in the neighborhood. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	86,312	0	0	86,312
Contingency	0	0	130,776	0	0	130,776
Engineering	0	0	143,855	0	0	143,855
Sanitary Sewer	0	0	206,346	0	0	206,346
Storm Drainage	0	0	122,499	0	0	122,499
Stormwater Pollution Prevention	0	0	37,927	0	0	37,927
Street	0	0	698,101	0	0	698,101
Watermain	0	0	242,890	0	0	242,890
Total	**0**	**0**	**1,668,706**	**0**	**0**	**1,668,706**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	540,995	0	0	540,995
Sewer Revenue	0	0	242,663	0	0	242,663
Special Assessments	0	0	455,350	0	0	455,350
Stormwater Revenue	0	0	144,059	0	0	144,059
Water Revenue	0	0	285,639	0	0	285,639
Total	**0**	**0**	**1,668,706**	**0**	**0**	**1,668,706**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid
- May – Construction
- October – Project completion

Germania Park Phase 7

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

The reconstruction of†1st Avenue from Riverfront drive eastward to the railroad tracks.

The Germania Park Capital Improvements Plan (CIP) covers an area of Mankato generally bounded by Riverfront Drive, 1st Avenue, Trunk Highway 14 (TH 14), and the Minnesota River. The existing subsurface of this area is predominantly bedrock, which has limited the development to smaller residential developments and industrial businesses. Most of the city-owned infrastructure is original and dates 50 to 75 years in age, with the exception of Pine Street and a few residential streets on the east side of 3rd Avenue.

In 2011, Short Elliott Hendrickson, Inc. was retained by the City of Mankato to develop a master plan for the Germania Park area. This plan originally envisioned the improvements starting in 2015.† Due to funding priorities within the Community Investment Plan these projects were delayed until 2019.

The project area generally has utilities that are 50-75 years old. Sewer is believed to be made of vitrified clay. Vitrified clay is a brittle material susceptible to cracking, joint displacement, root intrusion, and infiltration. The sanitary sewer manholes are of a similar age and likely block or brick built. Due to the age and material build of the sanitary sewer, it is suggested that all sanitary sewer within the project area be reconstructed and replaced with polyvinyl chloride (PVC) pipe. The watermain is most likely made of cast iron, which is susceptible to breaking due to deterioration and freezing conditions in colder weather. It is also 6-inch in diameter, which is undersized compared to current standards.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin/Bonding	0	0	222,007	0	0	222,007
Contingency	0	0	336,375	0	0	336,375
Engineering	0	0	370,013	0	0	370,013
Sanitary sewer	0	0	1,023,553	0	0	1,023,553
Stormwater	0	0	48,870	0	0	48,870
Streets	0	0	2,073,440	0	0	2,073,440
Watermain	0	0	217,890	0	0	217,890
Total	**0**	**0**	**4,292,148**	**0**	**0**	**4,292,148**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	1,674,740	0	0	1,674,740
Sewer Revenue	0	0	1,203,698	0	0	1,203,698
Special Assessments	0	0	1,100,000	0	0	1,100,000
Stormwater Revenue	0	0	57,472	0	0	57,472
Water Revenue	0	0	256,238	0	0	256,238
Total	**0**	**0**	**4,292,148**	**0**	**0**	**4,292,148**

Project Timeline

- January – Feasibility
- February – Hearing
- March – Bid
- May – Construction
- October – Project completion

Hiniker Parkway

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Hiniker Parkway	0	0	601,401	0	0	601,401
Total	**0**	**0**	**601,401**	**0**	**0**	**601,401**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	160,247	0	0	160,247
Sewer Revenue	0	0	10,000	0	0	10,000
Special Assessments	0	0	220,000	0	0	220,000
Stormwater Revenue	0	0	192,359	0	0	192,359
Water Revenue	0	0	18,795	0	0	18,795
Total	**0**	**0**	**601,401**	**0**	**0**	**601,401**

Project Timeline

n/a

N River Ln Resurface

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
N River Ln Resurface	0	0	105,843	0	0	105,843
Total	**0**	**0**	**105,843**	**0**	**0**	**105,843**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	86,373	0	0	86,373
Special Assessments	0	0	19,470	0	0	19,470
Total	**0**	**0**	**105,843**	**0**	**0**	**105,843**

Project Timeline

n/a

Resurfacing Projects

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Resurfacing Projects	0	0	435,000	0	0	435,000
Total	**0**	**0**	**435,000**	**0**	**0**	**435,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	175,000	0	0	175,000
Sewer Revenue	0	0	50,000	0	0	50,000
Special Assessments	0	0	150,000	0	0	150,000
Stormwater Revenue	0	0	10,000	0	0	10,000
Water Revenue	0	0	50,000	0	0	50,000
Total	**0**	**0**	**435,000**	**0**	**0**	**435,000**

Project Timeline

n/a

Veteran's Bridge Redecking

Department: STREET PROJECTS

Project Years: 2027 - 2027

Project Description

The Veteran's Bridge is scoped by MnDOT for a rehabilitation project in FY 2025. The required city share for this project is $6,952,000. The project has an estimated total cost of $15,204,000 of which MnDOT is responsible for seeking funds of the remaining $8,252,000. This project is intended to extend the life of the Veteran's Bridge by providing needed maintenance.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Veteran's Bridge	0	0	15,252,000	0	0	15,252,000
Total	**0**	**0**	**15,252,000**	**0**	**0**	**15,252,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Other Sources	0	0	6,952,000	0	0	6,952,000
State Funding	0	0	8,300,000	0	0	8,300,000
Total	**0**	**0**	**15,252,000**	**0**	**0**	**15,252,000**

Project Timeline

- 2023-2025 - seek federal funding opportunities, MnDOT leads project design and coordination
- January 2026 – Feasibility Hearing
- February 2026 – Bid
- May 2026 – Construction
- October 2026 – Project completion

2nd and Hickory Signal Replacement

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
2nd and Hickory Signal Replacement	0	0	0	225,000	0	225,000
Total	**0**	**0**	**0**	**225,000**	**0**	**225,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	225,000	0	225,000
Total	**0**	**0**	**0**	**225,000**	**0**	**225,000**

Project Timeline

n/a

Emerson Lane - Dickinson to Belmont

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

This project will consist of replacing watermain, sanitary sewer and stormwater utilities. This street is the second phase of the Long St Neighborhood Construction Plan. This neighborhood is experiencing a large amounts of watermain breaks consistently due to aging and failing infrastructure. The watermain in this area is from the mid-1950s and made of cast iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is from the mid-1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time. There is sidewalk identified in this area under the City of Mankato Critical Link Sidewalk Plan. Long St Neighborhood Construction Plan. The neighborhood generally consisting of Dickinson Street to Victory Drive and Main Street to Fair Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and failing utilities. This neighborhood has mostly cast iron watermain constructed in the mid to late 1950s. This watermain network has experienced many watermain breaks since tracking began in the cities Cartegraph system. Cartegraph shows the cost of watermain breaks in this area broken down by year below: 2016: $7109 2017: $17,088 2018: $31,535 2019: $27,638 2020: $24,497 2021: $21,756 The sanitary infrastructure in this area generally consists of vitrified clay pipe constructed in the mid to late 1950s. There are several sidewalk links identified in the City of Mankato Critical Link Sidewalk Plan that may also be addressed with reconstruction activities in the neighborhood. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	88,614	0	88,614
Contingency	0	0	0	134,263	0	134,263
Engineering	0	0	0	147,690	0	147,690
Sanitary Sewer	0	0	0	212,334	0	212,334
Storm Drainage	0	0	0	165,717	0	165,717
Stormwater Pollution Prevention	0	0	0	20,617	0	20,617
Street	0	0	0	720,406	0	720,406
Watermain	0	0	0	223,558	0	223,558
Total	**0**	**0**	**0**	**1,713,199**	**0**	**1,713,199**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	520,907	0	520,907
Sewer Revenue	0	0	0	249,705	0	249,705
Special Assessments	0	0	0	484,800	0	484,800
Stormwater Revenue	0	0	0	194,883	0	194,883
Water Revenue	0	0	0	262,904	0	262,904
Total	**0**	**0**	**0**	**1,713,199**	**0**	**1,713,199**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid
- May – Construction
- October – Project completion

N River Dr Resurface

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
N River Dr Resurface	0	0	0	763,376	0	763,376
Total	**0**	**0**	**0**	**763,376**	**0**	**763,376**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	453,376	0	453,376
Sewer Revenue	0	0	0	50,000	0	50,000
Special Assessments	0	0	0	200,000	0	200,000
Stormwater Revenue	0	0	0	10,000	0	10,000
Water Revenue	0	0	0	50,000	0	50,000
Total	**0**	**0**	**0**	**763,376**	**0**	**763,376**

Project Timeline

n/a

Riverfront Dr - Chestnut to Ruth

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

The sanitary line running generally from the WRRF eastward on the north side of the train tracks and south through Mabel St, Riverfront Dr and Ruth St before crossing southeast along grassland to Thompson Ravine Road is considered to have inadequate capacity and is in inadequate condition. In assessing this mainline it has been determined that one adequate alternative is to install a new sanitary line that follows a different footprint that has fewer geographical constraints. One option that has been considered is running a concurrent line from Thompson Ravine Road through Ruth Street to Riverfront Drive. At Riverfront Drive, flow will be directed southwest until Chestnut Drive. The mainline will travel west on Chestnut Drive until 1st Avenue. On 1st Avenue the mainline will travel north to Mills Street. On Mills Street the mainline will continue west to 3rd Avenue. The concurrent line would then follow the existing footprint to the WRRF. This proposed path of travel can be seen in the image below. This option would incorporate multiple reconstruction projects to complete. It is proposed that construction of the new sanitary line coincide with reconstruction of 3rd Avenue, reconstruction of Mills Street, 1st Avenue, and Chestnut Street, reconstruction of Riverfront Drive and reconstruction of Ruth Street. There would also be needed reconstruction at Mabel Street to redirect sanitary flows to the southwest. The planned reconstruct of Germania Park Phase 7 includes the entirety of 1st Avenue. This project is proposed to be expanded to include Mills Street and Chestnut Street. Reconstruction of Riverfront Drive from Chestnut Street to Mabel Street is proposed to reroute sanitary flows southward from Mabel Street. Reconstruction of Ruth Street from Riverfront Drive past its eastern extents to Thompson Ravine Road is proposed to install the concurrent sanitary line. Reconstruction of Mabel Street is proposed to allow for the sanitary line crossing the railroad tracks northward to be abandoned.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	57,244	0	57,244
Contingency	0	0	0	86,734	0	86,734
Engineering	0	0	0	95,407	0	95,407
Sanitary Sewer	0	0	0	187,804	0	187,804

	2025	2026	2027	2028	2029	Total
Storm Drainage	0	0	0	57,995	0	57,995
Stormwater Pollution Prevention	0	0	0	5,142	0	5,142
Street	0	0	0	566,973	0	566,973
Watermain	0	0	0	49,424	0	49,424
Total	**0**	**0**	**0**	**1,106,723**	**0**	**1,106,723**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	575,441	0	575,441
Sewer Revenue	0	0	0	220,857	0	220,857
Special Assessments	0	0	0	184,100	0	184,100
Stormwater Revenue	0	0	0	68,202	0	68,202
Water Revenue	0	0	0	58,123	0	58,123
Total	**0**	**0**	**0**	**1,106,723**	**0**	**1,106,723**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid Award
- May – Construction
- October – Project completion

Riverfront Dr - Stoltzman to Warren

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

Riverfront Drive reconstruction is programmed as a full reconstruction of Riverfront Drive from Stoltzman Drive to Warren Street. The project will be a full reconstruct excluding the sanitary sewer and median. The sanitary sewer is made of PVC and up to date for city standard materials.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	106,478	0	106,478
Contingency	0	0	0	161,331	0	161,331
Engineering	0	0	0	177,464	0	177,464
Sanitary Sewer	0	0	0	49,858	0	49,858
Storm Drainage	0	0	0	104,510	0	104,510
Storm Pollution Prevention	0	0	0	12,796	0	12,796
Street	0	0	0	1,443,843	0	1,443,843
Watermain	0	0	0	51,346	0	51,346
Total	**0**	**0**	**0**	**2,107,626**	**0**	**2,107,626**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	790,340	0	790,340
Sewer Revenue	0	0	0	50,000	0	50,000
Special Assessments	0	0	0	484,000	0	484,000
State Funding	0	0	0	600,000	0	600,000
Stormwater Revenue	0	0	0	122,904	0	122,904
Water Revenue	0	0	0	60,382	0	60,382
Total	**0**	**0**	**0**	**2,107,626**	**0**	**2,107,626**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid
- May – Construction
- October – Project completion

Welcome Ave - Monks to Rita

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

This project will consist of replacing watermain, sanitary sewer and stormwater utilities. This street is the third phase of the Rita Road Neighborhood Construction Plan. This neighborhood is one of the few remaining without underdrain. The watermain in this area is from the late-1950s and made of cast iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is from the late-1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time. Rita Road Neighborhood Construction Plan. The neighborhood generally consisting of Monks Avenue to Rita Road and Rita Road to Welcome Avenue is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to drainage/grading issues and aging utilities. This neighborhood experiences drainage problems due to a lack of storm sewer and grading challenges in a majority of the neighborhood. Storm sewer is present on the northern portion of Rita Road and the adjacent Monks Avenue. The eastern portion of Rita Road as well as Meadow Lane and Welcome Avenue rely on surface drainage. The current grading of this neighborhood does not allow for surface drainage to reach the storm sewer conveyance system in a large portion of this neighborhood. This neighborhood has cast iron watermain constructed in the late 1950s. The sanitary infrastructure in this area consists of vitrified clay pipe constructed in the late 1950s. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	49,272	0	49,272
Contingency	0	0	0	74,655	0	74,655
Engineering	0	0	0	82,121	0	82,121
Sanitary Sewer	0	0	0	159,563	0	159,563
Storm Drainage	0	0	0	79,088	0	79,088
Stormwater Pollution Prevention	0	0	0	16,889	0	16,889
Street	0	0	0	354,396	0	354,396
Watermain	0	0	0	136,611	0	136,611
Total	**0**	**0**	**0**	**952,595**	**0**	**952,595**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	214,587	0	214,587
Sewer Revenue	0	0	0	187,646	0	187,646
Special Assessments	0	0	0	296,700	0	296,700
Stormwater Revenue	0	0	0	93,007	0	93,007
Water Revenue	0	0	0	160,655	0	160,655
Total	**0**	**0**	**0**	**952,595**	**0**	**952,595**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid Award
- May – Construction
- October – Project completion

Woodshire Phase 3

Department: STREET PROJECTS

Project Years: 2028 - 2028

Project Description

The proposed improvements for Wilson Way, Bonnie Lane, Sylvan Way and Knollcrest Drive include replacement of sanitary sewer, watermain, storm sewer, end services, aggregate base, concrete curb and gutter, bituminous pavement, sidewalks, landscaping, and driveway pavement. Wilson Way, Bonnie Lane, Sylvan Way and Knollcrest Drive are the third phase of the Rita Road Neighborhood Construction Plan. This neighborhood has inadequate sanitary sewer depth and drainage issues, resulting in high maintenance costs and roadway deterioration. The watermain in this area is installed in phases between the 1930s and 1970s and made of cast iron and ductile iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is installed in phases between the 1930s and 1970s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time. Woodshire Drive Neighborhood Construction Plan. The neighborhood generally consisting of Madison Avenue to Swiss Street and Madison Avenue to Adams Street is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to aging and inadequate utilities. The sanitary infrastructure in this area consists of vitrified clay pipe constructed between the 1930s and 1950s. This infrastructure is generally considered by staff to be failing due to inadequate depth of the sanitary system as it extends into the neighborhood, most specifically at the northern terminus of Jayro Court. It has been determined by staff that the sanitary mainline exiting the neighborhood through the northern terminus of Woodshire Drive can be abandoned and rerouted to travel south along Woodshire Drives southern terminus. This would increase accessibility to the line for any needed maintenance activities. This would also allow for increased sanitary mainline depth and will result in less needed maintenance in this neighborhood. This neighborhood has mostly cast iron watermain constructed between the 1920s and 1950s. It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	61,182	0	61,182
Contingency	0	0	0	92,700	0	92,700
Engineering	0	0	0	101,968	0	101,968
Sanitary Sewer	0	0	0	175,741	0	175,741

	2025	2026	2027	2028	2029	Total
Storm Drainage	0	0	0	142,745	0	142,745
Stormwater Pollution Prevention	0	0	0	23,622	0	23,622
Street	0	0	0	492,273	0	492,273
Watermain	0	0	0	92,619	0	92,619
Total	**0**	**0**	**0**	**1,182,850**	**0**	**1,182,850**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	302,591	0	302,591
Sewer Revenue	0	0	0	206,672	0	206,672
Special Assessments	0	0	0	396,800	0	396,800
Stormwater Revenue	0	0	0	167,868	0	167,868
Water Revenue	0	0	0	108,919	0	108,919
Total	**0**	**0**	**0**	**1,182,850**	**0**	**1,182,850**

Project Timeline

- January - Feasibility hearing
- February - Assessment hearing
- March - Award Bids
- May - Start construction
- August - Project completion

Anderson Dr and McConnell St

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Anderson Dr and McConnell St	0	0	0	0	1,552,162	1,552,162
Total	**0**	**0**	**0**	**0**	**1,552,162**	**1,552,162**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	0	648,190	648,190
Sewer Revenue	0	0	0	0	106,267	106,267
Special Assessments	0	0	0	0	450,025	450,025
Stormwater Revenue	0	0	0	0	181,553	181,553
Water Revenue	0	0	0	0	166,127	166,127
Total	**0**	**0**	**0**	**0**	**1,552,162**	**1,552,162**

Project Timeline

n/a

Madison Avenue Resurface

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

This project is proposed as a full depth reclamation of Madison Avenue from Riverfront Drive to 7th Street. This project will not impact existing sanitary sewer and watermain. Selective storm drain improvements will take place with the project.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Adminstration	0	0	0	0	60,125	60,125
Contingency	0	0	0	0	91,097	91,097
Engineering	0	0	0	0	100,208	100,208
Sanitary Sewer	0	0	0	0	50,000	50,000
Storm Drainage	0	0	0	0	41,752	41,752
Stormwater Pollution Prevention	0	0	0	0	4,189	4,189
Street	0	0	0	0	859,922	859,922
Watermain	0	0	0	0	50,000	50,000
Total	**0**	**0**	**0**	**0**	**1,257,293**	**1,257,293**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sewer Revenue	0	0	0	0	50,000	50,000
Special Assessments	0	0	0	0	155,760	155,760
State Funding	0	0	0	0	951,533	951,533
Stormwater Revenue	0	0	0	0	50,000	50,000
Water Revenue	0	0	0	0	50,000	50,000
Total	**0**	**0**	**0**	**0**	**1,257,293**	**1,257,293**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid
- May – Construction
- October – Project completion

Pfau St and Shamrock- Goodyear to Adams

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Pfau St and Shamrock- Goodyear to Adams	0	0	0	0	1,187,353	1,187,353
Total	**0**	**0**	**0**	**0**	**1,187,353**	**1,187,353**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	0	272,239	272,239
Sewer Revenue	0	0	0	0	204,894	204,894
Special Assessments	0	0	0	0	284,900	284,900
Stormwater Revenue	0	0	0	0	263,001	263,001
Water Revenue	0	0	0	0	162,319	162,319
Total	**0**	**0**	**0**	**0**	**1,187,353**	**1,187,353**

Project Timeline

n/a

Plainview Avenue - Fair to Marwood

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

Reconstruction of Plainview Avenue from Marwood Drive to Fair Street. This project will consist of replacing watermain, sanitary sewer and stormwater utilities.

This neighborhood is experiencing a large amounts of watermain breaks consistently due to aging and failing infrastructure. This area has had 4 main breaks between 2016-2021 and is considered the 6th most costly main break area during this time period. The watermain in this area is from the mid-1950s and made of cast iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is from the mid-1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time. There is sidewalk identified in this area under the City of Mankato Critical Link Sidewalk Plan.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin/bonding	0	0	0	0	86,939	86,939
Contingency	0	0	0	0	131,725	131,725
Engineering	0	0	0	0	144,898	144,898
Sanitary	0	0	0	0	344,398	344,398
Storm	0	0	0	0	140,828	140,828
Street	0	0	0	0	587,276	587,276
SWPP	0	0	0	0	9,696	9,696
Watermain	0	0	0	0	235,059	235,059
Total	**0**	**0**	**0**	**0**	**1,680,819**	**1,680,819**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	0	362,629	362,629
Sewer Revenue	0	0	0	0	405,012	405,012
Special Assessments	0	0	0	0	471,135	471,135
Stormwater Revenue	0	0	0	0	165,613	165,613
Water Revenue	0	0	0	0	276,430	276,430
Total	**0**	**0**	**0**	**0**	**1,680,819**	**1,680,819**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid Award
- May – Construction
- October – Project completion

Rita Road

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

The reconstruction of Rita Road from Monks Avenue to End. This project will consist of replacing watermain, sanitary sewer and stormwater utilities.

This street is the first phase of the Rita Road Neighborhood Construction Plan. This neighborhood is one of the few remaining without underdrain. The watermain in this area is from the late-1950s and made of cast iron. Cast iron is susceptible to corrosion and rusting over time. The sanitary sewer in this area is from the late-1950s and is made of vitrified clay. Vitrified clay is susceptible to root intrusion and leaks over time.

Rita Road Neighborhood Construction Plan

The neighborhood generally consisting of Monks Avenue to Rita Road and Rita Road to Welcome Avenue is considered by staff to be in need of reconstruction. The primary need for reconstruction in this area is due to drainage/grading issues and aging utilities.

This neighborhood experiences drainage problems due to a lack of storm sewer and grading challenges in a majority of the neighborhood. Storm sewer is present on the northern portion of Rita Road and the adjacent Monks Avenue. The eastern portion of Rita Road as well as Meadow Lane and Welcome Avenue rely on surface drainage. The current grading of this neighborhood does not allow for surface drainage to reach the storm sewer conveyance system in a large portion of this neighborhood.

This neighborhood has cast iron watermain constructed in the late 1950s.

The sanitary infrastructure in this area consists of vitrified clay pipe constructed in the late 1950s.

It is proposed to reconstruct this neighborhood in several phases.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Admin/bonding	0	0	0	0	84,820	84,820
Contingency	0	0	0	0	128,515	128,515
Engineering	0	0	0	0	141,367	141,367
Sanitary Sewer	0	0	0	0	286,487	286,487
Storm Water	0	0	0	0	194,350	194,350
Streets	0	0	0	0	553,321	553,321
SWPPP	0	0	0	0	26,674	26,674
Watermain	0	0	0	0	224,322	224,322
Total	**0**	**0**	**0**	**0**	**1,639,856**	**1,639,856**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	0	344,604	344,604
Sewer Revenue	0	0	0	0	336,909	336,909
Special Assessments	0	0	0	0	465,985	465,985
Stormwater Revenue	0	0	0	0	228,555	228,555
Water Revenue	0	0	0	0	263,803	263,803
Total	**0**	**0**	**0**	**0**	**1,639,856**	**1,639,856**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid Award
- May – Construction
- October – Project completion

Riverfront Dr - Warren to Main

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

Reconstruction of Riverfront Drive from Warren Street to Main Street. This reconstruction will rehabilitate watermain and sewer utilities as necessary. The road section and sidewalk will be reconstructed.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	0	100,121	100,121
Contingency	0	0	0	0	151,698	151,698
Engineering	0	0	0	0	166,868	166,868
Sanitary Sewer	0	0	0	0	100,000	100,000
Storm Drainage	0	0	0	0	150,568	150,568
Stormwater Pollution Prevention	0	0	0	0	5,412	5,412
Street	0	0	0	0	1,357,742	1,357,742
Watermain	0	0	0	0	99,427	99,427
Total	**0**	**0**	**0**	**0**	**2,131,836**	**2,131,836**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sewer Revenue	0	0	0	0	100,000	100,000
Special Assessments	0	0	0	0	242,000	242,000
State Funding	0	0	0	0	1,512,768	1,512,768
Stormwater Revenue	0	0	0	0	177,068	177,068
Water Revenue	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**2,131,836**	**2,131,836**

Project Timeline

- January - Feasibility Hearing
- February - Assessment Hearing
- March - Bid Award
- May - Construction
- October - Project completion

Woodland Ave - Gwyn to Skyline

Department: STREET PROJECTS

Project Years: 2029 - 2029

Project Description

Woodland Avenue is the first phase in the Woodland Avenue neighborhood reconstruction plan. The neighborhood is generally bounded by Belwood Drive and Woodland Avenue, the city of Skyline and Gwyn Avenue. This road is considered to be in need of reconstruction due to sub-standard infrastructure, including cast iron watermain and vitrified clay sanitary sewer, as well as failing pavements. Woodland Avenue is proposed to reconstruct the watermain connection to the water tower at the uphill end of the project. The existing 10 inch cast iron watermain will be replaced with a higher capacity 12 inch PVC watermain.

Engagement Strategy

An informational meeting will be held with the property owners prior to the feasibility hearing.

Project Uses

	2025	2026	2027	2028	2029	Total
Administration	0	0	0	0	55,114	55,114
Contingency	0	0	0	0	83,507	83,507
Engineering	0	0	0	0	91,858	91,858
Sanitary Sewer	0	0	0	0	70,935	70,935
Storm Drainage	0	0	0	0	105,758	105,758
Stormwater Pollution Prevention	0	0	0	0	40,821	40,821
Street	0	0	0	0	393,058	393,058
Watermain	0	0	0	0	224,494	224,494
Total	**0**	**0**	**0**	**0**	**1,065,545**	**1,065,545**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	0	0	0	187,262	187,262
Sewer Revenue	0	0	0	0	83,420	83,420
Special Assessments	0	0	0	0	406,487	406,487
Stormwater Revenue	0	0	0	0	124,371	124,371
Water Revenue	0	0	0	0	264,005	264,005
Total	**0**	**0**	**0**	**0**	**1,065,545**	**1,065,545**

Project Timeline

- January – Feasibility Hearing
- February – Assessment Hearing
- March – Bid Award
- May – Construction
- October – Project completion

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Capital Replacement

Mankato EDA - Housing

Housing - Mankato EDA

	2025	2026	2027	2028	2029
Projected fund balance	$ 1,148,869	$ 995,869	$ 557,869	$ 539,869	$ 515,869
HUD Funding	$ 500,000				
Rent Proceeds		$ 500,000	$ 500,000	$ 500,000	$ 500,000
CFP Operations	$ (9,000)	$ (9,000)	$ (9,000)	$ (9,000)	$ (9,000)
Available Funds	$ 1,639,869	$ 1,486,869	$ 1,048,869	$ 1,030,869	$ 1,006,869

Project Name	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	**Illustrative**
Mankato Unit Renovations	$ (450,000)	$ (450,000)	$ (450,000)	$ (450,000)	$ (425,000)	**$ (2,225,000)**	
Mankato Scattered Sites Rekey	$ (25,000)					**$ (25,000)**	
Orness Plaza Heat Pump Replacement Phase 3	$ (120,000)					**$ (120,000)**	
Orness Plaza Boiler Replacement						**$ -**	$ (100,000)
Orness Plaza HVAC Replacement Phase 1		$ (425,000)				**$ (425,000)**	
Orness Plaza HVAC Replacement Phase 2						**$ -**	$ (350,000)
Appliance, furnace, & water heater replacement	$ (28,000)	$ (31,000)	$ (34,000)	$ (37,000)	$ (41,000)	**$ (171,000)**	
Driveway, misc site improvements	$ (21,000)	$ (23,000)	$ (25,000)	$ (28,000)	$ (31,000)	**$ (128,000)**	
Orness Plaza EIFS Repairs						**$ -**	$ (100,000)
Unit Electrical Code Upgrades						**$ -**	$ (450,000)
Parking lot repairs & sealcoating						**$ -**	$ (80,000)
Total	**$ (644,000)**	**$ (929,000)**	**$ (509,000)**	**$ (515,000)**	**$ (497,000)**	**$ (3,094,000)**	$ (1,080,000)
Fund Balance	$ 995,869	$ 557,869	$ 539,869	$ 515,869	$ 509,869		
Fund Balance Target	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Housing (City) - Mankato Scattered Sites Rekey	2025	25,000
Housing (City) - Orness Plaza Heat Pump Replacement Phase 3	2025	120,000
Housing (City) Appliance, furnace, & water heater replacement	2025	28,000
Housing (City) Driveway, misc site improvements	2025	21,000
Housing (City) Housing unit turnover renovations	2025	450,000
Total		**644,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Housing (City) - Orness Plaza HVAC Replacement Phase 1	2026	425,000
Housing (City) Appliance, furnace, & water heater replacement	2026	31,000
Housing (City) Driveway, misc site improvements	2026	23,000
Housing (City) Housing unit turnover renovations	2026	450,000
Total		**929,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Housing (City) Appliance, furnace, & water heater replacement	2027	34,000
Housing (City) Driveway, misc site improvements	2027	25,000
Housing (City) Housing unit turnover renovations	2027	450,000
Total		**509,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Housing (City) Appliance, furnace, & water heater replacement	2028	37,000
Housing (City) Driveway, misc site improvements	2028	28,000
Housing (City) Housing unit turnover renovations	2028	450,000
Total		**515,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Housing (City) Appliance, furnace, & water heater replacement	2029	41,000
Housing (City) Driveway, misc site improvements	2029	31,000
Housing (City) Housing unit turnover renovations	2029	425,000
Total		**497,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Housing (City) - Orness Plaza HVAC Replacement Phase 2	2027	350,000
Housing (City) - Unit Electrical Code Upgrades	2029	450,000
Housing (City) Orness Plaza Boiler Replacement	2028	100,000
Housing (City) Orness Plaza EIFS Repairs	2025	100,000
Housing (City) Parking lot repairs & sealcoating	2028	80,000
Total		**1,080,000**

Housing (City) - Mankato Scattered Sites Rekey

Department: MANKATO EDA - HOUSING

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Mankato Scattered Sites Rekey	25,000	0	0	0	0	25,000
Total	**25,000**	**0**	**0**	**0**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	25,000	0	0	0	0	25,000
Total	**25,000**	**0**	**0**	**0**	**0**	**25,000**

Project Timeline

n/a

Housing (City) - Orness Plaza Heat Pump Replacement Phase 3

Department: MANKATO EDA - HOUSING

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Orness Plaza Heat Pump Replacement Phase 3	120,000	0	0	0	0	120,000
Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	120,000	0	0	0	0	120,000
Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**

Project Timeline

n/a

Housing (City) Appliance, furnace, & water heater replacement

Department: MANKATO EDA - HOUSING

Project Years: 2025 - 2029

Project Description

Replacement of appliances as they approach the end of their useful life will allow for reduced downtime for tenants and reduce the number of stall call backs for maintenance.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Housing (City) Appliance, furnace, & water heater replacement	28,000	31,000	34,000	37,000	41,000	171,000
Total	**28,000**	**31,000**	**34,000**	**37,000**	**41,000**	**171,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	28,000	31,000	34,000	37,000	41,000	171,000
Total	**28,000**	**31,000**	**34,000**	**37,000**	**41,000**	**171,000**

Project Timeline

Multi year project will replace appliances as time allows throughout the calendar year.

Housing (City) Driveway, misc site improvements

Department: MANKATO EDA - HOUSING

Project Years: 2025 - 2029

Project Description

Replacement of failing site improvements to comply with housing unit inspections and site accessibility for our tenants.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Housing (City) Driveway, misc site improvements	21,000	23,000	25,000	28,000	31,000	128,000
Total	**21,000**	**23,000**	**25,000**	**28,000**	**31,000**	**128,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	21,000	23,000	25,000	28,000	31,000	128,000
Total	**21,000**	**23,000**	**25,000**	**28,000**	**31,000**	**128,000**

Project Timeline

Multiyear project will be accomplished as projects are identified and staffing allows.

Housing (City) Housing unit turnover renovations

Department: MANKATO EDA - HOUSING

Project Years: 2025 - 2029

Project Description

Various unit modernization and updates as the units become available during turnovers.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Housing (City) Housing unit turnover renovations	450,000	450,000	450,000	450,000	425,000	2,225,000
Total	**450,000**	**450,000**	**450,000**	**450,000**	**425,000**	**2,225,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	450,000	450,000	450,000	450,000	425,000	2,225,000
Total	**450,000**	**450,000**	**450,000**	**450,000**	**425,000**	**2,225,000**

Project Timeline

Multiyear project to be undertaken as units become available and staffing allows.

Housing (City) - Orness Plaza HVAC Replacement Phase 1

Department: MANKATO EDA - HOUSING

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Orness Plaza HVAC Replacement Phase 1	0	425,000	0	0	0	425,000
Total	**0**	**425,000**	**0**	**0**	**0**	**425,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	425,000	0	0	0	425,000
Total	**0**	**425,000**	**0**	**0**	**0**	**425,000**

Project Timeline

n/a

Blue Earth County
EDA - Housing

Housing - Blue Earth County EDA	2025	2026	2027	2028	2029		
Projected fund balance	$ 777,871	$ 707,671	$ 695,471	$ 678,271	$ 580,071		
HUD Funding	$ 250,000						
Rent Proceeds		$ 250,000	$ 250,000	$ 250,000	$ 250,000		
CFP Operations	$ (8,200)	$ (8,200)	$ (8,200)	$ (8,200)	$ (8,200)		
Available Funds	$ 1,019,671	$ 949,471	$ 937,271	$ 920,071	$ 821,871		
Project Name	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	**Illustrative**
Housing unit turnover renovations	$ (175,000)	$ (200,000)	$ (200,000)	$ (200,000)	$ (200,000)	**$ (975,000)**	
Appliance, furnace, & water heater replacement	$ (28,000)	$ (31,000)	$ (34,000)	$ (37,000)	$ (41,000)	**$ (171,000)**	
Parking lot patching & sealcoating				$ (75,000)		**$ (75,000)**	
Driveway, sidewalk, misc site improvements	$ (21,000)	$ (23,000)	$ (25,000)	$ (28,000)	$ (31,000)	**$ (128,000)**	
Breckenridge Landscaping Phase 2	$ (28,000)					**$ (28,000)**	
Lake Crystal Deck Replacements - 4 units	$ (60,000)					**$ (60,000)**	
Unit Electrical Code Upgrades						**$ -**	$ (450,000)
Total	**$ (312,000)**	**$ (254,000)**	**$ (259,000)**	**$ (340,000)**	**$ (272,000)**	**$ (1,437,000)**	$ (450,000)
Fund Balance	$ 707,671	$ 695,471	$ 678,271	$ 580,071	$ 549,871		
Fund Balance Target	$ 500,000	$ 500,000	$ 500,000	$ 500,000	$ 500,000		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
BEC Housing - Appliance, furnace, & water heater replacement	2025	28,000
BEC Housing - Breckenridge Landscaping Phase 2	2025	28,000
BEC Housing - Driveway, sidewalk, misc site improvements	2025	21,000
BEC Housing - Housing unit turnover renovations	2025	175,000
BEC Housing - Lake Crystal Deck Replacements - 4 units	2025	60,000
Total		**312,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
BEC Housing - Appliance, furnace, & water heater replacement	2026	31,000
BEC Housing - Driveway, sidewalk, misc site improvements	2026	23,000
BEC Housing - Housing unit turnover renovations	2026	200,000
Total		**254,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
BEC Housing - Appliance, furnace, & water heater replacement	2027	34,000
BEC Housing - Driveway, sidewalk, misc site improvements	2027	25,000
BEC Housing - Housing unit turnover renovations	2027	200,000
Total		**259,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
BEC Housing - Appliance, furnace, & water heater replacement	2028	37,000
BEC Housing - Driveway, sidewalk, misc site improvements	2028	28,000
BEC Housing - Housing unit turnover renovations	2028	200,000
BEC Housing - Parking lot patching & sealcoating	2028	75,000
Total		**340,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
BEC Housing - Appliance, furnace, & water heater replacement	2029	41,000
BEC Housing - Driveway, sidewalk, misc site improvements	2029	31,000
BEC Housing - Housing unit turnover renovations	2029	200,000
Total		**272,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
BEC Housing - Unit Electrical Code Upgrades	2028	450,000
Total		**450,000**

BEC Housing - Appliance, furnace, & water heater replacement

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2025 - 2029

Project Description

Replacement of appliances as they approach the end of their useful life will allow for reduced downtime for tenants and reduce the number of stall call backs for maintenance.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
BEC Housing - Appliance, furnace, & water heater replacement	28,000	31,000	34,000	37,000	41,000	171,000
Total	**28,000**	**31,000**	**34,000**	**37,000**	**41,000**	**171,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	28,000	31,000	34,000	37,000	41,000	171,000
Total	**28,000**	**31,000**	**34,000**	**37,000**	**41,000**	**171,000**

Project Timeline

Multi year project will replace appliances as time allows throughout the calendar year.

BEC Housing - Breckenridge Landscaping Phase 2

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Breckenridge Landscaping Phase 2	28,000	0	0	0	0	28,000
Total	**28,000**	**0**	**0**	**0**	**0**	**28,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	28,000	0	0	0	0	28,000
Total	**28,000**	**0**	**0**	**0**	**0**	**28,000**

Project Timeline

n/a

BEC Housing - Driveway, sidewalk, misc site improvements

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2025 - 2029

Project Description

Replacement of failing site improvements to comply with housing unit inspections and site accessibility for our tenants.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
BEC Housing - Driveway, sidewalk, misc site improvements	21,000	23,000	25,000	28,000	31,000	128,000
Total	**21,000**	**23,000**	**25,000**	**28,000**	**31,000**	**128,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	21,000	23,000	25,000	28,000	31,000	128,000
Total	**21,000**	**23,000**	**25,000**	**28,000**	**31,000**	**128,000**

Project Timeline

Multiyear project will be accomplished as projects are identified and staffing allows.

BEC Housing - Housing unit turnover renovations

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2025 - 2029

Project Description

Various unit modernization and updates as the units become available during turnovers.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
BEC Housing - Housing unit turnover renovations	175,000	200,000	200,000	200,000	200,000	975,000
Total	**175,000**	**200,000**	**200,000**	**200,000**	**200,000**	**975,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	175,000	200,000	200,000	200,000	200,000	975,000
Total	**175,000**	**200,000**	**200,000**	**200,000**	**200,000**	**975,000**

Project Timeline

Multiyear project to be undertaken as units become available and staffing allows.

BEC Housing - Lake Crystal Deck Replacements - 4 units

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Lake Crystal Deck Replacements - 4 units	60,000	0	0	0	0	60,000
Total	**60,000**	**0**	**0**	**0**	**0**	**60,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	60,000	0	0	0	0	60,000
Total	**60,000**	**0**	**0**	**0**	**0**	**60,000**

Project Timeline

n/a

BEC Housing - Parking lot patching & sealcoating

Department: BLUE EARTH COUNTY EDA - HOUSING

Project Years: 2028 - 2028

Project Description

Sealcoating is a preventative maintenance item that increases the life of the bituminous pavement thus reducing the need for replacement.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
BEC Housing - Parking lot patching & sealcoating	0	0	0	75,000	0	75,000
Total	**0**	**0**	**0**	**75,000**	**0**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	75,000	0	75,000
Total	**0**	**0**	**0**	**75,000**	**0**	**75,000**

Project Timeline

Project will be bid with the City street project to obtain better pricing with the work completed in the summer of 2028.

IGC Capital Replacement Fund

IGC Replacement Fund	2025	2026	2027	2028	2029
Projected fund Balance	$ 416,823	$ 281,823	$ 429,823	$ 434,823	$ 604,823
Transfer-in IGC	$ 475,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000
Available Funds	$891,823	$481,823	$629,823	$634,823	$804,823

Project Name	2025	2026	2027	2028	2029	Total	Illustrative
Intergovernmental Center - Building Exterior Cleaning & Repairs	$ (10,000)	$ (30,000)	$ (30,000)	$ (30,000)	$ (30,000)	**$ (130,000)**	
Intergovernmental Center - AED Replacement		$ (7,000)				**$ (7,000)**	
Intergovernmental Center - Roof Top HVAC Units #1 & 2 Design & Replacement	$ (600,000)					**$ (600,000)**	
Intergovernmental Center - Receiving Room Door Replacement		$ (15,000)				**$ (15,000)**	
Intergovernmental Center - Roof Replacement - 3rd Floor						**$ -**	$ (340,000.00)
Intergovernmental Center - Server Room HVAC Replacement					$ (100,000)	**$ (100,000)**	
Intergovernemental Center - HVAC Unit Replacements						**$ -**	$ (400,000.00)
Intergovernmental Center - Carpet Replacement						**$ -**	$ (500,000.00)
Intergovernemental Center - Western & 3rd Floor EIFS Replacement						**$ -**	$ (500,000.00)
Intergovernmental Center - Elevator Code Upgrades			$ (165,000)			**$ (165,000)**	
Total	$ (610,000)	$ (52,000)	$ (195,000)	$ (30,000)	$ (130,000)	**$ (1,017,000)**	$ (1,740,000)
Fund Balance	$ 281,823	$ 429,823	$ 434,823	$ 604,823	$ 674,823		
Fund Balance Target	$ 257,500	$ 265,000	$ 272,500	$ 280,000	$ 287,500		
Project Count	2	3	2	1	2		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Intergovernmental Center - Building Exterior Cleaning & Repairs	2025	10,000
Intergovernmental Center - Roof Top HVAC Units #1 & 2 Design & Replacement	2025	600,000
Total		**610,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Intergovernmental Center - AED Replacements	2026	7,000
Intergovernmental Center - Building Exterior Cleaning & Repairs	2026	30,000
Intergovernmental Center - Receiving Room Door Replacement	2026	15,000
Total		**52,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Intergovernmental Center - Building Exterior Cleaning & Repairs	2027	30,000
Intergovernmental Center - Elevator Controls Upgrade	2027	165,000
Total		**195,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Intergovernmental Center - Building Exterior Cleaning & Repairs	2028	30,000
Total		**30,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Intergovernmental Center - Building Exterior Cleaning & Repairs	2029	30,000
Intergovernmental Center - Server Room HVAC Replacement	2029	100,000
Total		**130,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Intergovernmental Center - Carpet Replacement and Painting on the 2nd Floor	2028	520,000
Intergovernmental Center - HVAC Unit Replacement	2029	400,000
Intergovernmental Center - Roof Replacement - 3rd Floor	2028	340,000
Intergovernmental Center - Western & 3rd Floor EIFS Replacement	2028	500,000
Total		**1,760,000**

Intergovernmental Center - Building Exterior Cleaning & Repairs

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2029

Project Description

Annual allocation of funds to continue to keep the building in excellent condition to allow for the continued hosting of various outdoor events on the front lawn.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Intergovernmental Center - Building Exterior Cleaning & Repairs	10,000	30,000	30,000	30,000	30,000	130,000
Total	**10,000**	**30,000**	**30,000**	**30,000**	**30,000**	**130,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	10,000	30,000	30,000	30,000	30,000	130,000
Total	**10,000**	**30,000**	**30,000**	**30,000**	**30,000**	**130,000**

Project Timeline

Spring of each year

Intergovernmental Center - Roof Top HVAC Units #1 & 2 Design & Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

Replacement of the existing roof top units that were installed with the original construction of the building in 1996/1997. Project will require a helicopter crane for installation due to limited crane access to the front of the building.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Intergovernmental Center - Roof Top HVAC Units #1 & 2 Design & Replacement	600,000	0	0	0	0	600,000
Total	**600,000**	**0**	**0**	**0**	**0**	**600,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	600,000	0	0	0	0	600,000
Total	**600,000**	**0**	**0**	**0**	**0**	**600,000**

Project Timeline

Design would occur in 2024.

Bidding would occur in January 2025 with installation anticipated in fall of 2025.

Intergovernmental Center - AED Replacements

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Replacement of the building Automated External Defibrillators

The current Zoll AED's were purchased in 2020 and will reach the end of their warranty period requiring replacement in 2025.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
AED Replacements	0	7,000	0	0	0	7,000
Total	**0**	**7,000**	**0**	**0**	**0**	**7,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	7,000	0	0	0	7,000
Total	**0**	**7,000**	**0**	**0**	**0**	**7,000**

Project Timeline

Purchase will occur with city wide AED replacement project in 2025

Intergovernmental Center - Receiving Room Door Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Intergovernmental Center - Receiving Room Door Replacement	0	15,000	0	0	0	15,000
Total	**0**	**15,000**	**0**	**0**	**0**	**15,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	15,000	0	0	0	15,000
Total	**0**	**15,000**	**0**	**0**	**0**	**15,000**

Project Timeline

n/a

Intergovernmental Center - Elevator Controls Upgrade

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacement of the elevator controls at the Intergovernmental Center The elevator controls are nearing the end of their useful life and are in need of an upgrade.† Staff is recommending transitioning to solid state controls to provide a smoother experience for our visitors.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Elevator controls	0	0	165,000	0	0	165,000
Total	**0**	**0**	**165,000**	**0**	**0**	**165,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	165,000	0	0	165,000
Total	**0**	**0**	**165,000**	**0**	**0**	**165,000**

Project Timeline

TBD

Intergovernmental Center - Server Room HVAC Replacement

Department: IGC CAPITAL REPLACEMENT FUND

Project Years: 2029 - 2029

Project Description

N/A

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Intergovernmental Center - Server Room HVAC Replacement	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Project Timeline

N/A

Information Technology Capital Replacement

IT Replacement Fund	2025	2026	2027	2028	2029		
Projected fund Balance	$572,291	$395,291	$532,291	$549,291	$674,291		
Interest on Investments	$2,000	$2,000	$2,000	$2,000	$2,000		
Transfer-in IT	$440,000	$449,000	$328,000	$337,000	$346,000		
Cell Phone Tower Rent	$235,000	$235,000	$235,000	$235,000	$235,000		
Available Funds	**$1,249,291**	**$1,081,291**	**$1,097,291**	**$1,123,291**	**$1,257,291**		
Project Title	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	Illustrative
Conference Room(s) Technology	$30,000	$40,000	$20,000	$20,000	$20,000	**$130,000**	
Fiber Communications Infrastructure Expansion and Maintenance	$120,000	$140,000	$109,000	$112,000	$115,000	**$596,000**	
Network Equipment Upgrades	$98,000	$45,000	$45,000	$45,000	$45,000	**$278,000**	
Security Access Control System Upgrades and Expansion	$55,000	$55,000	$70,000	$70,000	$70,000	**$320,000**	
Security Camera System Upgrades and Expansion	$83,000	$96,000	$99,000	$102,000	$105,000	**$485,000**	
Server Virtualization Upgrades	$48,000	$48,000	$80,000	$25,000	$25,000	**$226,000**	
IT Security Solutions	$50,000	$50,000	$50,000	$50,000	$50,000	**$250,000**	
Video Storage Solution	$0	$50,000	$25,000	$25,000	$25,000	**$125,000**	
VoIP Phone System & 311 Call Center Upgrades	$0	$25,000	$50,000	$0	$0	**$75,000**	
Learning Management System	$20,000	$0	$0	$0	$0	**$20,000**	
Special Assessment Software	$0	$0	$0	$0	$0	**$0**	$360,000
Customer Service System Replacement	$350,000	$0	$0	$0	$0	**$350,000**	
Total	**$854,000**	**$549,000**	**$548,000**	**$449,000**	**$455,000**	**$2,855,000**	$360,000
Fund Balance	$395,291	$532,291	$549,291	$674,291	$802,291		
Fund Balance Target	$ 500,000	$ 515,000	$ 530,000	$ 545,000	$ 560,000		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2025	30,000
Customer Service Systems Replacement	2025	350,000
Fiber Communications Infrastructure Expansion and Maintenance	2025	120,000
Information Technology Security	2025	50,000
Learning Management System (LMS)	2025	20,000
Network Equipment Upgrades	2025	98,000
Security Access Control System Upgrades and Expansion	2025	55,000
Security Camera System Upgrades and Expansion	2025	83,000
Server Virtualization Upgrades	2025	48,000
Video Storage Solution	2025	0
VoIP Phone System & 311 Call Center Upgrades	2025	0
Total		**854,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2026	40,000
Fiber Communications Infrastructure Expansion and Maintenance	2026	140,000
Information Technology Security	2026	50,000
Network Equipment Upgrades	2026	45,000
Security Access Control System Upgrades and Expansion	2026	70,000
Security Camera System Upgrades and Expansion	2026	96,000
Server Virtualization Upgrades	2026	48,000
Video Storage Solution	2026	50,000
VoIP Phone System & 311 Call Center Upgrades	2026	25,000
Total		**564,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2027	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2027	109,000
Information Technology Security	2027	50,000
Network Equipment Upgrades	2027	45,000
Security Access Control System Upgrades and Expansion	2027	70,000
Security Camera System Upgrades and Expansion	2027	99,000
Server Virtualization Upgrades	2027	80,000
Video Storage Solution	2027	25,000
VoIP Phone System & 311 Call Center Upgrades	2027	50,000
Total		**548,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2028	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2028	112,000
Information Technology Security	2028	50,000
Network Equipment Upgrades	2028	45,000
Security Access Control System Upgrades and Expansion	2028	70,000
Security Camera System Upgrades and Expansion	2028	102,000
Server Virtualization Upgrades	2028	25,000
Video Storage Solution	2028	25,000
VoIP Phone System & 311 Call Center Upgrades	2028	0
Total		**449,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Conference Room(s) Technology	2029	20,000
Fiber Communications Infrastructure Expansion and Maintenance	2029	115,000
Information Technology Security	2029	50,000
Network Equipment Upgrades	2029	45,000
Security Access Control System Upgrades and Expansion	2029	70,000
Security Camera System Upgrades and Expansion	2029	105,000
Server Virtualization Upgrades	2029	25,000
Video Storage Solution	2029	25,000
VoIP Phone System & 311 Call Center Upgrades	2029	0
Total		**455,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Special Assessment Software	2027	360,000
Total		**360,000**

Conference Room(s) Technology

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Conference Room(s)†Technology Upgrades. Refresh aging technology in our meeting spaces to ensure our staff have modern technology tools and solutions.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Conference room technology	30,000	40,000	20,000	20,000	20,000	130,000
Total	**30,000**	**40,000**	**20,000**	**20,000**	**20,000**	**130,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	30,000	40,000	20,000	20,000	20,000	130,000
Total	**30,000**	**40,000**	**20,000**	**20,000**	**20,000**	**130,000**

Project Timeline

Project will be on-going over next 1-5 years.

Customer Service Systems Replacement

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2025

Project Description

Replace the current aging Customer Service System with a new platform with more robust features to streamline 311 Call Center processes. Implement a more flexible, customizable platform that integrates with our existing core enterprise software systems.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
	350,000	0	0	0	0	350,000
Total	**350,000**	**0**	**0**	**0**	**0**	**350,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	350,000	0	0	0	0	350,000
Total	**350,000**	**0**	**0**	**0**	**0**	**350,000**

Project Timeline

2024-2025

Fiber Communications Infrastructure Expansion and Maintenance

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Expand and maintain the city's fiber communication infrastructure to key city facilities. Identified facilities include;†Parks, Water Utility Sites, Traffic Signals, Lighting System. As the city's fiber footprint continues to expand, portions of these funds need to be allocated for relocation and maintenance to the existing fiber communication infrastructure. By investing in high speed communication infrastructure, the network foundation is created for the City to facilitate the deployment of enterprise level technology systems (VoIP, Security Access, Security Cameras, etc.) across the City's network. The fiber infrastructure also interconnects other critical systems; Traffic Signals and Lighting System.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fiber Infrastructure and Maintenance	120,000	140,000	109,000	112,000	115,000	596,000
Total	**120,000**	**140,000**	**109,000**	**112,000**	**115,000**	**596,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	120,000	140,000	109,000	112,000	115,000	596,000
Total	**120,000**	**140,000**	**109,000**	**112,000**	**115,000**	**596,000**

Project Timeline

This is an ongoing annual project

Information Technology Security

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Upgrade our Network Firewall(s) and implement additional cybersecurity management†solutions to enhance our threat defense systems.† Information Technology Security (IT Security) is growing in importance due to reliance on computer systems, the internet,†wireless networks, and mobile†devices.† Over the next 1-3 years IT will be†placing a high priority on the defense systems we have and place and upgrading them to the latest technology, implementing cybersecurity†software to ensure our systems and data are secure.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Information Technology Security	50,000	50,000	50,000	50,000	50,000	250,000
Total	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	50,000	50,000	50,000	50,000	50,000	250,000
Total	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Project Timeline

Project will be on-going over next 1-5 years.

Learning Management System (LMS)

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2025

Project Description

The purpose of a Learning Management System (LMS) is to provide a centralized platform for efficient course administration, personalized learning experiences, collaboration, tracking learner progress, generating insights through analytics, and facilitating compliance training.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
	20,000	0	0	0	0	20,000
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	20,000	0	0	0	0	20,000
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Project Timeline

2025-2026

Network Equipment Upgrades

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Network Equipment & Upgrades. Replace aging Network Switches and Wireless Network Access Points to increase network performance.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Network Equipment Upgrades	98,000	45,000	45,000	45,000	45,000	278,000
Total	**98,000**	**45,000**	**45,000**	**45,000**	**45,000**	**278,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	98,000	45,000	45,000	45,000	45,000	278,000
Total	**98,000**	**45,000**	**45,000**	**45,000**	**45,000**	**278,000**

Project Timeline

Project will be on-going over next 1-5 years.

Security Access Control System Upgrades and Expansion

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Continue to expand and maintain the city's security access control system. Portions of these funds are to be allocated to maintenance and replacement of any failing access control components.

Enterprise Security Access Control System is integrated in most city buildings on a single software platform. Provides the ability to configure employee access cards to specific doors in multiple buildings. This centralized system creates efficiencies for system management, alarming, and reporting features.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fiber Infrastructure and Maintenance	55,000	70,000	70,000	70,000	70,000	335,000
Total	**55,000**	**70,000**	**70,000**	**70,000**	**70,000**	**335,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	55,000	70,000	70,000	70,000	70,000	335,000
Total	**55,000**	**70,000**	**70,000**	**70,000**	**70,000**	**335,000**

Project Timeline

This is an ongoing annual project.

Security Camera System Upgrades and Expansion

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Continue to expand and maintain the city's video security camera system.† Improving the video camera coverage for Public Safety in key identified areas.†† Portions of these funds need to be allocated to replace aging analog cameras with High Definition (HD) cameras.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Security Camera System Upgrades and Replacements	83,000	96,000	99,000	102,000	105,000	485,000
Total	**83,000**	**96,000**	**99,000**	**102,000**	**105,000**	**485,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	83,000	96,000	99,000	102,000	105,000	485,000
Total	**83,000**	**96,000**	**99,000**	**102,000**	**105,000**	**485,000**

Project Timeline

This is an ongoing annual project.

Server Virtualization Upgrades

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Upgrades to the server virtualization environment(s). Includes both the main and redundant server environments. This server farm environment is the city's core server environment, hosting all of the enterprise level software systems, and databases. Upgraded equipment will provide more server capacity and increased performance for server scalability.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Server Virtualization Upgrades	48,000	48,000	80,000	25,000	25,000	226,000
Total	**48,000**	**48,000**	**80,000**	**25,000**	**25,000**	**226,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	48,000	48,000	80,000	25,000	25,000	226,000
Total	**48,000**	**48,000**	**80,000**	**25,000**	**25,000**	**226,000**

Project Timeline

Project will be on-going over next 1-5 years.

Video Storage Solution

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Continue to expand the unified video storage solution for the city's security video systems. This unified storage solution, provides the city will have a more agile, scalable, reliable, and cost effective solution for future video storage demands. Upgrading our security cameras to High Definition (HD) requires additional storage capacity.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Video Storage Solution	0	50,000	25,000	25,000	25,000	125,000
Total	**0**	**50,000**	**25,000**	**25,000**	**25,000**	**125,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	50,000	25,000	25,000	25,000	125,000
Total	**0**	**50,000**	**25,000**	**25,000**	**25,000**	**125,000**

Project Timeline

This is an ongoing annual project.

VoIP Phone System & 311 Call Center Upgrades

Department: INFO TECH CAPITAL REPLACEMENT

Project Years: 2025 - 2029

Project Description

Upgrades to the VoIP Phone System and 311 Call Center.† Includes the failover phone system(s) for redundancy at our disaster recovery site (Public Works Center).

Keeping the phones systems and software current:

Cisco Call Manager software

Cisco software version for desktop phones

Redundancy systems 311 call center and unity servers (voice mail).

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Phone System Upgrade	0	25,000	50,000	0	0	75,000
Total	**0**	**25,000**	**50,000**	**0**	**0**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	25,000	50,000	0	0	75,000
Total	**0**	**25,000**	**50,000**	**0**	**0**	**75,000**

Project Timeline

N/A

Mass Transit

Transit

	2025	2026	2027	2028	2029
Projected fund balance	$ 685,024	$ 655,024	$ 680,024	$ 865,024	$ 880,024
Transfer In	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ 250,000
Available Funds	$ 935,024	$ 905,024	$ 930,024	$ 1,115,024	$ 1,130,024

Project Name	2025	2026	2027	2028	2029	Total	Illustrative
Transit Maintenance Facility - Replace Window Sealant						$ -	$ (100,000.00)
Bus Stop Improvement Project	$ (75,000)					**$ (75,000)**	
Bus Stop Maintenance	$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)	**$ (125,000)**	
Transit - Overhead Door Replacement				$ (80,000)		**$ (80,000)**	
Public Works Center - Fuel Island Relocation Design - 50% Share Transit		$ (20,000)				**$ (20,000)**	
Public Works Center - Fuel Island Relocation Construction- 50% Share Transit				$ (90,000)		**$ (90,000)**	
Transit - Electric Vehicle Charging Stations						$ -	$ (110,000.00)
Transit - Unit Heater Replacement			$ (40,000)	$ (40,000)		**$ (80,000)**	
Transit - Vehicle Wash System Replacement		$ (180,000)				**$ (180,000)**	
Automated Passenger Counter	$ (80,000)					**$ (80,000)**	
Public Works Center/Transit - Emergency Generator - 50% share	$ (100,000)					**$ (100,000)**	
Transit Roof Replacement						$ -	$ (333,000.00)
Total	**$ (280,000)**	**$ (225,000)**	**$ (65,000)**	**$ (235,000)**	**$ (25,000)**	**$ (830,000)**	**$ (543,000)**
Fund Balance	$ 655,024	$ 680,024	$ 865,024	$ 880,024	$ 1,105,024		
Fund Balance Target	$500,000	$515,000	$530,000	$545,000	$560,000		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Automated Passenger Counter	2025	400,000
Bus Stop Improvement Project	2025	375,000
Bus Stop Maintenance	2025	25,000
Public Works Center/Transit - Emergency Generator - 50% share	2025	100,000
Total		**900,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Bus Stop Maintenance	2026	25,000
Public Works Center - Fuel Island Relocation Design - 50% Share Transit	2026	20,000
Transit - Vehicle Wash System Replacement	2026	180,000
Total		**225,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Bus Stop Maintenance	2027	25,000
Transit - Unit Heater Replacement	2027	40,000
Total		**65,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Bus Stop Maintenance	2028	25,000
Transit - Fuel Island Relocation Construction - 50% Share	2028	450,000
Transit - Overhead Door Replacement	2028	80,000
Transit - Unit Heater Replacement	2028	40,000
Total		**595,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Bus Stop Maintenance	2029	25,000
Total		**25,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Electrical Vehicle Charging Stations	2029	550,000
Transit Maintenance Facility - Replace Window Sealant	2029	100,000
Transit Roof Replacement	2029	333,000
Total		**983,000**

Automated Passenger Counter

Department: MASS TRANSIT

Project Years: 2025 - 2025

Project Description

Automated Passenger Counter (APC) system would be installed on Class 400 and Class 700 fixed route buses to automatically count the number of people that get on and off a vehicle. When combined with AVL technology that links to geographic location, it can capture ridership at each stop, by route, and by time. This data is extremely helpful in understanding ridership patterns, making service changes, and determining which bus stops to prioritize investments.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Automated Passenger Counter	400,000	0	0	0	0	400,000
Total	**400,000**	**0**	**0**	**0**	**0**	**400,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	80,000	0	0	0	0	80,000
Federal Funding	320,000	0	0	0	0	320,000
Total	**400,000**	**0**	**0**	**0**	**0**	**400,000**

Project Timeline

- January - June 2025 Put together an RFP
- July 2025 - Advertise RFP
- August 2025 - Select vendor
- September 2025 - December 2025 - Implement and install Automated Passenger Counter system

Bus Stop Improvement Project

Department: MASS TRANSIT

Project Years: 2025 - 2025

Project Description

Mankato Transit System's Bus Stop Improvements Project addresses the disability access for the fixed route transit stops in the urbanized area, such as lack of landing pad space to accommodate extendable/retractable bus ramps, and connection sidewalks. This project systematically addresses the concerns identified in both the 2018 Transit Development Plan and 2019 Mankato/North Mankato Area Planning Organization's Americans with Disability Act Transition Plan and Inventory for Public Rights of Way. Mankato Transit System inspected and rated all 86 transit stops in the urbanized area for aesthetics, surface, and structure. The surface rating identifies the alighting area, maximum slope, cross slope, and connection to a pedestrian access route. This data collection guided the improvement priority of the individual transit stops to be completed over a period of time as funding availability allows.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Bus Stop Improvement Project	375,000	0	0	0	0	375,000
Total	**375,000**	**0**	**0**	**0**	**0**	**375,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	75,000	0	0	0	0	75,000
Federal Funding	300,000	0	0	0	0	300,000
Total	**375,000**	**0**	**0**	**0**	**0**	**375,000**

Project Timeline

The bus stop improvement project started in 2023 with 24 bus stops selected for improvement based upon their surface rating. The remaining stops needing improvement will be completed over the next few years as federal and state funding is available.

Bus Stop Maintenance

Department: MASS TRANSIT

Project Years: 2025 - 2029

Project Description

Funds will be used to repair, maintain, and replace bus stop shelters, benches, and signs so they are in a state of good repair to support fixed route bus service.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Bus Stop Maintenance	25,000	25,000	25,000	25,000	25,000	125,000
Total	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	25,000	25,000	25,000	25,000	25,000	125,000
Total	**25,000**	**25,000**	**25,000**	**25,000**	**25,000**	**125,000**

Project Timeline

Bus stop shelters, benches, and signs will be repaired, maintained, and replaced as deficiencies are identified.

Public Works Center/Transit - Emergency Generator - 50% share

Department: MASS TRANSIT

Project Years: 2025 - 2025

Project Description

Replacement of the Public Works Center backup generator

The existing generator appears to be original to the construction of the facility in the 1960s as a MNDOT regional office.† The generator currently only supplies power to a limited number of life safety, operations components, and the server room.† The Public Works Center is the primary back up IT facility for the city network and as such if there were an event that disabled city offices in the downtown core, the site would be utilized as a secondary location for city operations.† As such, the facility should be upgraded to full backup power to mirror the capabilities of the Inter-governmental Center and the Public Safety Center.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Emergency Generator	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Project Timeline

n/a

Public Works Center - Fuel Island Relocation Design - 50% Share Transit

Department: MASS TRANSIT

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fuel Island Design	0	20,000	0	0	0	20,000
Total	**0**	**20,000**	**0**	**0**	**0**	**20,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	20,000	0	0	0	20,000
Total	**0**	**20,000**	**0**	**0**	**0**	**20,000**

Project Timeline

n/a

Transit - Vehicle Wash System Replacement

Department: MASS TRANSIT

Project Years: 2026 - 2026

Project Description

Replacement of the Vehicle Wash system The vehicle wash system will be nearing the end of its useful life in 2027.† The system is highly computerized and the wash equipment is located in a harsh environment.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Vehicle Wash system replacement	0	180,000	0	0	0	180,000
Total	**0**	**180,000**	**0**	**0**	**0**	**180,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	180,000	0	0	0	180,000
Total	**0**	**180,000**	**0**	**0**	**0**	**180,000**

Project Timeline

TBD

Transit - Unit Heater Replacement

Department: MASS TRANSIT

Project Years: 2027 - 2028

Project Description

Replacement of hanging unit heaters in the garage areas of the Mass Transit Facility. Because of the come and go nature of the building, the unit heaters located at each door see extensive use in the winter months. Because of this accelerated wear and tear, the units should be replaced after 12 years of service to prevent failure during the winter months.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Unit heater replacement	0	0	40,000	40,000	0	80,000
Total	**0**	**0**	**40,000**	**40,000**	**0**	**80,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	40,000	40,000	0	80,000
Total	**0**	**0**	**40,000**	**40,000**	**0**	**80,000**

Project Timeline

Installation - Summer 2027 and Summer 2028

Transit - Fuel Island Relocation Construction - 50% Share

Department: MASS TRANSIT

Project Years: 2028 - 2028

Project Description

Construction of the relocated fuel island at the Public Works Center.

A new fuel island has been proposed for the Public Works Center in order to bring more pumps and a covered island for fueling in inclement weather. Costs would be shared 50% Public Works and 50% Transit with 80% of the Transit dollars coming from a Federal grant.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fuel Island	0	0	0	450,000	0	450,000
Total	**0**	**0**	**0**	**450,000**	**0**	**450,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	90,000	0	90,000
Federal Funding	0	0	0	360,000	0	360,000
Total	**0**	**0**	**0**	**450,000**	**0**	**450,000**

Project Timeline

Construction - Summer 2026

Transit - Overhead Door Replacement

Department: MASS TRANSIT

Project Years: 2028 - 2028

Project Description

Replacement of the three remaining overhead doors on the Transit maintenance facility. Original doors contained heavy glass panels that are not able to withstand the use seen with our operation.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Overhead Doors	0	0	0	80,000	0	80,000
Total	**0**	**0**	**0**	**80,000**	**0**	**80,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	80,000	0	80,000
Total	**0**	**0**	**0**	**80,000**	**0**	**80,000**

Project Timeline

Replacement in spring of 2028

Public Safety Building Replacement Fund

Public Safety Center	2025	2026	2027	2028	2029
Fund Balance	$858,834	$756,334	$1,085,334	$1,165,334	$1,181,334
Transfer-In PSC	$558,000	$569,000	$580,000	$591,000	$602,000
Available Funds	$1,416,834	$1,325,334	$1,665,334	$1,756,334	$1,783,334

Project Name	2025	2026	2027	2028	2029	Total	Illustrative
Fire Station 3 - Paint Apparatus Bay Interior				$ (75,000)		**$ (75,000)**	
Public Safety Center - Apparatus Bay apron concrete replacement		$ (40,000)				**$ (40,000)**	
Public Safety Center - Replace concrete stairs		$ (25,000)				**$ (25,000)**	
Fire Station #2 - Roof Access Addition	$ (70,000)					**$ (70,000)**	
Public Safety Center Fire Apparatus Bay Pressure Washer	$ (20,000)					**$ (20,000)**	
Public Safety Center - Parking Lot Reconstruction			$ (150,000)			**$ (150,000)**	
Public Safety Parking Lot Sealcoating - Fire #2 & Fire #3				$ (40,000)		**$ (40,000)**	
Public Safety Center office furniture replacement		$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)	**$ (100,000)**	
Fire Station #3 Building Envelope Improvements					$ (200,000)	**$ (200,000)**	
Public Safety Center Admin Conference Room/Office Reconfiguration						**$ -**	$ (250,000)
Fire Station #3 HVAC Replacement and Restroom Remodels	$ (475,000)					**$ (475,000)**	
Public Safety Center Door Hardware Replacement		$ (35,000)	$ (35,000)	$ (35,000)	$ (35,000)	**$ (140,000)**	
Public Safety Center Emergency Operations Center Furniture Replacement			$ (150,000)			**$ (150,000)**	
Public Safety Center HVAC Overpressurization Engineering Study		$ (75,000)				**$ (75,000)**	
Public Safety Center Fire Living Quarters Furniture Replacement			$ (35,000)			**$ (35,000)**	
Fire Station #2 Landscaping		$ (40,000)				**$ (40,000)**	
Public Safety Center Building AED Replacement (5 year replacement schedule)	$ (10,500)					**$ (10,500)**	
Public Safety Center Interior rear stairwell improvements			$ (75,000)			**$ (75,000)**	
Public Safety Center HVAC Overhaul	$ (60,000)			$ (400,000)		**$ (460,000)**	
Public Safety Center Dynamic Message Sign						**$ -**	$ (125,000)
Public Safety Impound Lot						**$ -**	$ (80,000)
Public Safety Center Exterior Service Door Replacement	$ (25,000)		$ (30,000)		$ (40,000)	**$ (95,000)**	
Public Safety Center Roof Replacement						**$ -**	$ (1,375,000)
Fire Station #2 Roof Replacement						**$ -**	$ (357,500)
Total	$ (660,500)	$ (240,000)	$ (500,000)	$ (575,000)	$ (300,000)	**$ (2,275,500)**	$ (2,187,500)
Fund Balance	$ 756,334	$ 1,085,334	$ 1,165,334	$ 1,181,334	$ 1,483,334		
Fund Balance Target	$ 772,000	$ 794,000	$ 816,000	$ 838,000	$ 860,000		
Project count	6	6	7	5	4		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Fire Station #2 - Roof Access Addition	2025	70,000
Fire Station #3 Restroom Refresh and Plumbing Upgrades	2025	475,000
Public Safety Center - AED Replacements	2025	10,500
Public Safety Center - HVAC Overhaul	2025	60,000
Public Safety Center Exterior Service Door Replacement	2025	25,000
Public Safety Center Fire Apparatus Bay Pressure Washer	2025	20,000
Total		**660,500**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Fire Station #2 - Landscaping	2026	40,000
Public Safety Center - Apparatus Bay apron concrete replacement	2026	40,000
Public Safety Center - Door Hardware Replacement and Rekey	2026	35,000
Public Safety Center - HVAC Over Pressurization Study	2026	75,000
Public Safety Center - HVAC Overhaul	2026	0
Public Safety Center - office furniture replacement	2026	25,000
Public Safety Center - Replace concrete stairs	2026	25,000
Public Safety Center Exterior Service Door Replacement	2026	0
Total		**240,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Public Safety Center - Door Hardware Replacement and Rekey	2027	35,000
Public Safety Center - Emergency Operations Center Furniture Replacement	2027	150,000
Public Safety Center - Fire Living Quarters Furniture Replacement	2027	35,000
Public Safety Center - HVAC Overhaul	2027	0
Public Safety Center - Interior Stairwell Improvements	2027	75,000
Public Safety Center - office furniture replacement	2027	25,000
Public Safety Center - Parking Lot Reconstruction	2027	150,000
Public Safety Center Exterior Service Door Replacement	2027	30,000
Total		**500,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Fire Station 3 - Paint Apparatus Bay Interior	2028	75,000
Public Safety Center - Door Hardware Replacement and Rekey	2028	35,000
Public Safety Center - HVAC Overhaul	2028	400,000
Public Safety Center - office furniture replacement	2028	25,000
Public Safety Center Exterior Service Door Replacement	2028	0
Public Safety Parking Lot Sealcoating - Fire #2 & Fire #3	2028	40,000
Total		**575,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Fire Station #3 - Building Envelope Improvements	2029	200,000
Public Safety Center - Door Hardware Replacement and Rekey	2029	35,000
Public Safety Center - office furniture replacement	2029	25,000
Public Safety Center Exterior Service Door Replacement	2029	40,000
Total		**300,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Fire Station #2 Roof Replacement	2031	357,500
Public Safety Center - Admin Conference Room/Office Reconfiguration	2027	250,000
Public Safety Center Dynamic Message Sign	2031	125,000
Public Safety Center Roof Replacement	2031	1,375,000
Public Safety Impound Lot	2029	80,000
Total		**2,187,500**

Fire Station #2 - Roof Access Addition

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

Installation of a roof access hatch on Fire Station #2. Current access to mechanical equipment on the roof of the building is achieved using an extension ladder. This has become a safety issue during the winter months due to the snow/ice and wind exposure of the location. A roof hatch and ships ladder will be installed in the mezzanine of the Apparatus bay and a roof transition ladder will be installed between the two roof levels to provide safe access for staff and contractors to work on the equipment.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Roof access	70,000	0	0	0	0	70,000
Total	**70,000**	**0**	**0**	**0**	**0**	**70,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	70,000	0	0	0	0	70,000
Total	**70,000**	**0**	**0**	**0**	**0**	**70,000**

Project Timeline

Installation will occur in the spring of 2025

Fire Station #3 Restroom Refresh and Plumbing Upgrades

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

The restrooms at Fire Station #3 are in need of a refresh with most of the fixtures dating to the construction of the building in 1993.† The water shut offs in each of the rooms have also failed resulting in the need to shut the water to the building off whenever repairs are required.† Updates will include new water shut offs as well as new fixtures and finishes in each of the 6 shared restrooms and multiple single stall restrooms.††

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fire Station #3 Restroom Refresh and Plumbing Upgrades	475,000	0	0	0	0	475,000
Total	**475,000**	**0**	**0**	**0**	**0**	**475,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	475,000	0	0	0	0	475,000
Total	**475,000**	**0**	**0**	**0**	**0**	**475,000**

Project Timeline

- Project bidding - Spring 2026
- Construction - Summer 2026

Public Safety Center - AED Replacements

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

Replacement of the building Automated External Defibrillators

The current Zoll AED's were purchased in 2020 and will reach the end of their warranty period requiring replacement in 2025.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
AED Replacements	10,500	0	0	0	0	10,500
Total	**10,500**	**0**	**0**	**0**	**0**	**10,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	10,500	0	0	0	0	10,500
Total	**10,500**	**0**	**0**	**0**	**0**	**10,500**

Project Timeline

Purchase will occur with city wide AED replacement project in 2025

Public Safety Center - HVAC Overhaul

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2025 - 2028

Project Description

Major overhaul of the HVAC unit at the Public Safety Center. The main air handler servicing the Public Safety Center will be 16 years old in 2028 and in need of a major overhaul.† Items may include replacement of wear parts, compressor replacements or upgrades, and inspection and possible replacement of electrical components.† Work will be performed to ensure the unit can continue service for many years to come.††

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
HVAC Overhaul	60,000	0	0	400,000	0	460,000
Total	**60,000**	**0**	**0**	**400,000**	**0**	**460,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	60,000	0	0	400,000	0	460,000
Total	**60,000**	**0**	**0**	**400,000**	**0**	**460,000**

Project Timeline

- Design - Winter 2027/2028
- Upgrades to heating components - Summer 2028
- Upgrades to cooling components - Fall/Winter 2028

Public Safety Center Exterior Service Door Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2025 - 2029

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Safety Center Exterior Service Door Replacement	25,000	0	30,000	0	40,000	95,000
Total	**25,000**	**0**	**30,000**	**0**	**40,000**	**95,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	25,000	0	30,000	0	40,000	95,000
Total	**25,000**	**0**	**30,000**	**0**	**40,000**	**95,000**

Project Timeline

TBD

Public Safety Center Fire Apparatus Bay Pressure Washer

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

The project will include the permanent installation of a dedicated pressure washer in the fire apparatus bay to use for daily washing of the fire trucks. The washer will include chemical feeds for soap. The washer will be wall mounted for easier use and maintenance.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Safety Center Fire Apparatus Bay Pressure Washer	20,000	0	0	0	0	20,000
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	20,000	0	0	0	0	20,000
Total	**20,000**	**0**	**0**	**0**	**0**	**20,000**

Project Timeline

- January 2025 - Purchase equipment
- February 2025 - Installation and startup

Fire Station #2 - Landscaping

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Installation of landscaping, river rock, and concrete edging around Fire Station #2 Landscaping was not installed during the construction of Fire Station #2 in 2013 and as a result there have been a few issues with lawn equipment coming into contact with the building and rain water splashing dirt onto the building facade. Installation of landscaping will bring the station into conformance with the appearance of other city buildings while also providing a buffer for lawn equipment and a dirt free splash zone around the perimeter.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Landscaping	0	40,000	0	0	0	40,000
Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	40,000	0	0	0	40,000
Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**

Project Timeline

Landscaping - Summer 2026

Public Safety Center - Apparatus Bay apron concrete replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Replacement of select concrete panels in the Public Safety Center Fire Apparatus apron. Several of the concrete panels in the fire apparatus apron have cracked and failed. Replacement is warranted to prevent any future deterioration of adjacent panels or displacement causing a tripping hazard.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
PSC Fire App Apron Concrete	0	40,000	0	0	0	40,000
Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	40,000	0	0	0	40,000
Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**

Project Timeline

Replacement will be planned to reduce interruptions to the fire apparatus response.

Spring 2025 construction

Public Safety Center - Door Hardware Replacement and Rekey

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2029

Project Description

Multi year project to replace the aging door hardware and rekey the Public Safety Center. Most of the door hardware originally installed in 2012 has started to fail. To ensure proper security protocols are met and to keep the function of the hardware for our staff, replacement is required. A rekey of the facility will be undertaken during this process.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Door hardware	0	35,000	35,000	35,000	35,000	140,000
Total	**0**	**35,000**	**35,000**	**35,000**	**35,000**	**140,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	35,000	35,000	35,000	35,000	140,000
Total	**0**	**35,000**	**35,000**	**35,000**	**35,000**	**140,000**

Project Timeline

- Summer 2024 - Rekey of facility
- Summer 2025 - Replacement of door hardware on 2nd and 3rd floors
- Summer 2026 - Replacement of door hardware in basement and on 1st floor

Public Safety Center - HVAC Over Pressurization Study

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Engineering study to determine causes and possible solutions to the over pressurization issue at the Public Safety Center When the HVAC system is ramped up on either a warm or cold day, excess heating or cooling is released into the vestibule spaces within the building. This has caused several issues with the doors not properly securing when staff is entering or exiting the building. Facilities staff has been able to manage by continually adjusting the door closures however because of the varied times of the year that this issue is prevalent, staff does see issues with the doors slamming when the HVAC pressure ramps back down. A study will be conducted to identify any solutions to this issue to ensure the building remains secure year round.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Engineering Study	0	75,000	0	0	0	75,000
Total	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Project Timeline

Study will be conducted beginning in spring 2026

Public Safety Center - office furniture replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2029

Project Description

Phased replacement of the furniture at the Public Safety Center

The furniture purchased for the remodeled building in 2012 has started to reach the end of its useful life. Particularly the areas in Fire and Patrol which see use 24 hrs a day, 7 days a week, staff has seen an accelerated rate of wear due to the heavy use. Replacement will be phased over multiple years in order to replace the well used furniture first followed by the administrative areas in future years. One item of note is the manufacturer of the existing desk furniture no longer supports ongoing maintenance and has discontinued manufacturing of parts.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Office Furniture Replacement	0	25,000	25,000	25,000	25,000	100,000
Total	**0**	**25,000**	**25,000**	**25,000**	**25,000**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	25,000	25,000	25,000	25,000	100,000
Total	**0**	**25,000**	**25,000**	**25,000**	**25,000**	**100,000**

Project Timeline

Multi-year project

Public Safety Center - Replace concrete stairs

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Replacement of the concrete stairs leading from the PSC Ramp area to the Fire Apparatus apron After numerous attempts to repair the broken concrete stairs, replacement is warranted. Due to the location of the failure, the concrete patches are not holding through the winter. This is a safety hazard that has been identified in annual walkthroughs of the facility and noted as a safety hazard.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
PSC Fire Concrete Stairs	0	25,000	0	0	0	25,000
Total	**0**	**25,000**	**0**	**0**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	25,000	0	0	0	25,000
Total	**0**	**25,000**	**0**	**0**	**0**	**25,000**

Project Timeline

Replacement will coincide with the concrete apron replacement to reduce contractor mobilization costs.

Public Safety Center - Emergency Operations Center Furniture Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacement of the Emergency Operations Center furniture at the Public Safety Center The furniture will be nearing the end of its useful life and will be in need of replacement in 2027. The space is well utilized by both Public Safety and other city staff for trainings and events that are held within the space. New furniture will continue to be mobile and flexible for reconfiguration based on needs of staff.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
EOC Furniture	0	0	150,000	0	0	150,000
Total	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	150,000	0	0	150,000
Total	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Project Timeline

- Order furniture - Spring 2027
- Installation - Fall 2027

Public Safety Center - Fire Living Quarters Furniture Replacement

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Replacement of the furniture in the Fire living quarters at the Public Safety Center The furniture in the fire fighter living quarters of the Public Safety Center is nearing the end of its useful life and is in need of replacement.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Furniture	0	0	35,000	0	0	35,000
Total	**0**	**0**	**35,000**	**0**	**0**	**35,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	35,000	0	0	35,000
Total	**0**	**0**	**35,000**	**0**	**0**	**35,000**

Project Timeline

Purchase furniture - Spring 2025

Public Safety Center - Interior Stairwell Improvements

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Improvements to the rear interior stairwell at the Public Safety Center. The rear stairwell steps and concrete were left untouched during the renovation in 2012. The concrete is starting to deteriorate and staff is recommending corrective work to preserve the life of the stairs. Some of the concrete is starting to spall and accelerated deterioration is inevitable when introduced to salt during the winter months.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Interior Stairwell Improvements	0	0	75,000	0	0	75,000
Total	**0**	**0**	**75,000**	**0**	**0**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	75,000	0	0	75,000
Total	**0**	**0**	**75,000**	**0**	**0**	**75,000**

Project Timeline

Construction - Summer 2025

Public Safety Center - Parking Lot Reconstruction

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

Public Safety Center - Parking Lot Reconstruction. The lot is starting to deteriorate due to improper base construction. Replacement will be needed in the next 5 years to maintain a suitable parking surface for staff and guests.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Safety Center - Parking Lot Reconstruction	0	0	150,000	0	0	150,000
Total	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	150,000	0	0	150,000
Total	**0**	**0**	**150,000**	**0**	**0**	**150,000**

Project Timeline

- Design - Winter 2026-2027
- Project bidding - Spring 2027
- Construction - Summer 2027

Fire Station 3 - Paint Apparatus Bay Interior

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

Interior painting of the apparatus bays at Fire Station 3. Repainting of the interior of the Apparatus Bay to improve the interior cleanliness and improve the aesthetic looks of the facility.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Paint App Bay Interior	0	0	0	75,000	0	75,000
Total	**0**	**0**	**0**	**75,000**	**0**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	75,000	0	75,000
Total	**0**	**0**	**0**	**75,000**	**0**	**75,000**

Project Timeline

Painting to take place in summer of 2026.

Public Safety Parking Lot Sealcoating - Fire #2 & Fire #3

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

Sealcoating bituminous pavement at regular intervals throughout it's lifecycle will prolong the life of the surface. Both of the stations have seen asphalt improvements in the last 5-10 years and sealcoating is warranted at this time.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Safety Parking Lot Sealcoating - Fire #2 & Fire #3	0	0	0	40,000	0	40,000
Total	**0**	**0**	**0**	**40,000**	**0**	**40,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	40,000	0	40,000
Total	**0**	**0**	**0**	**40,000**	**0**	**40,000**

Project Timeline

Work will be coordinated with Engineering staff when street sealcoating is being completed.

Fire Station #3 - Building Envelope Improvements

Department: PUBLIC SAFETY BUILDING REPLACEMENT FUND

Project Years: 2029 - 2029

Project Description

Exterior improvements to the building envelope are needed at Fire Station #3. A design detail at the corners of the building and roof line create the ability for water to infiltrate behind the brick and has caused damage to the exterior of the building. An inspection will occur prior to the start of the project to determine the extent of the issues and will help lay out the required improvements.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Building Envelope Improvements	0	0	0	0	200,000	200,000
Total	**0**	**0**	**0**	**0**	**200,000**	**200,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	200,000	200,000
Total	**0**	**0**	**0**	**0**	**200,000**	**200,000**

Project Timeline

- Destructive investigation - Fall 2024
- Design - Winter 2024-2025
- Construction - Summer 2025

Public Safety Police Equipment

PUBLIC SAFETY EQUIPMENT REPLACEMENT PLAN
2025-2029

Public Safety Capital Equipment Replacement	2025	2026	2027	2028	2029	
Fund balance	$ 767,349	$ 552,349	$ 425,349	$ 266,349	$ 128,349	
Transfer-in	$ 213,000	$ 217,000	$ 221,000	$ 225,000	$ 229,000	
Available Funds	$ 980,349	$ 769,349	$ 646,349	$ 491,349	$ 357,349	

Project Name	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**
Body Worn Cameras	$ (196,000)	$ (196,000)	$ (196,000)	$ (196,000)	$ (196,000)	**$ (980,000)**
LUCAS		$ (34,000)				**$ (34,000)**
AED's				$ (63,000)		**$ (63,000)**
Radios	$ (50,000)	$ (50,000)	$ (50,000)	$ (50,000)	$ (50,000)	**$ (250,000)**
SCBA	$ (54,000)	$ (54,000)	$ (54,000)	$ (54,000)	$ (54,000)	**$ (270,000)**
Tactical Response Team armor plates	$ (10,000)					**$ (10,000)**
Police Officer gas mask replacement	$ (18,000)					**$ (18,000)**
Public Safety door training prop		$ (10,000)				**$ (10,000)**
Live fire training prop			$ (80,000)			**$ (80,000)**
Air Truck replacement	$ (100,000)					**$ (100,000)**
Total	**$ (428,000)**	**$ (344,000)**	**$ (380,000)**	**$ (363,000)**	**$ (300,000)**	**$ (1,815,000)**
116 State Street Reserve	$ 416,000	$ 416,000	$ 416,000	$ 416,000	$ 416,001	
SCBA	$ 216,000	$ 270,000	$ 324,000	$ 378,000	$ 432,000	
Radios	$ 200,000	$ 250,000	$ 300,000	$ 350,000	$ 400,000	
Fund Balance - Unallocated	$ 552,349	$ 425,349	$ 266,349	$ 128,349	$ 57,349	
Fund Balance Target	$400,000	$400,000	$400,000	$400,000	$400,000	

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Air Truck Replacement	2025	100,000
Body Worn Cameras	2025	196,000
Gas mask replacement	2025	18,000
Police officer body armor plates	2025	10,000
Public Safety radio replacement	2025	50,000
SCBA replacement	2025	54,000
Total		**428,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Body Worn Cameras	2026	196,000
Public Safety door training prop	2026	10,000
Public Safety radio replacement	2026	50,000
Replacement of LUCAS machine	2026	34,000
SCBA replacement	2026	54,000
Total		**344,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Body Worn Cameras	2027	196,000
Live Fire Training Prop	2027	80,000
Public Safety radio replacement	2027	50,000
SCBA replacement	2027	54,000
Total		**380,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Body Worn Cameras	2028	196,000
Public Safety radio replacement	2028	50,000
Replacement of Public Safety Automated External Defibrillators	2028	63,000
SCBA replacement	2028	54,000
Total		**363,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Body Worn Cameras	2029	196,000
Public Safety radio replacement	2029	50,000
SCBA replacement	2029	54,000
Total		**300,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Public Works Center - Skylight Installation	2028	100,000
Total		**100,000**

Air Truck Replacement

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2025 - 2025

Project Description

Replace the ambulance that was donated to transport SCBA air packs and emergency scene support equipment with a used mini rescue vehicle better suited for the purpose.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Replace Air truck	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Project Timeline

- March, 2025: Evaluate used vehicle market
- April, 2025: Purchase vehicle
- May, 2025: Equip vehicle for service

Body Worn Cameras

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2025 - 2029

Project Description

Public Safety has entered into an agreement with Axon to purchase, and maintain, an inventory of body worn cameras and squad car cameras beginning in 2022. Public Safety is implementing a body worn camera program after receiving community input and City Council support.

Engagement Strategy

Community engagement has already been completed per MN State Statute.

Project Uses

	2025	2026	2027	2028	2029	Total
BWC Agreement	196,000	196,000	196,000	196,000	196,000	980,000
Total	**196,000**	**196,000**	**196,000**	**196,000**	**196,000**	**980,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	196,000	196,000	196,000	196,000	196,000	980,000
Total	**196,000**	**196,000**	**196,000**	**196,000**	**196,000**	**980,000**

Project Timeline

Body worn cameras are set to be delivered in late August 2022 with training later in October 2022.† Squad car cameras should be arriving in March 2023.

Gas mask replacement

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2025 - 2025

Project Description

The current inventory of gas masks for police staff are up to 20 years old. The model of mask/filter currently in use is not the safest and most effective model. This purchase will provide the safest and most effective model to our staff.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Purchase equipment	18,000	0	0	0	0	18,000
Total	**18,000**	**0**	**0**	**0**	**0**	**18,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	18,000	0	0	0	0	18,000
Total	**18,000**	**0**	**0**	**0**	**0**	**18,000**

Project Timeline

Purchase as soon as possible in 2025.

Police officer body armor plates

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2025 - 2025

Project Description

Purchase armor plates for tactical response team members.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Purchase equipment	10,000	0	0	0	0	10,000
Total	**10,000**	**0**	**0**	**0**	**0**	**10,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	10,000	0	0	0	0	10,000
Total	**10,000**	**0**	**0**	**0**	**0**	**10,000**

Project Timeline

Purchase as soon as possible in 2025.

Public Safety radio replacement

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2025 - 2029

Project Description

Replacement planning for Public Safety radios Mobile and portable Public Safety radios were replaced in 2020/2021 and are assumed to need replacing 8-10 years into the future.† Radio technology will see upgrades over the next 8-10 years that will cause a need to replace the current inventory.† Additionally, the radio vendor may stop servicing the existing model of radio in our inventory because of the new technology available.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Cash reserves for radio replacement	50,000	50,000	50,000	50,000	50,000	250,000
Total	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	50,000	50,000	50,000	50,000	50,000	250,000
Total	**50,000**	**50,000**	**50,000**	**50,000**	**50,000**	**250,000**

Project Timeline

Planning for replacement of the radios began immediately after the purchase of the current/new inventory of radios as the cost to replace them will be significant.† The radios may need replacement as early as 2029.

SCBA replacement

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2025 - 2031

Project Description

Replace fire Self Contained Breathing Apparatus (SCBA) The SCBAs were replaced in 2016. They have a service live of 15 years, making the replacement schedule due in 2031.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Cash reserve-SCBA	54,000	54,000	54,000	54,000	54,000	270,000
Total	**54,000**	**54,000**	**54,000**	**54,000**	**54,000**	**270,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	54,000	54,000	54,000	54,000	54,000	270,000
Total	**54,000**	**54,000**	**54,000**	**54,000**	**54,000**	**270,000**

Project Timeline

Research models in 2030. Purchase replacement air packs in 2031.

Public Safety door training prop

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2026 - 2026

Project Description

Purchase a training prop to simulate forcible door entry for fire and police staff.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Purchase training prop	0	10,000	0	0	0	10,000
Total	**0**	**10,000**	**0**	**0**	**0**	**10,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	10,000	0	0	0	10,000
Total	**0**	**10,000**	**0**	**0**	**0**	**10,000**

Project Timeline

March, 2026: purchase prop and implement its use.

Replacement of LUCAS machine

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2026 - 2026

Project Description

Public Safety purchased a LUCAS machine in 2020 and another in 2021. The LUCAS machine is an easy-to-use mechanical chest compression device that helps lifesaving teams around the world deliver high-quality, guidelines-consistent chest compressions to sudden cardiac arrest patients; in the field, on the move and in the hospital.The LUCAS machine comes with a 1 year warranty and an expected life cycle of 7-9 years.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Cash reserves for LUCAS replacement	0	34,000	0	0	0	34,000
Total	**0**	**34,000**	**0**	**0**	**0**	**34,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	34,000	0	0	0	34,000
Total	**0**	**34,000**	**0**	**0**	**0**	**34,000**

Project Timeline

Replacement could reasonably occur in 2026 and 2027.

Live Fire Training Prop

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2027 - 2027

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Live Fire Training Prop	0	0	80,000	0	0	80,000
Total	**0**	**0**	**80,000**	**0**	**0**	**80,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	80,000	0	0	80,000
Total	**0**	**0**	**80,000**	**0**	**0**	**80,000**

Project Timeline

n/a

Replacement of Public Safety Automated External Defibrillators

Department: PUBLIC SAFETY POLICE EQUIPMENT

Project Years: 2028 - 2028

Project Description

Replacement of Public Safety's Automated External Defibrillators (AEDs)

Through a matching grant with Mayo Clinic Health System, the City of Mankato was able to purchase approximately 57 AEDs to deploy in all Public Safety vehicles and deploy in several City buildings in 2019. Replacement planning for Public Safety AEDs is for the 45 that we have in our inventory. Facilities is handling the budgeting for the other 12 that are deployed in City buildings.The AEDs come with a warranty and expected life cycle of 5 years. Replacement of some, or all, of the AEDs could reasonably begin in 2024.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Cash reserves for AED replacement	0	0	0	63,000	0	63,000
Total	**0**	**0**	**0**	**63,000**	**0**	**63,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	63,000	0	63,000
Total	**0**	**0**	**0**	**63,000**	**0**	**63,000**

Project Timeline

Replacement is expected to begin as early as 2024.

Facilities Capital

Facilities	2025	2026	2027	2028	2029
Projected Fund Balance	$1,686,897	$1,438,897	$ 1,432,897.00	$ 1,550,397.00	$ 1,472,897.00
Transfer-In Facilities	$565,000	$580,000	$595,000	$610,000	$625,000
Available Funds	$2,251,897	$2,018,897	$2,027,897	$2,160,397	$2,097,897

Project Name	2025	2026	2027	2028	2029	Total	Illustrative
Building Automation System Upgrades & Expansion		$ (25,000)	$ (25,000)	$ (25,000)	$ (25,000)	$ (100,000)	
Parks Restroom Maintenance	$ (50,000)	$ (50,000)	$ (75,000)	$ (75,000)	$ (75,000)	$ (325,000)	
Public Works Center - Electrical Panel Upgrade		$ (50,000)	$ (50,000)	$ (50,000)	$ (50,000)	$ (200,000)	
Public Works Center/Transit - Emergency Generator - 50% Share	$ (100,000)					$ (100,000)	
Public Works Center - Fire Door Replacement	$ (20,000)	$ (20,000)	$ (22,500)	$ (22,500)	$ (25,000)	$ (110,000)	
Public Works Center - Master Planning Design	$ (100,000)					$ (100,000)	
Facilities - Fire Alarm Panel Replacements				$ (40,000)	$ (35,000)	$ (75,000)	
Facilities - AED Replacement		$ (21,000)				$ (21,000)	
Public Works Center - Central Garage In floor Exhaust Fan Replacement		$ (30,000)				$ (30,000)	
Public Works Center - Central Garage Office Floor Improvements			$ (30,000)			$ (30,000)	
Franklin Rogers Park - ISG Field Access Control Gate	$ (35,000)					$ (35,000)	
Central Garage - Mobile Truck Lift		$ (100,000)				$ (100,000)	
Central Garage - Vehicle AC Recovery Unit	$ (18,000)					$ (18,000)	
Public Works Center - Welding Bay Tool Replacement		$ (25,000)				$ (25,000)	
Public Works Center - Additional Oil Heater Storage Tank				$ (25,000)		$ (25,000)	
Public Works Center - Floor Grate Repairs	$ (35,000)					$ (35,000)	
Public Works Center - Front Entrance Sidewalk & Accessible Parking Replacement	$ (125,000)					$ (125,000)	
Sibley Park - Parks lot grading and pavement	$ (40,000)				$ (250,000)	$ (290,000)	
Community Athletic Fields - Storage Building Roofing & Siding			$ (80,000)			$ (80,000)	
Sibley Park - Sibley Park Pavilion HVAC Improvements		$ (60,000)				$ (60,000)	
Floyd Roberts Pavilion - HVAC Improvements	$ (25,000)					$ (25,000)	
Park Pavilion - Appliance Replacement			$ (25,000)			$ (25,000)	
Public Works Center - Eastern Fence Replacement			$ (170,000)			$ (170,000)	
Public Works Center - Fuel Island Relocation Design - 50% Share		$ (100,000)				$ (100,000)	
Public Works Center - Fuel Island Relocation - 50% Share				$ (450,000)		$ (450,000)	
117 Rogers St - Roof Replacement	$ (250,000)					$ (250,000)	
117 Rogers St - Overhead Door Opener Replacements	$ (15,000)					$ (15,000)	
760 Mound Ave - Building Replacement						$ -	$ (2,500,000)
Public Works Center - Material Storage Building						$ -	$ (1,100,000)
Jaycee Park - Restroom Building Replacement						$ -	$ (1,000,000)
Land of Memories Park - Campground Shower Building Replacement						$ -	$ (2,000,000)
Public Works Center - 1st Floor Remodel of Administration Building						$ -	$ (1,800,000)
Sibley Park - North Restroom Building Replacement						$ -	$ (1,000,000)
Caledonia Community Center - Facility Audit		$ (30,000)				$ (30,000)	
Caledonia Community Center - Exterior Waterproofing & Repairs		$ (75,000)				$ (75,000)	
Floyd Roberts Pavilion - Exterior Improvements						$ -	$ (800,000)
Total	**$ (813,000)**	**$ (586,000)**	**$ (477,500)**	**$ (687,500)**	**$ (460,000)**	**$ (3,024,000)**	$ (10,200,000)
Fund Balance	$ 1,438,897	$ 1,432,897	$ 1,550,397	$ 1,472,897	$ 1,637,897		
Fund Balance Target	$ 1,130,000	$ 1,160,000	$ 1,190,000	$ 1,220,000	$ 1,250,000		
Project Count	12	12	8	7	6		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
117 Rogers St - Overhead Door Opener Replacements	2025	15,000
117 Rogers St - Roof Replacement	2025	250,000
Central Garage - Vehicle AC Recovery Unit	2025	18,000
Floyd Roberts Pavilion - HVAC Improvements	2025	25,000
Franklin Rogers Park - ISG Field Access Control Gate	2025	35,000
Parks Restroom Maintenance	2025	50,000
Public Works Center - Fire Door Replacement	2025	20,000
Public Works Center - Floor Grate Repairs	2025	35,000
Public Works Center - Front Entrance Sidewalk & Accessible Parking Replacement	2025	125,000
Public Works Center - Master Planning Design	2025	100,000
Public Works Center/Transit - Emergency Generator - 50% share	2025	100,000
Sibley Park - Parks lot grading and pavement	2025	40,000
Total		**813,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Building Automation System Upgrades & Expansion	2026	25,000
Caledonia Community Center - Exterior Remodel	2026	75,000
Caledonia Community Center - Facility Audit	2026	30,000
Central Garage - Mobile Truck Lift	2026	100,000
Facilities - AED Replacements	2026	21,000
Parks Restroom Maintenance	2026	50,000
Public Works Center - Central Garage In floor Exhaust Fan Replacement	2026	30,000
Public Works Center - Electrical Panel Upgrade	2026	50,000
Public Works Center - Fire Door Replacement	2026	20,000
Public Works Center - Fuel Island Relocation Design - 50% Share	2026	100,000
Public Works Center - Welding Bay Tool Replacement	2026	25,000
Sibley Park - Parks lot grading and pavement	2026	0
Sibley Park - Pavilion HVAC Improvements	2026	60,000
Total		**586,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Building Automation System Upgrades & Expansion	2027	25,000
Community Athletic Fields - Storage Building Roofing & Siding	2027	80,000
Park Pavilion - Appliance Replacement	2027	25,000
Parks Restroom Maintenance	2027	75,000
Public Works Center - Central Garage Office Floor Improvements	2027	30,000

Project Name		Project Year	Project Cost
Public Works Center - Eastern Fence Replacement		2027	170,000
Public Works Center - Electrical Panel Upgrade		2027	50,000
Public Works Center - Fire Door Replacement		2027	22,500
Sibley Park - Parks lot grading and pavement		2027	0
	Total		**477,500**

CIP Fund Overview 2028

Project Name		Project Year	Project Cost
Building Automation System Upgrades & Expansion		2028	25,000
Facilities - Fire Alarm Panel Replacements		2028	40,000
Parks Restroom Maintenance		2028	75,000
Public Works Center - Additional Oil Heater Storage Tank		2028	25,000
Public Works Center - Electrical Panel Upgrade		2028	50,000
Public Works Center - Fire Door Replacement		2028	22,500
Public Works Center - Fuel Island Relocation Construction - 50% Share		2028	450,000
Sibley Park - Parks lot grading and pavement		2028	0
	Total		**687,500**

CIP Fund Overview 2029

Project Name		Project Year	Project Cost
Building Automation System Upgrades & Expansion		2029	25,000
Facilities - Fire Alarm Panel Replacements		2029	35,000
Parks Restroom Maintenance		2029	75,000
Public Works Center - Electrical Panel Upgrade		2029	50,000
Public Works Center - Fire Door Replacement		2029	25,000
Sibley Park - Parks lot grading and pavement		2029	250,000
	Total		**460,000**

Illustrative CIP Fund Overview

Project Name		Project Year	Project Cost
760 Mound Ave - Building Replacement		2028	2,500,000
Floyd Roberts Pavilion - Exterior Improvements		2028	800,000
Jaycee Park - New Restroom Building		2028	1,000,000
Land of Memories Park - Campground Shower Building		2028	2,000,000
Public Works Center - 1st Floor Remodel of Administration Building		2028	1,800,000
Public Works Center - Material Storage Structure		2028	1,100,000
Sibley Park - North Restroom Building Replacement		2028	1,000,000
	Total		**10,200,000**

117 Rogers St - Overhead Door Opener Replacements

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Overhead Door Opener Replacements	15,000	0	0	0	0	15,000
Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	15,000	0	0	0	0	15,000
Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**

Project Timeline

n/a

117 Rogers St - Roof Replacement

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

Replacement of the steel roof originally installed when the building was constructed in the 1980's as the location for Public Works Infrastructure staff. Minor repairs have been performed throughout its life as well as short term fix in the mid 2010's to repair leaks over the office area. The building currently houses the Minnesota Department of Natural Resources as well as additional storage for various city departments.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
117 Rogers St - Roof Replacement	250,000	0	0	0	0	250,000
Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	250,000	0	0	0	0	250,000
Total	**250,000**	**0**	**0**	**0**	**0**	**250,000**

Project Timeline

- Project bidding - Winter 2027-2028
- Construction - Summer 2028

Central Garage - Vehicle AC Recovery Unit

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Central Garage - Vehicle AC Recovery Unit	18,000	0	0	0	0	18,000
Total	**18,000**	**0**	**0**	**0**	**0**	**18,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	18,000	0	0	0	0	18,000
Total	**18,000**	**0**	**0**	**0**	**0**	**18,000**

Project Timeline

n/a

Floyd Roberts Pavilion - HVAC Improvements

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

Replacement of the furnace, air conditioner, and energy recovery ventilator at the Floyd Roberts Pavilion. The equipment has seen an increase in failures over the last 3-4 years with some requiring costly repairs and interrupting events at the facility which have required refunds of rental fees on numerous occasions.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Floyd Roberts Pavilion - HVAC Improvements	25,000	0	0	0	0	25,000
Total	**25,000**	**0**	**0**	**0**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	25,000	0	0	0	0	25,000
Total	**25,000**	**0**	**0**	**0**	**0**	**25,000**

Project Timeline

Replacement will occur in Spring of 2025 prior to the start of the busy graduation party season.

Franklin Rogers Park - ISG Field Access Control Gate

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Franklin Rogers Park - ISG Field Access Control Gate	35,000	0	0	0	0	35,000
Total	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	35,000	0	0	0	0	35,000
Total	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Project Timeline

n/a

Parks Restroom Maintenance

Department: FACILITIES CAPITAL

Project Years: 2025 - 2029

Project Description

Parks Restroom Maintenance. Heavy maintenance of the Parks restrooms. These assets are heavily utilized during the summer months and heavy maintenance activities need to be performed from time to time to keep them in good working order.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Parks Restroom Maintenance	50,000	50,000	75,000	75,000	75,000	325,000
Total	**50,000**	**50,000**	**75,000**	**75,000**	**75,000**	**325,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	50,000	50,000	75,000	75,000	75,000	325,000
Total	**50,000**	**50,000**	**75,000**	**75,000**	**75,000**	**325,000**

Project Timeline

Restroom maintenance improvements are planned each year.

Public Works Center - Fire Door Replacement

Department: FACILITIES CAPITAL

Project Years: 2025 - 2029

Project Description

Many of the fire rated doors within the facility are original to the building's construction and have had components fail. Due to the failures, most doors have been removed or propped open to allow movement through the building. Having a fire separation between spaces is critical should an incident occur.† This would be a multi year project to replace all of the fire doors in the facility including new frames and door hardware.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fire Door Replacement	20,000	20,000	22,500	22,500	25,000	110,000
Total	**20,000**	**20,000**	**22,500**	**22,500**	**25,000**	**110,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	20,000	20,000	22,500	22,500	25,000	110,000
Total	**20,000**	**20,000**	**22,500**	**22,500**	**25,000**	**110,000**

Project Timeline

Work would be done in the spring of each year prior to the busy summer season starting.

Public Works Center - Floor Grate Repairs

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Works Center - Floor Grate Repairs	35,000	0	0	0	0	35,000
Total	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	35,000	0	0	0	0	35,000
Total	**35,000**	**0**	**0**	**0**	**0**	**35,000**

Project Timeline

n/a

Public Works Center - Front Entrance Sidewalk & Accessible Parking Replacement

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

N/A

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Front entrance and accessible parking replacement	125,000	0	0	0	0	125,000
Total	**125,000**	**0**	**0**	**0**	**0**	**125,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	125,000	0	0	0	0	125,000
Total	**125,000**	**0**	**0**	**0**	**0**	**125,000**

Project Timeline

N/A

Public Works Center - Master Planning Design

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

The master planning process will identify the areas of need for the Public Works Department as they and the city continue to grow. Several areas already identified are the need for additional heated storage for the growing snow plow inventory as well as specialized equipment including the excavator. Salt and materials storage is another item that needs addressing given the deteriorated condition of the current facilities.

The process will include initial cost estimates and concept sketches to provide staff with planning documents for budgeting and gathering staff feedback.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Master Plan Design	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Project Timeline

- January 2025 - Kickoff meeting with architect
- Late Spring 2025 - End user engagement - Public Works, Transit, and all city staff
- Summer 2025 - Concept design
- Fall 2025 - Finalize concepts for discussion and budgeting

Public Works Center/Transit - Emergency Generator - 50% share

Department: FACILITIES CAPITAL

Project Years: 2025 - 2025

Project Description

Replacement of the Public Works Center backup generator

The existing generator appears to be original to the construction of the facility in the 1960s as a MNDOT regional office.† The generator currently only supplies power to a limited number of life safety, operations components, and the server room.† The Public Works Center is the primary back up IT facility for the city network and as such if there were an event that disabled city offices in the downtown core, the site would be utilized as a secondary location for city operations.† As such, the facility should be upgraded to full backup power to mirror the capabilities of the Inter-governmental Center and the Public Safety Center.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Works Center/Transit - Emergency Generator - 50% share	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Project Timeline

- Spring 2025 - Design and equipment purchase
- Summer 2025 - Installation

Sibley Park - Parks lot grading and pavement

Department: FACILITIES CAPITAL

Project Years: 2025 - 2029

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Sibley Park - Parks lot grading and pavement	40,000	0	0	0	250,000	290,000
Total	**40,000**	**0**	**0**	**0**	**250,000**	**290,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	40,000	0	0	0	250,000	290,000
Total	**40,000**	**0**	**0**	**0**	**250,000**	**290,000**

Project Timeline

n/a

Building Automation System Upgrades & Expansion

Department: FACILITIES CAPITAL

Project Years: 2026 - 2029

Project Description

Upgrades to the existing BAS (Building Automation System) will allow us to continue the transition from stand alone systems to a fully accessible online system available on the city's network. Expansion will include buildings that have been recently added to the fiber network and now have the capability to be brought online for monitoring and control.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Building Automation System Upgrades & Expansion	0	25,000	25,000	25,000	25,000	100,000
Total	**0**	**25,000**	**25,000**	**25,000**	**25,000**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	25,000	25,000	25,000	25,000	100,000
Total	**0**	**25,000**	**25,000**	**25,000**	**25,000**	**100,000**

Project Timeline

Work would be accomplished as time allows each year.

Caledonia Community Center - Exterior Remodel

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

Caledonia Community Center - Exterior Remodel The facility is showing its age and is in need of a refresh.† With the roof replacement completed, the exterior water intrusions should be addressed on the siding and windows of the building.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Caledonia Community Center - Exterior Remodel	0	75,000	0	0	0	75,000
Total	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	75,000	0	0	0	75,000
Total	**0**	**75,000**	**0**	**0**	**0**	**75,000**

Project Timeline

Design: Spring 2025

Construction: Summer 2025, with completion prior to the Tri-County Fair in August

Caledonia Community Center - Facility Audit

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Facility Audit	0	30,000	0	0	0	30,000
Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	30,000	0	0	0	30,000
Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**

Project Timeline

n/a

Central Garage - Mobile Truck Lift

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

Project will include the purchase of 4 column lifts and a wing plow attachment to allow for maintenance of the snow fleet in our facility.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Mobile Truck Lift	0	100,000	0	0	0	100,000
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	100,000	0	0	0	100,000
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Project Timeline

Purchase equipment in January 2025.

Facilities - AED Replacements

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

Replacement of the building Automated External Defibrillators

The current Zoll AED's were purchased in 2020 and will reach the end of their warranty period requiring replacement in 2025.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
AED Replacements	0	21,000	0	0	0	21,000
Total	**0**	**21,000**	**0**	**0**	**0**	**21,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	21,000	0	0	0	21,000
Total	**0**	**21,000**	**0**	**0**	**0**	**21,000**

Project Timeline

Purchase will occur with city wide AED replacement project in 2025

Public Works Center - Central Garage In floor Exhaust Fan Replacement

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

Replacement of the exhaust fan for the in floor exhaust at the Public Works Center. The central garage has the capability to use the in floor exhaust system to safely operate and test vehicles in the maintenance bays. The exhaust fan predates the relocation of Public Works staff to the current site and staff recommends replacement prior to failure.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Exhaust Fan	0	30,000	0	0	0	30,000
Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	30,000	0	0	0	30,000
Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**

Project Timeline

Summer 2025

Public Works Center - Electrical Panel Upgrade

Department: FACILITIES CAPITAL

Project Years: 2026 - 2029

Project Description

Multi-year replacement of the electrical system components at the Public Works Center. The electrical panels and system at the Public Works Center are largely remnants of the original construction nearly 50 years ago. The equipment is aging and parts have been extremely hard to find. This will be a multi-year phased approach to update the entire building's electrical system.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Electrical Panel Upgrades	0	50,000	50,000	50,000	50,000	200,000
Total	**0**	**50,000**	**50,000**	**50,000**	**50,000**	**200,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	50,000	50,000	50,000	50,000	200,000
Total	**0**	**50,000**	**50,000**	**50,000**	**50,000**	**200,000**

Project Timeline

Work will be performed annually during summer months to reduce the impact on Public Works Operations and Central Garage staff.

Public Works Center - Fuel Island Relocation Design - 50% Share

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Public Works Center - Fuel Island Relocation Design - 50% Share	0	100,000	0	0	0	100,000
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	100,000	0	0	0	100,000
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Project Timeline

n/a

Public Works Center - Welding Bay Tool Replacement

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

Welding shop tool replacement - Public Works Center Some of the existing tools in the welding shop at the Public Works Center are nearing the end of their serviceable life. New technology is available to make the equipment easier to service in the future and more ergonomic for staff to utilize.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Welding shop tools	0	25,000	0	0	0	25,000
Total	**0**	**25,000**	**0**	**0**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	25,000	0	0	0	25,000
Total	**0**	**25,000**	**0**	**0**	**0**	**25,000**

Project Timeline

Equipment will be purchased in January of 2025.

Sibley Park - Pavilion HVAC Improvements

Department: FACILITIES CAPITAL

Project Years: 2026 - 2026

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Sibley Park Pavilion Exterior Improvements	0	60,000	0	0	0	60,000
Total	**0**	**60,000**	**0**	**0**	**0**	**60,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	60,000	0	0	0	60,000
Total	**0**	**60,000**	**0**	**0**	**0**	**60,000**

Project Timeline

n/a

Community Athletic Fields - Storage Building Roofing & Siding

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

The building was moved on site when the park was constructed as a cost savings measure.† The residential garage has vinyl siding and asphalt tab shingles which don't hold up well in the wind conditions we see at this location.† More durable materials will be installed to both match the new look in the park, make repairs more cost effective, and increase the durability for this long term asset.† Proposed materials include concrete siding and trim and a metal standing seam roof.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Storage Building Roofing & Siding	0	0	80,000	0	0	80,000
Total	**0**	**0**	**80,000**	**0**	**0**	**80,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	80,000	0	0	80,000
Total	**0**	**0**	**80,000**	**0**	**0**	**80,000**

Project Timeline

TBD

Park Pavilion - Appliance Replacement

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

Replacement of the appliances at Floyd Roberts Pavilion, Sibley Park Pavilion, Sibley Park Giving Barn, and the Caledonia Community Center.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Park Pavilion - Appliance Replacement	0	0	25,000	0	0	25,000
Total	**0**	**0**	**25,000**	**0**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	25,000	0	0	25,000
Total	**0**	**0**	**25,000**	**0**	**0**	**25,000**

Project Timeline

Appliances would be replaced as rental schedules allow.

Public Works Center - Central Garage Office Floor Improvements

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

Floor resurfacing in the Central Garage office and parts room at the Public Works Center. The floor is a paint product that was applied prior to staff relocation to the site. A more appropriate and durable floor coating will be applied to the floor to help keep the area clean for staff.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Floor coating	0	0	30,000	0	0	30,000
Total	**0**	**0**	**30,000**	**0**	**0**	**30,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	30,000	0	0	30,000
Total	**0**	**0**	**30,000**	**0**	**0**	**30,000**

Project Timeline

Summer 2027 - will require relocation of staff offices and parts room for 2 weeks

Public Works Center - Eastern Fence Replacement

Department: FACILITIES CAPITAL

Project Years: 2027 - 2027

Project Description

Replacement of the eastern fence line at the Public Works Center The existing 6’ chain link fence has become overgrown with vegetation.† The current vegetation will be cleared and the fence will be replaced with an 8’ high privacy chain link fence to increase security of the facility as well as cut down on light pollution into the neighboring property.††

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fence replacement	0	0	170,000	0	0	170,000
Total	**0**	**0**	**170,000**	**0**	**0**	**170,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	170,000	0	0	170,000
Total	**0**	**0**	**170,000**	**0**	**0**	**170,000**

Project Timeline

Construction: Summer 2027

Facilities - Fire Alarm Panel Replacements

Department: FACILITIES CAPITAL

Project Years: 2028 - 2029

Project Description

Multi year project to replace existing fire alarm panels throughout city buildings. Fire alarm panels have a life expectancy of 10-15 years. Several of our facilities have panels within this range. The city is also undertaking a consolidation of our fire alarm monitoring service to provide a more streamlined system for monitoring all of our facilities. The organization currently utilize 4 separate monitoring vendors and it is time consuming to update contact lists for each as staff changes occur.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fire Alarm replacements	0	0	0	40,000	35,000	75,000
Total	**0**	**0**	**0**	**40,000**	**35,000**	**75,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	40,000	35,000	75,000
Total	**0**	**0**	**0**	**40,000**	**35,000**	**75,000**

Project Timeline

Work will be undertaken in spring of each year.

Public Works Center - Additional Oil Heater Storage Tank

Department: FACILITIES CAPITAL

Project Years: 2028 - 2028

Project Description

Installation of an additional waste oil storage tank for the waste oil heaters There currently is not enough storage on site for the waste oil generated from the city's vehicle fleet. Because the city uses the used oil to generate heat in the colder months, ample storage is a necessity to reduce costs for natural gas.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Oil tank	0	0	0	25,000	0	25,000
Total	**0**	**0**	**0**	**25,000**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	25,000	0	25,000
Total	**0**	**0**	**0**	**25,000**	**0**	**25,000**

Project Timeline

Installation will occur after the heaters are shut down for the season in the spring of 2028

Public Works Center - Fuel Island Relocation Construction - 50% Share

Department: FACILITIES CAPITAL

Project Years: 2028 - 2028

Project Description

Construction of the relocated fuel island at the Public Works Center.

A new fuel island has been proposed for the Public Works Center in order to bring more pumps and a covered island for fueling in inclement weather. Costs would be shared 50% Public Works and 50% Transit with 80% of the Transit dollars coming from a Federal grant.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Fuel Island	0	0	0	450,000	0	450,000
Total	**0**	**0**	**0**	**450,000**	**0**	**450,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	450,000	0	450,000
Total	**0**	**0**	**0**	**450,000**	**0**	**450,000**

Project Timeline

Construction - Summer 2026

Parks Capital Replacement Fund

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Cash Flow

Parks	2025	2026	2027	2028	2029		
Projected Fund Balance	$1,321,215	$1,301,215	$1,421,215	$1,366,215	$ 1,031,215		
Budgeted Amount for Parks CIP Projects (General Fund) Note: these	$510,000	$525,000	$540,000	$555,000	$570,000		
ARP Funds	$580,000						
Guaranteed Available Funds	$2,411,215	$1,826,215	$1,961,215	$1,921,215	$1,601,215		
Less Restricted (Splash Pad)	($580,000)						
CBDG Funds (*) If qualifying project	$100,000	$0	$0	$0	$0		
Grants (awarded**) (proposed***)	$200,000	$0	$0	$0			
Other contributions !	$0						
Available Funds	$2,131,215	$1,826,215	$1,961,215	$1,921,215	$1,601,215		
Project Name	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	**Illustrative**
Shelter upgrades * Note CBDG for Highland Park shelters in 2025	$ (100,000)	$ (50,000)	$ (55,000)	$ (60,000)	$ (65,000)	**$ (330,000)**	
Rasmussen Floating Trail*** ($237.5K CIP, $237.5 Grant applied for in 2022; not successful; moved to 2028; 2027 design costs)		$ -	$ (25,000)	$ (475,000)		**$ (500,000)**	
Land of Memories Playground Improvements *** (DNR $200K/CIP $200K)	$ (400,000)					**$ (400,000)**	
West Mankato Park (playground and shelter relocation)*** Apply for DNR grant for this park			$ (500,000)			**$ (500,000)**	
Sibley Park backside playground				$ (350,000)		**$ (350,000)**	
Jaycee Playground (apply for DNR grant for this playground)		$ (350,000)				**$ (350,000)**	$ -
Thomas playground replacement and ice rink upgrades					$ (600,000)	**$ (600,000)**	$ -
Sibley Park Rehab	$ (100,000)					**$ (100,000)**	
Pilot project for engagement of new/expanded groups in parks (continued in 2025)	$ (50,000)					**$ (50,000)**	
Bike Racks - replacement & additions	$ (5,000)	$ (5,000)	$ (5,000)	$ (5,000)	$ (5,000)	**$ (25,000)**	
Surface Upgrades (Tourtellottee parking lot 2024, Caledonia 2025, Hiniker contribution in 2027)	$ (175,000)		$ (10,000)			**$ (185,000)**	
Groh Park Development (DNR Grant $250K, Charter bonds $500K) ***	$ -	$ -	$ -			**$ -**	$ 750,000.00
PW Parks *@ (100K CDBG, 125K PIL, 325K Charter Bonds, 200K DNR Grant)		$ -	$ -			**$ -**	$ 750,000.00
CIP funding incurred	$ (830,000)	$ (405,000)	$ (595,000)	$ (890,000)	$ (670,000)	**$ (3,390,000)**	
Kearney Pond Park !@ (10K Other, 440K Charter,)	$ -					**$ -**	$ 450,000
Proposed Charter Bond Funding Incurred	**$ -**	**$ -**	**$ -**			**$ -**	
Total Capital Enhancement	**$ (830,000)**	**$ (405,000)**	**$ (595,000)**	**$ (890,000)**	**$ (670,000)**	**$ (6,780,000)**	$ 1,950,000
Fund Balance - Restricted (Splash Pad)	$ 580,000	$ 580,000	$ 580,000	$ 580,000	$ 580,000		
Fund Balance	$ 1,301,215	$ 1,421,215	$ 1,366,215	$ 1,031,215	$ 931,215		
Fund Balance Target	$ 565,000	$ 580,000	$ 595,000	$ 610,000	$ 625,000		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2025	5,000
Land of Memories Park - Playground Improvements	2025	400,000
Parks Pilot Project Phase 2	2025	50,000
Parks Surface Upgrades	2025	175,000
Shelter Improvements	2025	100,000
Sibley Park Rehab	2025	100,000
Total		**830,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2026	5,000
Jaycee Park - playground	2026	350,000
Parks Surface Upgrades	2026	0
Shelter Improvements	2026	50,000
Total		**405,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2027	5,000
Parks Surface Upgrades	2027	10,000
Rasmussen Floating Trail	2027	25,000
Shelter Improvements	2027	55,000
West Mankato Park Upgrades	2027	500,000
Total		**595,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2028	5,000
Rasmussen Floating Trail	2028	475,000
Shelter Improvements	2028	60,000
Sibley Park Hill- playground	2028	350,000
Total		**890,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Bike Racks - replacement & additions	2029	5,000
Shelter Improvements	2029	65,000
Thomas Park Playground Improvements	2029	600,000
Total		**670,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Development of Park on PWC Land-Behind Public Works Building	2030	750,000
Groh Park Development	2031	750,000
Kearney Pond Park Improvements	2031	450,000
Total		**1,950,000**

Bike Racks - replacement & additions

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2029

Project Description

n/a

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Bike Racks - replacement & additions	5,000	5,000	5,000	5,000	5,000	25,000
Total	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	5,000	5,000	5,000	5,000	5,000	25,000
Total	**5,000**	**5,000**	**5,000**	**5,000**	**5,000**	**25,000**

Project Timeline

TBD

Land of Memories Park - Playground Improvements

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

A new playground unit will be installed in Land of Memories Park. The play equipment will be designed to meet CPSC requirements for safe play equipment and will provide opportunities for play in accordance with ADA requirements. The existing playground unit was installed in 1995. It is difficult to find replacement parts for this unit and has reached the end of its proposed life cycle.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Land of Memories Playground Improvements	400,000	0	0	0	0	400,000
Total	**400,000**	**0**	**0**	**0**	**0**	**400,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	200,000	0	0	0	0	200,000
Other Sources	200,000	0	0	0	0	200,000
Total	**400,000**	**0**	**0**	**0**	**0**	**400,000**

Project Timeline

To be completed in 2025.†Project is dependent upon receiving a DNR grant.

Parks Pilot Project Phase 2

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

Parks Pilot Project, Phase 2, a continuation of a project started in 2024, is proposed for 2025. The parks pilot project is proposed to assess and trial possibilities to increase user groups in the parks.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Parks Pilot Project Phase 2	50,000	0	0	0	0	50,000
Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	50,000	0	0	0	0	50,000
Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**

Project Timeline

The project is proposed for 2025.

Parks Surface Upgrades

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2027

Project Description

Parks surface improvements include the Caledonia parking lot in 2025 and a contribution for the reconstruction of the Hiniker Park parking lot in 2027 in conjunction with the adjacent Hiniker Parkway improvements.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Surface Improvements	175,000	0	10,000	0	0	185,000
Total	**175,000**	**0**	**10,000**	**0**	**0**	**185,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	175,000	0	10,000	0	0	185,000
Total	**175,000**	**0**	**10,000**	**0**	**0**	**185,000**

Project Timeline

The improvements are scheduled for 2025 and 2027.

Shelter Improvements

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2029

Project Description

This funding is to provide maintenance and replacement of park shelters throughout the City of Mankato. Highland Both shelters 1 & 2 at Highland Park shelters are programmed for cosmetic and structural upgrades in 2025.† Work will include concrete rehabilitation at Shelter #2 (east side) as well as structural repairs and painting.† Work at Shelter #1 (west side) will include electrical repairs, concrete siding on the gable ends, concrete board and batten ceilings, paint, and minor concrete repair work. The work with refresh these facilities bring them up to a manageable maintenance level, and make them more cohesive with the previous upgrades that have been performed in the park.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Shelter upgrades/replacemet	100,000	50,000	55,000	60,000	65,000	330,000
Total	**100,000**	**50,000**	**55,000**	**60,000**	**65,000**	**330,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	50,000	55,000	60,000	65,000	230,000
Other Sources	100,000	0	0	0	0	100,000
Total	**100,000**	**50,000**	**55,000**	**60,000**	**65,000**	**330,000**

Project Timeline

Funding is planned for 2025-2029.†

Sibley Park Rehab

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2025 - 2025

Project Description

In 2025, the following projects, and estimated dollar amounts are proposed. $6,500 for repairs to sinking disc golf pads, repairs for disc golf baskets, $10,000 for disc golf hole signs, $10,000 interpretive signs for trail areas including at Land of Memories Park in conjunction with the installation of the Kern Bridge; $30,000 flagpole and lights at Thomas Park; $42,000 for a limestone pool sign at Tourtellotte Park.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Misc. Parks Improvement projects	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Project Timeline

The projects are proposed for 2025.

Jaycee Park - playground

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2026 - 2026

Project Description

Playground equipment replacement at Jaycee Park.†

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Playground system	0	350,000	0	0	0	350,000
Total	**0**	**350,000**	**0**	**0**	**0**	**350,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	350,000	0	0	0	350,000
Total	**0**	**350,000**	**0**	**0**	**0**	**350,000**

Project Timeline

The project is programmed for 2026.

Rasmussen Floating Trail

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2028

Project Description

The floating trail in Rasmussen Woods requires rebuilding.†Maintenance and improvements are needed to the Rasmussen Woods floating trail due to flooding. Because of the sensitive nature of the area, advanced design work is anticipated.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Rasmussen Floating Trail	0	0	25,000	475,000	0	500,000
Total	**0**	**0**	**25,000**	**475,000**	**0**	**500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	25,000	237,500	0	262,500
Other Sources	0	0	0	237,500	0	237,500
Total	**0**	**0**	**25,000**	**475,000**	**0**	**500,000**

Project Timeline

Planned improvements in 2028, and design work is anticipated for 2027.

West Mankato Park Upgrades

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2027 - 2027

Project Description

The playground system and shelter in West Mankato Park are scheduled for upgrades. Park improvements will include shelter replacement, sidewalk and playground updates.† The equipment and shelter in West Mankato Park are nearing their useful life and require replacement.†

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Playground	0	0	285,000	0	0	285,000
Shelter and Accessible Sidewalk	0	0	215,000	0	0	215,000
Total	**0**	**0**	**500,000**	**0**	**0**	**500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	500,000	0	0	500,000
Total	**0**	**0**	**500,000**	**0**	**0**	**500,000**

Project Timeline

The project is scheduled for 2027.†

Sibley Park Hill- playground

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2028 - 2028

Project Description

The playground system near the Sibley Park Hill is nearing its useful life and is scheduled for replacement.†

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Playground replacement	0	0	0	350,000	0	350,000
Total	**0**	**0**	**0**	**350,000**	**0**	**350,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	350,000	0	350,000
Total	**0**	**0**	**0**	**350,000**	**0**	**350,000**

Project Timeline

The work is planned for 2028.†

Thomas Park Playground Improvements

Department: PARKS CAPITAL REPLACEMENT FUND

Project Years: 2029 - 2029

Project Description

Playground equipment replacement is planned for Thomas Park. In addition, updates to the existing ice rink including replacing the current asphalt surface with concrete and incorporate multi-season uses for the space.†

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Playground and ice rink modifications	0	0	0	0	600,000	600,000
Total	**0**	**0**	**0**	**0**	**600,000**	**600,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	600,000	600,000
Total	**0**	**0**	**0**	**0**	**600,000**	**600,000**

Project Timeline

The project is planned for 2029.†

Water Capital Improvement Fund

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Water Capital	**2025**	**2026**	**2027**	**2028**	**2029**	
Projected Fund Balance	$3,178,188	$3,073,188	$1,031,188	$1,511,188	$1,221,188	
Transfer-In Water	$625,000	$625,000	$625,000	$625,000	$625,000	
Transfer-In Meter Replacement	$100,000	$100,000	$100,000	$100,000	$100,000	
Available Funds	$3,903,188	$3,798,188	$1,756,188	$2,236,188	$1,946,188	
Project Title						**Total**
Balcerzak Tower Rehab	$50,000	$2,000,000				**$2,050,000**
Master Plan	$175,000					**$175,000**
Removal of the WTP reservoir				$130,000		**$130,000**
Softener Rehab				$130,000		**$130,000**
Membrane Filter Replacement				$575,000		**$575,000**
Remote site PLC upgrades			$75,000		$75,000	**$150,000**
WHF Garage Doors		$17,000				**$17,000**
Roof Replacement-Dolph and Well 14	$45,000					**$45,000**
Membrane valves	$30,000					**$30,000**
Pipe integrity testing-WTP-HLPS	$100,000					**$100,000**
Well 12 maintenance insp/rehab			$70,000			**$70,000**
Well 15 rehab and inspection				$80,000		**$80,000**
Chlorine Scrubber media	$130,000					**$130,000**
North City Reservoir Booster install		$650,000				**$650,000**
Water Meter Replacement	$100,000	$100,000	$100,000	$100,000	$100,000	**$500,000**
Total	**$630,000**	**$2,767,000**	**$245,000**	**$1,015,000**	**$175,000**	**$4,832,000**
Water Meter Reserve	$300,000	$400,000	$500,000	$600,000	$700,000	
Fund Balance	$3,073,188	$1,031,188	$1,511,188	$1,221,188	$1,771,188	
Reserve Target	$750,000	$750,000	$1,000,000	$1,000,000	$1,000,000	

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Balcerzak Tower Rehab	2025	50,000
Chlorine Scrubber replacement	2025	130,000
Membrane Valve Replacement	2025	30,000
Pipe integrity testing	2025	100,000
Roof Replacements	2025	45,000
Softener 1 & 2 HVAC	2025	0
Water Meter Replacement	2025	100,000
WTP Master Plan	2025	175,000
Total		**630,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Balcerzak Tower Rehab	2026	2,000,000
Booster installation at North City Reservoir	2026	650,000
Water Meter Replacement	2026	100,000
WHF Overhead Door Replacement	2026	17,000
Total		**2,767,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Remote Site PLC upgrade	2027	75,000
Water Meter Replacement	2027	100,000
Well 12 rehab	2027	70,000
Total		**245,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Remote Site PLC upgrade	2028	0
Removal of the WTP reservoir	2028	130,000
Softener Rehab	2028	130,000
Water - Membrane Replacement	2028	575,000
Water Meter Replacement	2028	100,000
Well 15 rehab and inspection	2028	80,000
Total		**1,015,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Remote Site PLC upgrade	2029	75,000
Water Meter Replacement	2029	100,000
Total		**175,000**

Balcerzak Tower Rehab

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2026

Project Description

Balcerzak Tower has coating failures at the weld seams, rust pushing through the support beams on the roof of the tower, lead paint on the interior dry side, spiral staircase that needs removal, support footing repair due to concrete failure, paint failure of interior dry paint that is not lead. Complete rehab will ensure the integrity of the structure for years to come.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Balcerzak Tower Rehab	50,000	2,000,000	0	0	0	2,050,000
Total	**50,000**	**2,000,000**	**0**	**0**	**0**	**2,050,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	50,000	2,000,000	0	0	0	2,050,000
Total	**50,000**	**2,000,000**	**0**	**0**	**0**	**2,050,000**

Project Timeline

TBD

Chlorine Scrubber replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

This project would entail the removal and replacement of the chlorine scrubber media. The cost would be strictly the purchase of new media. The replacement would we done by the maintenance crew in house in less than a day. The chlorine scrubber was installed in 2005 and this is the original media. The design capacity of the media is to neutralize 2,000lbs of chlorine in the event of a leak. After the 2024 results we would only be able to neutralize 1,000lbs in the event of a leak.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
	130,000	0	0	0	0	130,000
Total	**130,000**	**0**	**0**	**0**	**0**	**130,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Water Revenue	130,000	0	0	0	0	130,000
Total	**130,000**	**0**	**0**	**0**	**0**	**130,000**

Project Timeline

Anytime of the year, but may be dependent on lead time of the manufacture.

Membrane Valve Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

Purchase replacement valves for the UF units The current valves assemblies are no longer supported. The valve, actuator, and indicator switch all need to be purchased new once the current inventory is reduced. This means that we will have to eventually transition all 219 valves on the UF system to a new style. Part of this project will be to transition select valves of high importance to a High Performing valve which will allow for smoother operation, adjustability, and reduced downtime.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Replacement	30,000	0	0	0	0	30,000
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	30,000	0	0	0	0	30,000
Total	**30,000**	**0**	**0**	**0**	**0**	**30,000**

Project Timeline

Spring of each year.

Pipe integrity testing

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

There is one pipe that connects the filter building to the high lift pump station. This pipe runs underground and under buildings. There is chlorine injected a the beginning of it at a high concentration to dissipate the ammonia. This chlorine reduces the pH of the water at the injection point. The integrity of this pipe will need to be verified to maintain operation of the WTP. I suggest putting it on a 10 year rotation until a baseline can be verified. It is a 36" pipe which is not common and in town. If we were to have integrity issues the main pumping station would be shut down until the proper pipe and fittings could be delivered.

Technology allows for a non-intrusive integrity testing where they can float a sensor from one building to the other. No excavation needed.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Pipe integrity testing	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	0	0	0	0	100,000
Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**

Project Timeline

Summer of 2025

Roof Replacements

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

Roof replacement

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
	45,000	0	0	0	0	45,000
Total	**45,000**	**0**	**0**	**0**	**0**	**45,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Water Revenue	45,000	0	0	0	0	45,000
Total	**45,000**	**0**	**0**	**0**	**0**	**45,000**

Project Timeline

Spring or fall based on the contractor’s schedule.

Softener 1 & 2 HVAC

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

HVAC replacement over the softeners The HVAC units are in need of replacement.† The maintenance crew as well as contract crews work on the units often during the summer months.† The units do not operate well and are not designed for the cool air and high humidity.† The building is cool due to the treated water, but high humidity all summer from the outside air.† The humidity is required to stay low due to corrosion on the piping.† The system is not built to exchange the inside air during projects we are working on.† I have gotten quotes in years past to install ventilation fans, but HVAC updates would catch everything.† †

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
HVAC replacement	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	0	0
Total	**0**	**0**	**0**	**0**	**0**	**0**

Project Timeline

Summer of 2025

Water Meter Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2033

Project Description

Annual contribution towards future Water Meter Replacement

Water meters typically have a 20 year lifecycle which with the bonding for potential replacement in 2024 we would be looking to start saving up for future replacements via cash versus having to take on new debt.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Water Meter Reserve	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Project Timeline

2023 -2043 - annual contribution

WTP Master Plan

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

As the City of Mankato continues to experience unparalleled growth, this growth continues to create more stress on the water infrastructure. The stress is seen in a number of areas throughout the water cycle from raw water supply, treatment, pumping capacities, and water distribution and storage. With a historical peak day demand of 9.7 million gallons per day a few years ago, the continued large scale growth of the City will significantly drive that peak up during dry times of the year. Rather than waiting for a water emergency or a significant treatment problem, planning for the future is needed to keep Mankato in the growth mode and able to supply the water needs for the City over the next 10+ years.

The facility will need to undergo a study to see what type of treatment will set us up for the next 25 years. Portions of the facility are aging rapidly and a decision will need to be made as to how we will treat the water for years to come.

Engagement Strategy

- Community Investment Plan open house
- City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
Master Plan design	175,000	0	0	0	0	175,000
Total	**175,000**	**0**	**0**	**0**	**0**	**175,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	175,000	0	0	0	0	175,000
Total	**175,000**	**0**	**0**	**0**	**0**	**175,000**

Project Timeline

Spring of 2024 through 2025

Booster installation at North City Reservoir

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Booster pump installation

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Boosters Installation	0	650,000	0	0	0	650,000
Total	**0**	**650,000**	**0**	**0**	**0**	**650,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Loan/Bond Proceeds	0	650,000	0	0	0	650,000
Total	**0**	**650,000**	**0**	**0**	**0**	**650,000**

Project Timeline

Summer 2026

WHF Overhead Door Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

WHF drive through bay door replacement

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
	0	17,000	0	0	0	17,000
Total	**0**	**17,000**	**0**	**0**	**0**	**17,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Water Revenue	0	17,000	0	0	0	17,000
Total	**0**	**17,000**	**0**	**0**	**0**	**17,000**

Project Timeline

Spring based on contractor’s schedule and availability of materials

Remote Site PLC upgrade

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2029

Project Description

PLC (Programmable Logic Controller) replacement/upgrade at the remote sites The PLC's have been installed since the early 2000's and are obsolete.† The products are outdated with replacement parts difficult to find.† A PLC upgrade is required to effectively communicate with the rest of the WTP infrastructure into the future.† † ††

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Remote Site PLC upgrade	0	0	75,000	0	75,000	150,000
Total	**0**	**0**	**75,000**	**0**	**75,000**	**150,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	75,000	0	75,000	150,000
Total	**0**	**0**	**75,000**	**0**	**75,000**	**150,000**

Project Timeline

Fall of 2027

Well 12 rehab

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2027

Project Description

Rehab of Well 12 as well as the two booster pumps. All pumps are on a maintenance rotation. This will include pulling/inspecting of all pumps, motors, casings, shafts, and bearings. Any wore or corroded parts will be replaced at that time. Since the site is independent from the treatment facility if we are doing the rehab all pumps are pulled at the same time.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Well 12 rehab	0	0	70,000	0	0	70,000
Total	**0**	**0**	**70,000**	**0**	**0**	**70,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	70,000	0	0	70,000
Total	**0**	**0**	**70,000**	**0**	**0**	**70,000**

Project Timeline

Fall of 2027

Removal of the WTP reservoir

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

The reservoir has been out of service since 2005. The concrete is beginning to crumble, trees are growing out of the roof, and animals are living in the overflow. We have gotten quotes to remove it which have come in just under 120k. The reservoir cannot be used with the current WTP configuration due to the hydraulics of the reservoir. It is seven feet lower than the new HLPS that was built in 2005. The grounds where the reservoir sits is the only direction the current WTP is able to expand.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Removal	0	0	0	130,000	0	130,000
Total	**0**	**0**	**0**	**130,000**	**0**	**130,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	130,000	0	130,000
Total	**0**	**0**	**0**	**130,000**	**0**	**130,000**

Project Timeline

Summer of 2028

Softener Rehab

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

Rehab of softener #3 and 4 metal structures. We are setting aside money to complete a sand-blast and coat of the corroded metals inside the softeners. Basic maintenance has held up well, but we will eventually get to a point to completely rehab the unit. There are some metals that we are not able to get to that are beginning to rust through.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Softener Rehab	0	0	0	130,000	0	130,000
Total	**0**	**0**	**0**	**130,000**	**0**	**130,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	130,000	0	130,000
Total	**0**	**0**	**0**	**130,000**	**0**	**130,000**

Project Timeline

Winter of 2032

Water - Membrane Replacement

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

Replacement of 640 membrane modules.

The facility has 8 membranes filter skids consisting of 80 modules each making a total of 640 filter modules total in the facility. 320 modules were replaced in 2017 and 320 in 2018. I would like to begin replacement in 2027 by completing a 50% replacement the middle of the year. This will begin to spread out future module replacements. The membranes cannot be stored on site. They must be put into service when purchased since there is no guaranteed shelf life if they are not actually on-line receiving water. As the filter modules age the small internal strands become brittle and break.

Detection is through declining Log Removal Values (LRV), increase Membrane Integrity Testing (MIT)-water flow testing, and the use of sounding gear. The WTP maintenance department is spending one full day every month to maintain an acceptable LRV. The MN Department of Health requires an LRV of 4.0 for potable water. The WTP has set a standard of removing a filter from service for repair if an LRV falls below 4.30. We feel that this proactive approach will keep our team ahead of any arising issues. It will also allow us the time to attend to other emergency repairs before completing membrane repairs. Due to the regulations, extended lead time and increasing maintenance costs it is critical that these be replaced in a timely manner.

*The LRV is a number that is calculated by using the last known filtration volume, last known pressure/trans membrane pressure, and the displaced flow on the Membrane Integrity Panel. This test is done daily to record any perforations in the membrane surface where contaminants would have the possibility to pass. *Membrane pinning is a process where the leaks are isolated to the A or B side of the filter. Maintenance will conduct a MIT Diagnostic on the filter in question. At this time they will use an electronic stethoscope to listen for fiber breakage. All vessels with possible leaks are recorded. The filter is then drained and locked out. The modules are pulled and submerged in a water bath, the filtrate side of the fiber is pressurized with air. If there is a leak, air bubbles will expose themselves from one of the 10,000 fibers on the module surface.

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	0	0	0	575,000	0	575,000
Total	**0**	**0**	**0**	**575,000**	**0**	**575,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	575,000	0	575,000
Total	**0**	**0**	**0**	**575,000**	**0**	**575,000**

Project Timeline

Installation Fall of 2027 or spring of 2028

Well 15 rehab and inspection

Department: WATER CAPITAL IMPROVEMENT FUND

Project Years: 2028 - 2028

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
well 15 rehab and inspection	0	0	0	80,000	0	80,000
Total	**0**	**0**	**0**	**80,000**	**0**	**80,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	80,000	0	80,000
Total	**0**	**0**	**0**	**80,000**	**0**	**80,000**

Project Timeline

n/a

Wastewater Plant Capital Improvement Fund

Wastewater Plant Capital Impr	2025	2026	2027	2028	2029
Projected Fund Balance	$6,538,775	$7,346,286	$6,022,441	$6,501,287	$6,823,219
Transfer-In Wastewater	$2,000,000	$2,000,000	$2,000,000	$2,000,000	$2,000,000
Available Funds	$8,538,775	$9,346,286	$8,022,441	$8,501,287	$8,823,219

Project Title	2025	2026	2027	2028	2029	Total
2028 - Blower Replacement with turbo blowers	$812,500	$937,500	$750,000	$1,368,750		$ 3,868,750
Disc filter panel replacement 22 - 2028 Med - 2034 Low		$67,911		$73,004		$ 140,915
EQ Tank Propeller Mixers - med / low		$74,750	$232,218			$ 306,968
Facility Roof Replacement - med	$65,231	$386,977	$59,926	$90,603	$193,203	$ 795,939
Influent Pumps VFD replacement - high	$89,758	$94,057	$98,760	$103,698	$108,883	$ 495,156
20 Year Facility plan - high		$500,000				$ 500,000
Sand removal system - WRF - Med		$727,650				$ 727,650
Loader for WRRF - replacement for 6109 - High	$225,000					$ 225,000
WRF Redaim pump rebuilds - Med		$35,000	$55,250	$42,013	$63,314	$ 195,577
WRF Actiflo lamella tube replacement - low			$325,000			$ 325,000
2025 - Regional trunk line - engineering work / construction 3rd ave		$500,000				$ 500,000
Total	**$ 1,192,489**	**$ 3,323,845**	**$ 1,521,154**	**$ 1,678,067**	**$ 365,400**	$ 8,080,955
Fund Balance	$ 7,346,286	$ 6,022,441	$ 6,501,287	$ 6,823,219	$ 8,457,820	

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
2028 - Blower Replacement with turbo blowers	2025	812,500
Disc filter panel replacement 22 - 2028	2025	0
EQ Tank Propeller Mixers	2025	0
Facility Roof replacement schedule	2025	65,231
Influent VFD replacement	2025	89,758
Replacement loader for WRRF	2025	225,000
Total		**1,192,489**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
2025 - Upgrade regional trunk line - Thompson Ravine to WRRF (customer community line)	2026	500,000
2028 - Blower Replacement with turbo blowers	2026	937,500
Disc filter panel replacement 22 - 2028	2026	67,911
EQ Tank Propeller Mixers	2026	74,750
Facility Roof replacement schedule	2026	386,977
Influent VFD replacement	2026	94,057
Reclaim Pump Rebuilds	2026	35,000
Sand Removal System	2026	727,650
WRRF Facility plan	2026	500,000
Total		**3,323,845**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
2025 - Upgrade regional trunk line - Thompson Ravine to WRRF (customer community line)	2027	0
2028 - Blower Replacement with turbo blowers	2027	750,000
Actiflo Lamella Tube Replacement	2027	325,000
Disc filter panel replacement 22 - 2028	2027	0
EQ Tank Propeller Mixers	2027	232,218
Facility Roof replacement schedule	2027	59,926
Influent VFD replacement	2027	98,760
Reclaim Pump Rebuilds	2027	55,250
Total		**1,521,154**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
2025 - Upgrade regional trunk line - Thompson Ravine to WRRF (customer community line)	2028	4,500,000
2028 - Blower Replacement with turbo blowers	2028	1,368,750
Disc filter panel replacement 22 - 2028	2028	73,004
EQ Tank Propeller Mixers	2028	0
Facility Roof replacement schedule	2028	90,602
Influent VFD replacement	2028	103,698
Reclaim Pump Rebuilds	2028	42,013
Total		**6,178,067**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
2025 - Upgrade regional trunk line - Thompson Ravine to WRRF (customer community line)	2029	3,000,000
EQ Tank Propeller Mixers	2029	0
Facility Roof replacement schedule	2029	193,203
Influent VFD replacement	2029	108,883
Reclaim Pump Rebuilds	2029	63,314
Total		**3,365,400**

2028 - Blower Replacement with turbo blowers

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2028

Project Description

Current blowers would be replaced with high efficiency turbo blowers to reduce overall electrical costs, and be sized in preparation for biological nutrient removal in the future. Current blowers are highly inefficient, and current turbo blowers are around 6 years ROI.† The current blowers will be rebuilt by end of 2022 and are rebuilt every 6 to 8 years.† Capital in years prior to 2029 is being allocated to pay for blowers.† If it was determined to change this to an ESCO based project, funds saved can be allocated to the initial startup of the project.†

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
Cash Reserve	662,500	937,500	750,000	0	0	2,350,000
Cash Reserve payout	0	0	(1,500,000)	(2,431,250)	0	(3,931,250)
construction	0	0	0	2,937,500	0	2,937,500
contingency	0	0	0	175,000	0	175,000
engineering	150,000	0	0	187,500	0	337,500
Equipment	0	0	1,500,000	500,000	0	2,000,000
Total	**812,500**	**937,500**	**750,000**	**1,368,750**	**0**	**3,868,750**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	812,500	937,500	750,000	1,368,750	0	3,868,750
Total	**812,500**	**937,500**	**750,000**	**1,368,750**	**0**	**3,868,750**

Project Timeline

- 2025 - 2026 - RFQ an engineering firm to begin design work on the turbo blowers
- 2027 - bid project
- 2027 - 2028 - construction

Disc filter panel replacement 22 - 2028

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2028

Project Description

Mankato's WRRF disc filters focus on removing fine particulates to meet turbidity standards prior to sending water to Mankato Energy Center and Riverfront Park as reuse water.† The panels stretch over time thus requiring periodic replacement.† Replacement of the panels requires ordering from the filter manufacture, no alternative supplier exists, and installing them with plant personnel.† †The facility has 4 filters, and replacement will be spread over 4 years to reduce annual impact.† afterwards this will enter a 5 year replacement schedule unless usage requires adjustment. Proper filtration is required by permit, and helps reduce chemical costs of disinfection.† Costs below are based on last replacement costs in 2018 with a 3% annual price increase.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Replacement Filter Panels	0	67,911	0	73,004	0	140,915
Total	**0**	**67,911**	**0**	**73,004**	**0**	**140,915**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	67,911	0	73,004	0	140,915
Total	**0**	**67,911**	**0**	**73,004**	**0**	**140,915**

Project Timeline

Panels will be ordered from supplier in December of the year prior to install.† Delivery takes 10 - 12 weeks, and will be installed in the spring to avoid peak power demand of summer by Mankato Energy Center.

EQ Tank Propeller Mixers

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2031

Project Description

Installation of three submersible propeller mixers into one equalization tank.† The mixers would allow settled solids to stay in suspension thus reducing treatment impacts at the facility.† Includes mounting equipment, installation costs, motors, and mixers.† Does not include electrical costs for installation, which will be paid from line item budget.†† The WRRF equalization tanks have been actively used for the past 5 years to modulate for entering the facility.† The equalization allows for reduced chemical usage in the plant, to maintain adequate water supply for the power plant, and to reduce shock loading to the biological process at the plant.† The current mixers are too small to function, and technology has changed drastically in regards to mixing technologies.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Consulting	0	24,750	17,218	0	0	41,968
Davit Cranes	0	0	60,000	0	0	60,000
Mixing Equipment and installation	0	50,000	155,000	0	0	205,000
Reserve	0	0	0	0	0	0
Total	**0**	**74,750**	**232,218**	**0**	**0**	**306,968**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	74,750	232,218	0	0	306,968
Total	**0**	**74,750**	**232,218**	**0**	**0**	**306,968**

Project Timeline

- 2024 - Engineering work on mixer design
- 2026 - Official bid out for mixers
- 2026 / 2027 - order equipment and install.

Facility Roof replacement schedule

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2031

Project Description

The WRRF has several buildings with rubber membrane covered flat roofs.† The project would be to hire a contractor to replace individual roofs around the facility to replace with new membranes.† Costs are based on 2022 pricing per square foot of roof, and forecasted out at a 5% annual increase in unit pricing.† Cost between 2021 and 2022 increased by 50% due to material and labor increases.

Membrane roofs not included in this project: Control Building (built in 1975, reroof planned as part of disinfection and digestion upgrade), EQ building (built in 1985, reroofed in 2012), grit (replaced in 2022). Current roofing material has a 20 year life expectancy, this project intends to replace the roofing with 30 year life expectancy material to align with facilities roofing plan for buildings around the city.† All roofs scheduled for replacement from 2023 - 2026 were installed originally in 2000, and roofs scheduled for replacement from 2027 - 2031 were installed in 2006.† To reduce fiscal impact roof replacement is confined to single levels, as many buildings have multiple roof levels on them.† Roof membrane replacement reduces likelihood of leaks entering the building and damaging equipment or the structural integrity of the buildings.

Project Uses

	2025	2026	2027	2028	2029	Total
Grit building (2000 sq ft)	0	0	0	0	0	0
IPS - barscreen (1007 sq ft)	65,231	0	0	0	0	65,231
IPS - pump room (3760 sq ft)	0	0	0	0	0	0
Sludge transfer (430 sq ft)	0	0	0	0	0	0
Solid Processing Building (5800 sq ft)	0	386,977	0	0	0	386,977
WRF - Actiflo room (3440 sq ft)	0	0	0	0	0	0
WRF - Chemical room (2650 sq ft)	0	0	0	0	193,203	193,203
WRF - Disc filter room (3704 sq ft)	0	0	0	0	0	0
WRF - Reclaim Pump room (872 sq ft)	0	0	59,926	0	0	59,926
WRF - Secondary Pump Station (1280 sq ft)	0	0	0	90,602	0	90,602
Total	**65,231**	**386,977**	**59,926**	**90,602**	**193,203**	**795,939**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	65,231	386,977	59,926	90,602	193,203	795,939
Total	**65,231**	**386,977**	**59,926**	**90,602**	**193,203**	**795,939**

Project Timeline

Lead time is 5 - 10 weeks for material.† 50% cash down is required for these projects.

Replacement timeline. Spring of year prior - quote for following year would be updated to allow for budget adjustments to CIP.

- January of year scheduled - materials would be ordered.
- Spring - summer of year programmed - roofing material would be replaced.
- In years budgetary quotes exceed 150,000 official quotes will be requested for roof work.

Influent VFD replacement

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2029

Project Description

Variable Frequency Drives (VFD's) modulate the current to motors to allow them to run at different speeds, this allows pumps to run at the most efficient energy curve for the motor and plant operations.† Replacement of influent pump VFD's would be to swap existing VFD's with new more efficient and capable versions then existing models.† Project would not replace any of the pumps or motors at the building VFD's have a 7 to 15 year life expectancy. The influent pump station drives were installed in 2000, and one required replacement in 2010.† The current drives are becoming obsolete, and parts are becoming harder to find.† Mankato preforms annual inspections on these drives, and intend to replace these drives prior to failure due to the criticality of the drives.† The Influent pump station houses 6 main pumps, thus at 1 VFD a year the project would take 6 years to complete.† Current regional growth trends indicate capacity of pump station is adequate for next 20 years (as long as inflow and infiltration is programmed to be reduced), thus the new VFD's would fully depreciate prior to replacement.

Project Uses

	2025	2026	2027	2028	2029	Total
Replace 1 VFD drive at IPS	89,758	94,057	98,760	103,698	108,883	495,156
Total	**89,758**	**94,057**	**98,760**	**103,698**	**108,883**	**495,156**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	89,758	94,057	98,760	103,698	108,883	495,156
Total	**89,758**	**94,057**	**98,760**	**103,698**	**108,883**	**495,156**

Project Timeline

Order drives in spring of the year.† Delivery schedule for drives is 25 to 30 weeks.† Once on-site Mankato will hire an electrical contractor to install the drives, and an integrator to program the new drives into the facility.† First drive replacement is 2023 so work being preformed in the building for the digester upgrade can be done prior to these drives are replaced, which will reduce cost of integration.

Replacement loader for WRRF

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2025

Project Description

The WRRF has trialed a second use loader from the pool of loaders garage has for the past 5 years. We have found them to be too large for the majority of uses at the facility, and are intending to purchase a smaller compact loader with similar lifting capabilities to meet the maintenance and equipment offloading needs at the facility. Facility staff trialed several sizes in 2024 through local contractors and found a size that meets the needs of the facility while also allowing us to cancel a forklift scheduled for 2024 to be purchased.

Project Uses

	2025	2026	2027	2028	2029	Total
Equipment	225,000	0	0	0	0	225,000
Total	**225,000**	**0**	**0**	**0**	**0**	**225,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	225,000	0	0	0	0	225,000
Total	**225,000**	**0**	**0**	**0**	**0**	**225,000**

Project Timeline

- Fall of 2024 review state contract options against needs at facility to determine if state contract or open bid will be direction for purchase.
- Winter 2024 order or request bid for purchase of equipment.
- Spring of 2025 order loader
- Fall 2025 receive loader

2025 - Upgrade regional trunk line - Thompson Ravine to WRRF (customer community line)

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2029

Project Description

Increase the overall size of the interceptor pipe running from Thompson Ravine to Pine street where it enters the WRRF. During the SEH collection study, and the Bolton and Menk / Black and Veatch facility plan, the collection interception entering the WRRF from the east to Thompson Ravine was determined to be a flow bottle neck during high flows. This has the potential cause back-ups of the sanitary system more often then other areas of the city, and have the potential to hinder growth the of the city, as normal usage over the system is over loading sections of the interceptor. Since the development of the reports the execution of the project was to be aligned with road overlays in the area.

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
construction	0	400,000	0	1,000,000	1,100,000	2,500,000
contingency	0	0	0	300,000	200,000	500,000
engineering	0	100,000	0	200,000	200,000	500,000
Materials	0	0	0	3,000,000	1,500,000	4,500,000
Total	**0**	**500,000**	**0**	**4,500,000**	**3,000,000**	**8,000,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	500,000	0	0	0	500,000
Loan/Bond Proceeds	0	0	0	4,500,000	3,000,000	7,500,000
Total	**0**	**500,000**	**0**	**4,500,000**	**3,000,000**	**8,000,000**

Project Timeline

Work with internal engineering staff in 2025 on design plan.

In 2026 install a section of new sanitary pipe along 3rd ave to align with Blue Earth Counties planned reconstruction of the road in 2026.

Reclaim Pump Rebuilds

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2029

Project Description

Remove 1 reclaim pump per year to inspect for excessive wear, and repair recommended parts. Pumps were last rebuilt in 2016, so this is keeping with a 10 year rebuild schedule.

Engagement Strategy

na

Project Uses

	2025	2026	2027	2028	2029	Total
Pump Rebuilds	0	35,000	55,250	42,013	63,314	195,577
Total	**0**	**35,000**	**55,250**	**42,013**	**63,314**	**195,577**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	35,000	55,250	42,013	63,314	195,577
Total	**0**	**35,000**	**55,250**	**42,013**	**63,314**	**195,577**

Project Timeline

Early Spring or late fall of 2026 remove pump for inspection and rebuild.† Timing will be dependent on power plant schedule.

- 2026 and 2028 will be 150 hp pump rebuilds
- 2027 and 2029 will be 300 hp pump rebuilds

Sand Removal System

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Remove deficient and obsolete sludge settling system in actiflo room and replace with sand removal system. Solids balancing review done internally revealed a major component of sand in the digesters is form internal sources. Adding this system will help reduce longterm wear and tear on pumps and mixers throughout the plant.

Engagement Strategy

na

Project Uses

	2025	2026	2027	2028	2029	Total
Sand Removal System	0	727,650	0	0	0	727,650
Total	**0**	**727,650**	**0**	**0**	**0**	**727,650**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	727,650	0	0	0	727,650
Total	**0**	**727,650**	**0**	**0**	**0**	**727,650**

Project Timeline

- Fall of 2023 - review potential packages
- Winter of 2023 - engineering complete and go for bids
- Spring of 2024 - begin construction
- Fall of 2024 - construction complete

WRRF Facility plan

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2026 - 2026

Project Description

Mankato WRRF would request proposals from engineering firms as done in 2015 for the last facility plan.† The selected engineering firm would review the facility and over two years produce a 20 year facility plan for the facility as was done in 2017. Mankato WRRF requires accurate and up-to-date facility plan for PFA funding of major capital projects and for permit renewals.† Mankato's needs are outpacing the planned replacement schedule indicated in the existing plan , which may require minor adjustments for PFA funding.† The timing of the facility plan renewal aligns with the Disinfection and Digestion project and the WRRF entering a permit renewal year allowing for a good recalibration of the existing facility plan and designing future major capital projects for the next 20 years.

Project Uses

	2025	2026	2027	2028	2029	Total
Engineering Design of Facility Plan	0	500,000	0	0	0	500,000
Total	**0**	**500,000**	**0**	**0**	**0**	**500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	500,000	0	0	0	500,000
Total	**0**	**500,000**	**0**	**0**	**0**	**500,000**

Project Timeline

- Summer of 2025 - internal team prepares scope of project
- Fall of 2025 - Request for bids based on internal scope goes out
- Spring of 2026 - Engineer selected and design starts
- Winter of 2026 - Facility plan completed

Actiflo Lamella Tube Replacement

Department: WASTEWATER PLANT CAPITAL IMPROVEMENT FUND

Project Years: 2027 - 2027

Project Description

Replace aging lamella tubes with more efficient version. Lamella tubes are plastic honeycomb shaped media with a varying lifespan around 20 years.† The material is starting to show signs of degradation, and there is potential for a more efficient architecture to be explored.

Engagement Strategy

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Actiflo Lamella Tube Replacement	0	0	325,000	0	0	325,000
Total	**0**	**0**	**325,000**	**0**	**0**	**325,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	325,000	0	0	325,000
Total	**0**	**0**	**325,000**	**0**	**0**	**325,000**

Project Timeline

- Winter of 2026 - engineering design
- Spring 2027 - product ordered
- Fall of 2027 - installation during MEC shutdown.

Supplemental Wastewater Plant Master Plan Projects

CIP Fund Overview 2025

Project Name		Project Year	Project Cost
Disinfection and Digestion Upgrade		2025	53,198,907
	Total		**53,198,907**

CIP Fund Overview 2026

Project Name		Project Year	Project Cost
Disinfection and Digestion Upgrade		2026	26,599,453
	Total		**26,599,453**

Disinfection and Digestion Upgrade

Department: SUPPLEMENTAL WW PLANT MASTER PLAN PROJECTS

Project Years: 2024 - 2026

Project Description

The Disinfection and Digestion project will modernize the solids treatment and disinfection process at the facility while increasing the capacity of the facility. Major items being upgraded include; influent barscreen, excess flow line to equalization tanks, chlorine contact tanks, chemical storage areas, rotary drum thickener, boilers, HVAC system in several buildings, digesters, biosolids storage, stand by generator, and control building.

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	50,233,560	25,116,780	0	0	0	75,350,340
Construction contingency	1,507,007	753,503	0	0	0	2,260,510
Engineering and inspections	1,458,340	729,170	0	0	0	2,187,510
Total	**53,198,907**	**26,599,453**	**0**	**0**	**0**	**79,798,360**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Federal Funding	1,800,000	10,500,000	0	0	0	12,300,000
Loan/Bond Proceeds	26,198,907	13,099,453	0	0	0	39,298,360
Other Sources	4,200,000	2,100,000	0	0	0	6,300,000
State Funding	21,000,000	900,000	0	0	0	21,900,000
Total	**53,198,907**	**26,599,453**	**0**	**0**	**0**	**79,798,360**

Project Timeline

Project bid 2024 and awarded to Rice Lake. Construction to begin summer of 2024 and end fall of 2026

WW Collections Capital Improvement Fund

Sewer Collection Capital	2025	2026	2027	2028	2029
Projected Fund Balance	$719,752	$769,752	$969,752	$1,169,752	$1,369,752
Transfer-In Sewer Capital	$200,000	$200,000	$200,000	$200,000	$200,000
Available Funds	$ 919,752	$ 969,752	$ 1,169,752	$ 1,369,752	$ 1,569,752

Project Title	2025	2026	2027	2028	2029	**Total**
Infra - Mulberry Liftstation Upgrade - Engineering	$ 150,000					**$150,000.00**
Total	**$150,000.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$150,000.00**

Fund Balance	$ 769,752	$ 969,752	$ 1,169,752	$ 1,369,752	$ 1,569,752
Reserve Target	$ 500,000	$ 500,000	$ 500,000	$ 500,001	$ 500,001

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Infra - Mulberry Liftstation Upgrade	2025	150,000
Total		**150,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Infra - Mulberry Liftstation Upgrade	2026	4,000,000
Total		**4,000,000**

Infra - Mulberry Liftstation Upgrade

Department: WW COLLECTIONS CAPITAL IMPROVEMENT FUND

Project Years: 2025 - 2026

Project Description

Mulberry liftstation will have the generator upgraded to mesh with new pumps and electrical equipment.† A review of installation of barscreen will be included, and if needed installed as part of the project.† Finally the forcemain discharging from the station will be upgraded. The generator is currently not big enough to handle the entire electrical load of the station, and the forcemain is undersized compared to the pumping capabilities of the station itself.† These have caused back-ups in the commercial district of lower Mankato during high rain events.† Upgrades to the station will help reduce the likelihood of back-ups into existing and new commercial buildings downtown.† The screen is being reviewed as a way to reduce pump plugging at the station, which continues to be an issue, and causes the majority of overtime for liftstations.†

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
construction	0	1,400,000	0	0	0	1,400,000
contingency	0	200,000	0	0	0	200,000
engineering	150,000	100,000	0	0	0	250,000
materials	0	2,300,000	0	0	0	2,300,000
Total	**150,000**	**4,000,000**	**0**	**0**	**0**	**4,150,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	150,000	0	0	0	0	150,000
Loan/Bond Proceeds	0	4,000,000	0	0	0	4,000,000
Total	**150,000**	**4,000,000**	**0**	**0**	**0**	**4,150,000**

Project Timeline

- 2025 - Review plan, and execute agreement with engineering firm to design upgrade.
- 1st quarter 2026 - procure bids for project, and begin construction.
- 3rd quarter 2026 - complete construction.

Stormwater Capital Fund

Stormwater Capital	2025	2026	2027	2028	2029		
Projected Fund Balance	$1,493,147	$1,943,147	$2,045,160	$2,770,160	$2,012,034		
Transfer-In Stormwater	$875,000	$900,000	$925,000	$950,000	$850,000		
Available Funds	$2,368,147	$2,843,147	$2,970,160	$3,720,160	$2,862,034		
Project Title	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	**Illistrative**
Honeymead Pump Station Facility & Electrical	$100,000	$697,988				**$797,988**	
Cree Court Outfall Improvements	$225,000					**$225,000**	
Indian Creek Pump Station Facility & Electrical			$100,000	$1,508,126		**$1,608,126**	
Mulberry Pumping Station Facility & Electrical				$100,000	$797,606	**$897,606**	
Warren Creek Facility & Electrical						**$0**	$1,523,833
Private Property BMPs	$100,000	$100,000	$100,000	$100,000	$100,000	**$500,000**	
Total	**$425,000**	**$797,988**	**$200,000**	**$1,708,126**	**$897,606**	**$4,028,719**	$1,523,833
Fund Balance	$1,943,147	$2,045,160	$2,770,160	$2,012,034	$1,964,428		
Reserve Target	$ 1,750,000	$ 1,750,000	$ 2,000,000	$ 2,000,000	$ 2,000,000		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Cree Court Outfall	2025	225,000
Honeymead Pump Station Facility & Electrical	2025	100,000
Private Property BMPs	2025	100,000
Total		**425,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Honeymead Pump Station Facility & Electrical	2026	697,988
Private Property BMPs	2026	100,000
Total		**797,988**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Indian Creek Pump Station Facility & Electrical	2027	100,000
Private Property BMPs	2027	100,000
Total		**200,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Indian Creek Pump Station Facility & Electrical	2028	1,508,126
Mulberry Pumping Station Facility & Electrical	2028	100,000
Private Property BMPs	2028	100,000
Total		**1,708,126**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Mulberry Pumping Station Facility & Electrical	2029	797,606
Private Property BMPs	2029	100,000
Total		**897,606**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Warren Creek Facility & Electrical	2030	1,523,833
Total		**1,523,833**

Cree Court Outfall

Department: STORMWATER CAPITAL FUND

Project Years: 2025 - 2025

Project Description

Extension of an HDPE pipe from the outfall near the intersection of Shiloh Court and Cree Court.

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	225,000	0	0	0	0	225,000
Total	**225,000**	**0**	**0**	**0**	**0**	**225,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Stormwater Revenue	225,000	0	0	0	0	225,000
Total	**225,000**	**0**	**0**	**0**	**0**	**225,000**

Project Timeline

- Fall 2024 Design
- December 2024 - Authorization to Bid
- February 2025 - Construction
- May 2025 - Final Completion

Honeymead Pump Station Facility & Electrical

Department: STORMWATER CAPITAL FUND

Project Years: 2025 - 2026

Project Description

Honeymead Pump Station is located adjacent to Sibley Park, at the intersection of Spence Street and West 3rd Street. It is part of the USACE Stage 2 drainage area, which is approximately 293 acres in size, and includes the area tributary to three storm water pump stations, including the Le Hillier East pump station and the Le Hillier West pump station. Of the three, only the Honeymead pump station is located within the City of Mankato. The Honeymead pump station has three vertical turbine pumps, with a design capacity of 52,400 gallons per minute (gpm).

Several deficiencies were noted in the station. These included structural deterioration in the building components and electrical issues that need to be addressed to ensure the reliability of the station. The detail of the deterioration and reliability issues are noted in the 2017 Flood Risk Reduction System Pump Station Modernization Study performed by SEH. This project is being proposed to be done as a Section 208 project with the US Army Corps of engineering. This may allow for additional outside funding from the Corps, but the amount will not be determined until the Section 208 application is submitted 18 months before the start of the project.

Engagement Strategy

- Community Investment Plan open house
- City website (Community Investment Plan project pages)
- Other

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	0	628,189	0	0	0	628,189
Contingency	0	69,799	0	0	0	69,799
Engineering	100,000	0	0	0	0	100,000
Total	**100,000**	**697,988**	**0**	**0**	**0**	**797,988**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Stormwater Revenue	100,000	697,988	0	0	0	797,988
Total	**100,000**	**697,988**	**0**	**0**	**0**	**797,988**

Project Timeline

This project will be design the year prior to construction and submitted to COE for approval for construction in the project year.

Private Property BMPs

Department: STORMWATER CAPITAL FUND

Project Years: 2025 - 2029

Project Description

As a part of the Surface Water Management Policy, a cost sharing program for property owners has been established. This program provides a public contribution to private improvements that are on surface water conveyances that carry public water. In order to promote improvements along surface waters a cost sharing program was established as a part of the Surface Water Management Policy. By promoting private investment along surface waters conveying public drainage property owner will be able to achieve the desired level of service of an improvement should for private property.

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Other

Project Uses

	2025	2026	2027	2028	2029	Total
BMPs	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	100,000	100,000	100,000	100,000	100,000	500,000
Total	**100,000**	**100,000**	**100,000**	**100,000**	**100,000**	**500,000**

Project Timeline

The timeline is developed for individual projects as they are submitted.††

Indian Creek Pump Station Facility & Electrical

Department: STORMWATER CAPITAL FUND

Project Years: 2027 - 2028

Project Description

The Indian Creek Pump Station is located near the intersection of Poplar Street and Sibley Parkway. The total drainage area of the Indian Creek pump station is approximately 5,720 acres. The station has four vertical turbine pumps with a design capacity of 136,000 gpm. Several deficiencies were noted in the station. These included structural deterioration in the building components and electrical issues that need to be addressed to ensure the reliability of the station. The detail of the deterioration and reliability issues are noted in the 2017 Flood Risk Reduction System Pump Station Modernization Study performed by SEH. This project is being proposed to be done as a Section 208 project with the US Army Corps of engineering.

Engagement Strategy

- Community Investment Plan open house
- City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	0	0	0	1,357,314	0	1,357,314
Contingency	0	0	0	150,812	0	150,812
Engineering	0	0	100,000	0	0	100,000
Total	**0**	**0**	**100,000**	**1,508,126**	**0**	**1,608,126**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Stormwater Revenue	0	0	100,000	1,508,126	0	1,608,126
Total	**0**	**0**	**100,000**	**1,508,126**	**0**	**1,608,126**

Project Timeline

- January – Feasibility
- March – Bid
- May – Construction
- October – Project completion

Mulberry Pumping Station Facility & Electrical

Department: STORMWATER CAPITAL FUND

Project Years: 2028 - 2030

Project Description

Mulberry Pump Station is located north of the Mulberry Street bridge.

Several deficiencies were noted in the station. These included structural deterioration in the building components and electrical issues that need to be addressed to ensure the reliability of the station. The detail of the deterioration and reliability issues are noted in the 2017 Flood Risk Reduction System Pump Station Modernization Study performed by SEH. This project is being proposed to be done as a Section 208 project with the US Army Corps of engineering.† This may allow for additional outside funding from the Corps, but the amount will not be determined until the Section 208 application is submitted 18 months before the start of the project.†

Engagement Strategy

Community Investment Plan open house

City website (Community Investment Plan project pages)

Other

Project Uses

	2025	2026	2027	2028	2029	Total
Pump Station Improvements	0	0	0	100,000	797,606	897,606
Total	**0**	**0**	**0**	**100,000**	**797,606**	**897,606**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	100,000	797,606	897,606
Total	**0**	**0**	**0**	**100,000**	**797,606**	**897,606**

Project Timeline

This project will be design the year prior to construction and submitted to COE for approval for construction in the project year.

Sales Tax CIP

Sales Tax - Airport

Airport Capital Improvement Fund	2025	2026	2027	2028	2029		
Projected Fund Balance	$109,750	$311,250	$532,000	$458,250	$349,750		
Transfer-In Airport	$424,000	$432,000	$440,000	$448,000	$456,000		
Available Funds	$ 533,750	$ 743,250	$ 972,000	$ 906,250	$ 805,750		
Project Title	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	Illustrative
Airport Tractor/Mower				(37,500)		**($37,500)**	
Flail Mower Attachment				(16,500)		**($16,500)**	
Acquire Snow Removal Equipment (SRE) Loader and Plow		(22,500)				**($22,500)**	
Construct Perimeter Road	(17,500)					**($17,500)**	
Environmental Assessment - Runway 4/22 Shift	(7,500)					**($7,500)**	
Snowblower - Runway/Taxiway/Apron			(21,250)			**($21,250)**	
ATCT Building Construction						**$0**	
Parking Lot Rehabilitation		(60,000)				**($60,000)**	
Land Acquisition - Runway 33 RPZ (Parcel 3C = 2.1 ac)		(3,750)				**($3,750)**	
Land Acquisition - Runway 15 RPZ (Parcel 22A = 2.7 ac)		(3,750)				**($3,750)**	
Land Acquisition - Runway 22 Approach (Parcel 15C - 6.6 ac)		(6,250)				**($6,250)**	
Runway 04/22 Shift / Temporary Extension (400') Design		(15,000)				**($15,000)**	
Runway 04/22 Shift, Reconstruction, and Runway Lighting			(382,500)			**($382,500)**	
Replace Airfield Electrical Vault			(10,000)			**($10,000)**	
Taxiway A Reconstruction				(125,000)		**($125,000)**	
Replace Runway 15/33 Lights				(27,500)		**($27,500)**	
Runway 15/33 Pavement Reconstruction				(250,000)		**($250,000)**	
Acquire Snow Removal Equipment (SRE) - Broom Truck with Jets					(120,000)	**($120,000)**	
North Fence Replacement	(52,500)					**($52,500)**	
Precision Approach Path Indicators (PAPI) Lights Replacement Runway 04/22	(22,500)					**($22,500)**	
Airport Maintenance Vehicle (Pickup) with Snowplow	(22,500)					**($22,500)**	
Taxiway B Reconstruction					(175,000)	**($175,000)**	
Airport Mower					(52,500)	**($52,500)**	
12-Unit T-Hangar Design & Specs					(22,500)	**($22,500)**	
Relocate Airport Beacon					(10,500)	**($10,500)**	
Overhead Door Maintenance	(25,000)		(50,000)		(50,000)	**($125,000)**	
Heater & Exhaust Fan Replacement	(25,000)	(50,000)		(50,000)	(50,000)	**($175,000)**	
Airport Facility Rekey & Hardware Replacement	(25,000)	(50,000)	(50,000)	(50,000)		**($175,000)**	
Airport Vehicle Operations Fuel Tank Replacement	(25,000)					**($25,000)**	
Airport Terminal HVAC Replacement						**$0**	(1,200,000)
Airport Terminal Roof Replacement						**$0**	(960,000)
3030 S Airport Rd Hangar (Piston Shop) Roof Replacement						**$0**	(525,000)
Total	**($222,500)**	**($211,250)**	**($513,750)**	**($556,500)**	**($480,500)**	**($1,984,500)**	**$0**
Fund Balance	$311,250	$532,000	$458,250	$349,750	$325,250		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Construct FAA Control Tower	2025	18,100,000
Construct Perimeter Road	2025	350,000
Environmental Assessment - Runway 4/22 Shift	2025	150,000
Mankato Regional Airport - Airport Facility Rekey	2025	25,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2025	25,000
Mankato Regional Airport - North Fence Replacement	2025	52,500
Mankato Regional Airport - Overhead Door Maintenance	2025	25,000
Total		**18,727,500**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Acquire Snow Removal Equipment (SRE) Loader and Plow	2026	22,500
Mankato Regional Airport - Airport Facility Rekey	2026	50,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2026	50,000
Mankato Regional Airport - Overhead Door Maintenance	2026	0
Parking Lot Pavement Rehabilitation	2026	60,000
Runway Protection Zone (RPZ) Land Acquisition	2026	275,000
Temporary Extension 04/22 Design	2026	300,000
Total		**757,500**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Acquire Snow Removal Equipment (SRE) Self Propelled Snowblower	2027	425,000
Mankato Regional Airport - Airport Facility Rekey	2027	50,000
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2027	0
Mankato Regional Airport - Overhead Door Maintenance	2027	50,000
Rehabilitate Airfield Electrical Vault	2027	200,000
Runway 04/22 Shift, Reconstruction, and Runway Lighting	2027	7,650,000
Total		**8,375,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Acquire Airport Tractor/Mower	2028	125,000
Acquire Flail Mower Attachment	2028	55,000
Airport Facility Rekeying	2028	50,000
Heater and Exhaust Fan Replacement	2028	50,000
Mankato Regional Airport - Airport Facility Rekey	2028	0
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2028	50,000

Project Name	Project Year	Project Cost
Mankato Regional Airport - Overhead Door Maintenance	2028	0
Replace Runway 15/33 Lights	2028	550,000
Runway 15/33 Pavement Reconstruction	2028	5,000,000
Taxiway A Reconstruction	2028	2,500,000
Total		**8,380,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
12-Unit T-Hangar Design & Specs	2029	22,500
Acquire Snow Removal Equipment (SRE) - Boom Truck with Jets	2029	400,000
Airport Mower	2029	52,500
Mankato Regional Airport - Heater & Exhaust Fan Replacement	2029	50,000
Mankato Regional Airport - Overhead Door Maintenance	2029	50,000
Relocate Airport Beacon	2029	10,500
Taxiway B Reconstruction	2029	175,000
Total		**760,500**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
3030 S Airport Rd Hangar (Piston Shop) Roof Replacement	2029	525,000
Airport Terminal HVAC Replacement	2028	1,200,000
Airport Terminal Roof Replacement	2028	960,000
Total		**2,685,000**

Construct FAA Control Tower

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2025

Project Description

Construct a FAA Air Traffic Control Tower. Traffic levels at Mankato have risen to the point requiring a FAA air traffic control tower control tower at the airport. Controlling traffic will increase safety in the area by preventing mid-air collisions. Preliminary benefit cost analysis shows that the project is likely to be reimbursable by the FAA.

Engagement Strategy

Community projects, including sales tax items. Community Investment Plan open house (future opportunities--detailed on overall Community Investment Plan communications and engagement action plan). City website (Community Investment Plan project pages and respective webpage). Direct mail to area residents living near project. Focus groups. Pop-up events. Informational materials (print and electronic). Online newsletter. News release and email notification asking for input. Utility insert. Online engagement tools. Surveys (online). Online city calendar. Social media Video. Other. City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages).

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	18,100,000	0	0	0	0	18,100,000
Total	**18,100,000**	**0**	**0**	**0**	**0**	**18,100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Federal Funding	16,290,000	0	0	0	0	16,290,000
Other Sources	1,810,000	0	0	0	0	1,810,000
Total	**18,100,000**	**0**	**0**	**0**	**0**	**18,100,000**

Project Timeline

- 2022 - Air Traffic Control Tower Environmental Assessment and Site Selection
- 2023 - Air Traffic Control Tower Site Prep
- 2024 - Air Traffic Control Tower Design
- 2025 - Air Traffic Control Tower Construction

Construct Perimeter Road

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2025

Project Description

Construct Perimeter Road Construct perimeter road.† Project required by USDA Wildlife management plan and Part 139 certification.†

Engagement Strategy

Community projects, including sales tax items. Community Investment Plan open house (future opportunities--detailed on overall Community Investment Plan communications and engagement action plan). City website (Community Investment Plan project pages and respective webpage). Direct mail to area residents living near project. Focus groups. Pop-up events. Informational materials (print and electronic). Online newsletter. News release and email notification asking for input. Utility insert. Online engagement tools. Surveys (online). Online city calendar. Social media. Video. Other. City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages).

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	350,000	0	0	0	0	350,000
Total	**350,000**	**0**	**0**	**0**	**0**	**350,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	17,500	0	0	0	0	17,500
Federal Funding	315,000	0	0	0	0	315,000
State Funding	17,500	0	0	0	0	17,500
Total	**350,000**	**0**	**0**	**0**	**0**	**350,000**

Project Timeline

- 2024 - Design
- 2024 - Construct perimeter road.

Environmental Assessment - Runway 4/22 Shift

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2025

Project Description

Environmental Assessment for future Runway 4/22 shift.

Engagement Strategy

TBD

Project Uses

	2025	2026	2027	2028	2029	Total
Environmental Assessment	150,000	0	0	0	0	150,000
Total	**150,000**	**0**	**0**	**0**	**0**	**150,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	7,500	0	0	0	0	7,500
Federal Funding	135,000	0	0	0	0	135,000
State Funding	7,500	0	0	0	0	7,500
Total	**150,000**	**0**	**0**	**0**	**0**	**150,000**

Project Timeline

TBD

Mankato Regional Airport - Airport Facility Rekey

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2028

Project Description

Rekey of the entire airport complex - multi year project. There are over 75 hangar units on the airfield. A rekey of the airport facility is needed to bring the complex into conformity with the city wide keying system currently in place. This will also allow updates to failed door hardware and simplify the keying structure to make it easier for staff to identify the correct key.

With the addition of the air traffic control tower and FAA staff on site daily, security and access control will need to be increased from the current levels.

Project Uses

	2025	2026	2027	2028	2029	Total
Airport rekey	25,000	50,000	50,000	0	0	125,000
Total	**25,000**	**50,000**	**50,000**	**0**	**0**	**125,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	25,000	50,000	50,000	0	0	125,000
Total	**25,000**	**50,000**	**50,000**	**0**	**0**	**125,000**

Project Timeline

Phased approach with work completed in the summer months as time allows.

Mankato Regional Airport - Heater & Exhaust Fan Replacement

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2029

Project Description

Multi year project to replace failing mechanical equipment in Airport buildings Many of the heaters and exhaust fans in the hangers and ancillary buildings at the Mankato Regional Airport are past or nearing the end of their useful life. Maintenance costs are increasing and spare parts are becoming more difficult to acquire. A replacement schedule is being developed for the equipment to prevent service interruption in the event of a failure. New equipment will be placed on a regular preventative maintenance schedule to ensure a long service life.

Engagement Strategy

City projects, including sales tax items

- Community Investment Plan open house
- City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
Heater & Exhaust Fan Replacement	25,000	50,000	0	50,000	50,000	175,000
Total	**25,000**	**50,000**	**0**	**50,000**	**50,000**	**175,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	25,000	50,000	0	50,000	50,000	175,000
Total	**25,000**	**50,000**	**0**	**50,000**	**50,000**	**175,000**

Project Timeline

Replacements would take place in the summer months of each project year.

Mankato Regional Airport - North Fence Replacement

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2025

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
North Fence Replacement	52,500	0	0	0	0	52,500
Total	**52,500**	**0**	**0**	**0**	**0**	**52,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	52,500	0	0	0	0	52,500
Total	**52,500**	**0**	**0**	**0**	**0**	**52,500**

Project Timeline

n/a

Mankato Regional Airport - Overhead Door Maintenance

Department: SALES TAX - AIRPORT

Project Years: 2025 - 2029

Project Description

Replacement of failing overhead and hanger door components and installation of additional safety devices. A majority of the overhead and hanger door hardware and mechanisms date to the time of construction for each of the buildings, some dating back 40+ years.† A significant number of failures have occurred in the last few years with several near accidents.† A significant investment is needed to restore the doors to a safe operating condition.† Additional safety features will be installed on the highest use doors.

Engagement Strategy

City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages).

Project Uses

	2025	2026	2027	2028	2029	Total
Door maintenance	25,000	0	50,000	0	50,000	125,000
Total	**25,000**	**0**	**50,000**	**0**	**50,000**	**125,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	25,000	0	50,000	0	50,000	125,000
Total	**25,000**	**0**	**50,000**	**0**	**50,000**	**125,000**

Project Timeline

Repairs will be made each spring/summer.

Acquire Snow Removal Equipment (SRE) Loader and Plow

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
SRE Loader and Plow	0	22,500	0	0	0	22,500
Total	**0**	**22,500**	**0**	**0**	**0**	**22,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	22,500	0	0	0	22,500
Total	**0**	**22,500**	**0**	**0**	**0**	**22,500**

Project Timeline

n/a

Parking Lot Pavement Rehabilitation

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Parking Lot Pavement Rehabilitation

Engagement Strategy

TBD

Project Uses

	2025	2026	2027	2028	2029	Total
Parking Lot Rehabilitation	0	60,000	0	0	0	60,000
Total	**0**	**60,000**	**0**	**0**	**0**	**60,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	60,000	0	0	0	60,000
Total	**0**	**60,000**	**0**	**0**	**0**	**60,000**

Project Timeline

TBD

Runway Protection Zone (RPZ) Land Acquisition

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

Land acquisition of parcels 3C and 22A totaling 4.8-acres in order to accomplish runway 04/22 shift and temporary extension.

Identified in the Masterplan to improve the runway protection zone.

Engagement Strategy

Community projects, including sales tax items. Community Investment Plan open house (future opportunities--detailed on overall Community Investment Plan communications and engagement action plan). City website (Community Investment Plan project pages and respective webpage). Direct mail to area residents living near project. Focus groups. Pop-up events. Informational materials (print and electronic). Online newsletter. News release and email notification asking for input. Utility insert. Online engagement tools. Surveys (online). Online city calendar. Social media Video. Other. City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages).

Project Uses

	2025	2026	2027	2028	2029	Total
Acquire Parcel 15C (6.6 ac)	0	125,000	0	0	0	125,000
Acquire Parcel 22A (2.7-ac)	0	75,000	0	0	0	75,000
Acquire Parcel 3C (2.1-ac)	0	75,000	0	0	0	75,000
Total	**0**	**275,000**	**0**	**0**	**0**	**275,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	13,750	0	0	0	13,750
Federal Funding	0	247,500	0	0	0	247,500
State Funding	0	13,750	0	0	0	13,750
Total	**0**	**275,000**	**0**	**0**	**0**	**275,000**

Project Timeline

2026 - Acquire parcels

Temporary Extension 04/22 Design

Department: SALES TAX - AIRPORT

Project Years: 2026 - 2026

Project Description

As part of the 2027 04/22 runway shift design work needs to be completed.

Project Uses

	2025	2026	2027	2028	2029	Total
Design	0	300,000	0	0	0	300,000
Total	**0**	**300,000**	**0**	**0**	**0**	**300,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	15,000	0	0	0	15,000
Federal Funding	0	270,000	0	0	0	270,000
State Funding	0	15,000	0	0	0	15,000
Total	**0**	**300,000**	**0**	**0**	**0**	**300,000**

Project Timeline

na

Acquire Snow Removal Equipment (SRE) Self Propelled Snow-blower

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Replace unit #93.

Project Uses

	2025	2026	2027	2028	2029	Total
Acquire SRE	0	0	425,000	0	0	425,000
Total	**0**	**0**	**425,000**	**0**	**0**	**425,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	21,250	0	0	21,250
Federal Funding	0	0	382,500	0	0	382,500
State Funding	0	0	21,250	0	0	21,250
Total	**0**	**0**	**425,000**	**0**	**0**	**425,000**

Project Timeline

na

Rehabilitate Airfield Electrical Vault

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

Replace and expand the electrical vault which houses the controls for the runway lights. The electrical vault and emergency generator are housed in a building located just south of the Airport Beacon adjacent to Airport Maintenance and Terminal Facilities. Both the Electrical Vault and emergency generator, which was replaced in 2001, provides back-up power to the terminal, maintenance, CFR and gray electrical building as well as all taxiway and runway lights. As part of the airport masterplan, upgrades to the older vault regulators are recommended in addition to vault expansion.

Engagement Strategy

Community projects, including sales tax items. Community Investment Plan open house (future opportunities--detailed on overall Community Investment Plan communications and engagement action plan). City website (Community Investment Plan project pages and respective webpage). Direct mail to area residents living near project. Focus groups. Pop-up events. Informational materials (print and electronic). Online newsletter. News release and email notification asking for input. Utility insert. Online engagement tools. Surveys (online). Online city calendar. Social media Video. Other. City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages).

Project Uses

	2025	2026	2027	2028	2029	Total
Construction	0	0	200,000	0	0	200,000
Total	**0**	**0**	**200,000**	**0**	**0**	**200,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	10,000	0	0	10,000
Federal Funding	0	0	180,000	0	0	180,000
State Funding	0	0	10,000	0	0	10,000
Total	**0**	**0**	**200,000**	**0**	**0**	**200,000**

Project Timeline

- 2027 - Design
- 2027 - Construction

Runway 04/22 Shift, Reconstruction, and Runway Lighting

Department: SALES TAX - AIRPORT

Project Years: 2027 - 2027

Project Description

This multi-year project seeks to improve the runway visibility zone (RVZ) by shifting Runway 04/22 400-feet to the northwest, replace the Runway End Identifier Lights (REIL) Lights / Precision Approach Path Indicator (PAPI), runway lights, and reconstruct the remaining 4,000-feet of runway pavement. Runway 15-33 was extended in 2007 from 5,400 feet to 6,600 feet. However, with the extension, the line-of-sight points associated with Runways 15/33 and 04/22 shifted the runway visibility zone (RVZ) onto the terminal apron. As a result, use of the apron for aircraft parking is not allowed since it would impede the line-of-sight requirements. According to AC 150/5300-13A, a modification to this requirement may be approved if an acceptable level of safety is maintained as a result of:

"1) the airport has a 24-hour control tower; and 2) the operation of the control tower will continue based on acceptable activity forecasts."

Thus, to allow for use of the terminal apron (Apron A) for flight training, corporate and potential charter operations, a modification of the RVZ is needed. Options considered as part of the alternatives analysis include: 1) No build 2)†Reconfigure apron parking area geometry/parking areas, 3) Shift Runway 04/22 Northeast by 200 feet, 4) Shift Runway 04/22 Northeast by 400 feet, and/or 5) Shift Runway 04/22 Northeast by 1,114-feet. The preferred long-term RVZ mitigation alternative is Option†4 to shift Runway 4-22 by 400 feet to the northeast to allow for existing and a reasonable future apron expansion without parked aircraft within the RVZ. A short-term interim solution is Option 1, which would allow the airport to meet design standards but reduce capacity and convenience. Other options did not improve apron utility significantly or result in a higher development cost. Option†4 provides a reasonable balance between cost and utility. This project will be reevaluated pending the outcome and timeline of the FAA Air Traffic Control Tower but will most likely still be needed as the tower will not be in operation 24-hours a day.

Engagement Strategy

Community projects, including sales tax items. Community Investment Plan open house (future opportunities--detailed on overall Community Investment Plan communications and engagement action plan). City website (Community Investment Plan project pages and respective webpage). Direct mail to area residents living near project. Focus groups. Pop-up events. Informational materials (print and electronic). Online newsletter. News release and email notification asking for input. Utility insert. Online engagement tools. Surveys (online). Online city calendar. Social media Video. Other. City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages).

Project Uses

	2025	2026	2027	2028	2029	Total
Construction - 400-foot shift	0	0	3,000,000	0	0	3,000,000
Construction - Replace Remaining Pavement	0	0	4,000,000	0	0	4,000,000
REIL/PAPI Replacement	0	0	100,000	0	0	100,000
Replace Runway Lights	0	0	550,000	0	0	550,000
Total	**0**	**0**	**7,650,000**	**0**	**0**	**7,650,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	382,500	0	0	382,500
Federal Funding	0	0	6,885,000	0	0	6,885,000
State Funding	0	0	382,500	0	0	382,500
Total	**0**	**0**	**7,650,000**	**0**	**0**	**7,650,000**

Project Timeline

- 2023 - Master Plan Update Required (Triggering Event)
- 2025 - Environmental Assessment
- 2026 - Land Acquisition - Runway 22 Approach (Parcel 15C - 6.6 ac)
- 2026 - Runway 04/22 Shift / Temporary Extension (400') Design
- 2027 - Runway 04/22 Shift / Temporary Extension (400') Construction
- 2027 - Runway 04/22 REIL/PAPI Replacement
- 2027 - Replace 04/22 Runway Lights
- 2027 - Runway 04/22 Pavement Reconstruction

Acquire Airport Tractor/Mower

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

Acquire Airport tractor/mower to replace unit #95. This tractor/mower would be a replacement unit for one of the current tractors at the airport. This piece of equipment is primarily used for mowing in the summer months. Purchase dependent on receiving a MNDOT grant.

Engagement Strategy

City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages

Project Uses

	2025	2026	2027	2028	2029	Total
Acquire tractor/mower	0	0	0	125,000	0	125,000
Total	**0**	**0**	**0**	**125,000**	**0**	**125,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	37,500	0	37,500
State Funding	0	0	0	87,500	0	87,500
Total	**0**	**0**	**0**	**125,000**	**0**	**125,000**

Project Timeline

Purchase/order equipment in spring 2023

Acquire Flail Mower Attachment

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

Acquire flail mower attachment for airport tractor. A flail mower attachment for the airport tractor would be a new piece of equipment.† The flail mower is used for cutting larger brush and vegetation that would not be able to be cut with a standard rotary mower.† This would allow for more cost effective maintenance of some of the areas on the airport grounds to be maintained vs. using manpower to cut back brush.

Purchase dependent on receiving a MNDOT grant.

Engagement Strategy

City projects, including sales tax items. Community Investment Plan open house. City website (Community Investment Plan project pages.

Project Uses

	2025	2026	2027	2028	2029	Total
Acquire flail mower attachment	0	0	0	55,000	0	55,000
Total	**0**	**0**	**0**	**55,000**	**0**	**55,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	16,500	0	16,500
State Funding	0	0	0	38,500	0	38,500
Total	**0**	**0**	**0**	**55,000**	**0**	**55,000**

Project Timeline

Purchase/order equipment in spring 2023

Airport Facility Rekeying

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Rekeying	0	0	0	50,000	0	50,000
Total	**0**	**0**	**0**	**50,000**	**0**	**50,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	50,000	0	50,000
Total	**0**	**0**	**0**	**50,000**	**0**	**50,000**

Project Timeline

N/A

Heater and Exhaust Fan Replacement

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Replacement	0	0	0	50,000	0	50,000
Total	**0**	**0**	**0**	**50,000**	**0**	**50,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	50,000	0	50,000
Total	**0**	**0**	**0**	**50,000**	**0**	**50,000**

Project Timeline

N/A

Replace Runway 15/33 Lights

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Replacement	0	0	0	550,000	0	550,000
Total	**0**	**0**	**0**	**550,000**	**0**	**550,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	27,500	0	27,500
Federal Funding	0	0	0	495,000	0	495,000
State Funding	0	0	0	27,500	0	27,500
Total	**0**	**0**	**0**	**550,000**	**0**	**550,000**

Project Timeline

N/A

Runway 15/33 Pavement Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Reconstruction	0	0	0	5,000,000	0	5,000,000
Total	**0**	**0**	**0**	**5,000,000**	**0**	**5,000,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	250,000	0	250,000
Federal Funding	0	0	0	4,500,000	0	4,500,000
State Funding	0	0	0	250,000	0	250,000
Total	**0**	**0**	**0**	**5,000,000**	**0**	**5,000,000**

Project Timeline

N/A

Taxiway A Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2028 - 2028

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Reconstruction	0	0	0	2,500,000	0	2,500,000
Total	**0**	**0**	**0**	**2,500,000**	**0**	**2,500,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	125,000	0	125,000
Federal Funding	0	0	0	2,250,000	0	2,250,000
State Funding	0	0	0	125,000	0	125,000
Total	**0**	**0**	**0**	**2,500,000**	**0**	**2,500,000**

Project Timeline

N/A

12-Unit T-Hangar Design & Specs

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
12 Unit T-Hangar Design & Specs	0	0	0	0	22,500	22,500
Total	**0**	**0**	**0**	**0**	**22,500**	**22,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	0	0	22,500	22,500
Total	**0**	**0**	**0**	**0**	**22,500**	**22,500**

Project Timeline

n/a

Acquire Snow Removal Equipment (SRE) - Boom Truck with Jets

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Snow Removal Equipment	0	0	0	0	400,000	400,000
Total	**0**	**0**	**0**	**0**	**400,000**	**400,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	120,000	120,000
State Funding	0	0	0	0	280,000	280,000
Total	**0**	**0**	**0**	**0**	**400,000**	**400,000**

Project Timeline

N/A

Airport Mower

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Airport Mower	0	0	0	0	52,500	52,500
Total	**0**	**0**	**0**	**0**	**52,500**	**52,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	52,500	52,500
Total	**0**	**0**	**0**	**0**	**52,500**	**52,500**

Project Timeline

n/a

Relocate Airport Beacon

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Relocate Airport Beacon	0	0	0	0	10,500	10,500
Total	**0**	**0**	**0**	**0**	**10,500**	**10,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	0	0	10,500	10,500
Total	**0**	**0**	**0**	**0**	**10,500**	**10,500**

Project Timeline

n/a

Taxiway B Reconstruction

Department: SALES TAX - AIRPORT

Project Years: 2029 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Taxiway B Reconstruction	0	0	0	0	175,000	175,000
Total	**0**	**0**	**0**	**0**	**175,000**	**175,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	0	0	0	175,000	175,000
Total	**0**	**0**	**0**	**0**	**175,000**	**175,000**

Project Timeline

n/a

Sales Tax - Civic Center

Mankato Civic Center

	2025	2026	2027	2028	2029
Projected fund balance	$ 1,843,515	$ 1,103,015	$ 1,175,015	$ 1,155,675	$ 1,346,675
Interest on Investments	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
Transfer In - Sales Tax	$ 583,000	$ 595,000	$ 607,000	$ 619,000	$ 631,000
Revenue Total	$ 595,000	$ 607,000	$ 619,000	$ 631,000	$ 643,000
Available Funds	$ 2,438,515	$ 1,710,015	$ 1,794,015	$ 1,786,675	$ 1,989,675

Project Name	2025	2026	2027	2028	2029	Total	Illustrative
Mankato Civic Center - Fixtures, Furniture and Equipment	$ (50,000)	$ (100,000)	$ (100,000)	$ (100,000)	$ (100,000)	**$ (450,000)**	
Mankato Civic Center - Fire Door Replacement	$ (80,000)	$ (120,000)	$ (80,000)	$ (100,000)	$ (100,000)	**$ (480,000)**	
Mankato Civic Center - Arena Lobby & Concourse Roof Replacement	$ (995,000)					**$ (995,000)**	
Mankato Civic Center - AED Replacements	$ (10,500)					**$ (10,500)**	
Mankato Civic Center - HVAC Replacements	$ (35,000)	$ (40,000)	$ (50,000)	$ (50,000)	$ (55,000)	**$ (230,000)**	
Mankato Civic Center - Building Automation System Controls Upgrades	$ (100,000)				$ (100,000)	**$ (200,000)**	
Mankato Civic Center - Arena Restroom Refresh Phase 1	$ (65,000)					**$ (65,000)**	
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design		$ (25,000)				**$ (25,000)**	
Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction			$ (100,000)			**$ (100,000)**	
Mankato Civic Center - Fire Panel Upgrade					$ (100,000)	**$ (100,000)**	
Mankato Civic Center - Dehumidification Wheel Replacement				$ (70,000)		**$ (70,000)**	
Mankato Civic Center - Reception Hall Exterior Tuckpointing			$ (308,340)			**$ (308,340)**	
Mankato Civic Center - Reception Hall Interior Stone Repairs				$ (120,000)		**$ (120,000)**	
Mankato Civic Center - Main Boiler Plant Replacement Design					$ (100,000)	**$ (100,000)**	
Mankato Civic Center - Main Boiler Plant Replacement						**$ -**	$ (2,600,000)
Mankato Civic Center - Terrazzo Replacement						**$ -**	$ (425,000)
Mankato Civic Center - Elevator Code Upgrades		$ (150,000)				**$ (150,000)**	
Mankato Civic Center - Arena Stage Replacement		$ (100,000)				**$ (100,000)**	
Total	**$ (1,335,500)**	**$ (535,000)**	**$ (638,340)**	**$ (440,000)**	**$ (555,000)**	**$ (3,503,840)**	**$ (3,025,000)**
Fund Balance	$ 1,103,015	$ 1,175,015	$ 1,155,675	$ 1,346,675	$ 1,434,675		
Fund Balance Target	$ 1,030,000	$ 1,060,000	$ 1,090,000	$ 1,120,000	$ 1,150,000		
Project Count	7	6	5	5	6		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Mankato Civic Center - AED Replacements	2025	10,500
Mankato Civic Center - Arena Lobby - Roof Replacement	2025	995,000
Mankato Civic Center - Arena Restroom Refresh Phase 1	2025	65,000
Mankato Civic Center - Building Automation System Controls Upgrades	2025	100,000
Mankato Civic Center - Fire Door Replacement	2025	80,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2025	50,000
Mankato Civic Center - Unit Heaters	2025	35,000
Total		**1,335,500**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design	2026	25,000
Mankato Civic Center - Arena Stage Replacement	2026	100,000
Mankato Civic Center - Building Automation System Controls Upgrades	2026	0
Mankato Civic Center - Elevator Code Upgrades	2026	150,000
Mankato Civic Center - Fire Door Replacement	2026	120,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2026	100,000
Mankato Civic Center - Unit Heaters	2026	40,000
Total		**535,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction	2027	100,000
Mankato Civic Center - Building Automation System Controls Upgrades	2027	0
Mankato Civic Center - Fire Door Replacement	2027	80,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2027	100,000
Mankato Civic Center - Reception Hall Exterior Tuckpointing	2027	308,340
Mankato Civic Center - Unit Heaters	2027	50,000
Total		**638,340**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Mankato Civic Center - Building Automation System Controls Upgrades	2028	0
Mankato Civic Center - Dehumidification Wheel Replacement	2028	70,000
Mankato Civic Center - Fire Door Replacement	2028	100,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2028	100,000
Mankato Civic Center - Reception Hall Interior Stone Repairs	2028	120,000
Mankato Civic Center - Unit Heaters	2028	50,000
Total		**440,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Mankato Civic Center - Building Automation System Controls Upgrades	2029	100,000
Mankato Civic Center - Fire Door Replacement	2029	100,000
Mankato Civic Center - Fire Panel Upgrade	2029	100,000
Mankato Civic Center - Fixtures, Furniture, and Equipment	2029	100,000
Mankato Civic Center - Main Boiler Plant Replacement Design	2029	100,000
Mankato Civic Center - Unit Heaters	2029	55,000
Total		**555,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Mankato Civic Center - Main Boiler Plant Replacement	2029	2,600,000
Mankato Civic Center - Terrazzo Replacement	2029	425,000
Total		**3,025,000**

Mankato Civic Center - AED Replacements

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2025

Project Description

The civic center currently houses 3 on site Automated External Defibrillator units placed strategically throughout the building to provide coverage. The units were purchased in 2020 with a grant from Mayo Clinic. The units will be nearing the end of their warranty period and require replacement.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
AED replacements	10,500	0	0	0	0	10,500
Total	**10,500**	**0**	**0**	**0**	**0**	**10,500**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	10,500	0	0	0	0	10,500
Total	**10,500**	**0**	**0**	**0**	**0**	**10,500**

Project Timeline

Purchase will occur with city wide AED replacement project in 2025

Mankato Civic Center - Arena Lobby - Roof Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2025

Project Description

Replacement of the Arena Lobby Roof with a 30 year fully adhered roof. The arena Lobby roof has experienced multiple leaking issues, six related to flashing and membrane failures and three directly connected to EIFS caulking and/or flashing problems. This roof was installed in 1995 and is significantly past its life expectancy.

Engagement Strategy

Project Uses

	2025	2026	2027	2028	2029	Total
Roof replacement	995,000	0	0	0	0	995,000
Total	**995,000**	**0**	**0**	**0**	**0**	**995,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	995,000	0	0	0	0	995,000
Total	**995,000**	**0**	**0**	**0**	**0**	**995,000**

Project Timeline

- Project bidding - Winter 2024-2025
- Construction - Summer 2025

Mankato Civic Center - Arena Restroom Refresh Phase 1

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2025

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Mankato Civic Center - Arena Restroom Refresh Phase 1	65,000	0	0	0	0	65,000
Total	**65,000**	**0**	**0**	**0**	**0**	**65,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	65,000	0	0	0	0	65,000
Total	**65,000**	**0**	**0**	**0**	**0**	**65,000**

Project Timeline

n/a

Mankato Civic Center - Building Automation System Controls Upgrades

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Mankato Civic Center - Building Automation System Controls Upgrades	100,000	0	0	0	100,000	200,000
Total	**100,000**	**0**	**0**	**0**	**100,000**	**200,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	100,000	0	0	0	100,000	200,000
Total	**100,000**	**0**	**0**	**0**	**100,000**	**200,000**

Project Timeline

n/a

Mankato Civic Center - Fire Door Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2029

Project Description

Multi-year project to replace the aging fire doors within the facility The fire doors throughout the original facility are beginning to fail as normal wear and tear has taken its toll.† These doors see considerable use and need to be kept in good condition to maintain their fire rating.† A needs based multi year approach will be undertaken to fund the complete replacement of the original 1995 doors throughout the facility.

Project Uses

	2025	2026	2027	2028	2029	Total
Project Execution	80,000	120,000	80,000	100,000	100,000	480,000
Total	**80,000**	**120,000**	**80,000**	**100,000**	**100,000**	**480,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	80,000	120,000	80,000	100,000	100,000	480,000
Total	**80,000**	**120,000**	**80,000**	**100,000**	**100,000**	**480,000**

Project Timeline

Installation will occur around event load each year.

Mankato Civic Center - Fixtures, Furniture, and Equipment

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2029

Project Description

This is funding set aside for various furniture, fixtures, and smaller projects that may arise during the year As the original portion of the building ages, the furniture and fixtures that were purchased with the original construction continue to wear out and require replacement.

The funding will be used over the next 5 years to begin remodeling and refreshing the arena restrooms and the final phase of the convention center seating replacement.

Project Uses

	2025	2026	2027	2028	2029	Total
FF&E Replacement	50,000	100,000	100,000	100,000	100,000	450,000
Total	**50,000**	**100,000**	**100,000**	**100,000**	**100,000**	**450,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	50,000	100,000	100,000	100,000	100,000	450,000
Total	**50,000**	**100,000**	**100,000**	**100,000**	**100,000**	**450,000**

Project Timeline

Throughout Fiscal Year

Mankato Civic Center - Unit Heaters

Department: SALES TAX - CIVIC CENTER

Project Years: 2025 - 2029

Project Description

There are 24 unit heaters that have small leaks and need replacement. Unit heaters will eventually fail.

Engagement Strategy

- Community Investment Plan open house
- City website (Community Investment Plan project pages)

Project Uses

	2025	2026	2027	2028	2029	Total
Civic Center Improvements	35,000	40,000	50,000	50,000	55,000	230,000
Total	**35,000**	**40,000**	**50,000**	**50,000**	**55,000**	**230,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	35,000	40,000	50,000	50,000	55,000	230,000
Total	**35,000**	**40,000**	**50,000**	**50,000**	**55,000**	**230,000**

Project Timeline

Replacements will occur in the spring/summer of each calendar year.

Mankato Civic Center - Air Handler #10 Fresh Air Intake Design

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2026

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Mankato Civic Center - Air Handler #10 Fresh Air Intake Design	0	25,000	0	0	0	25,000
Total	**0**	**25,000**	**0**	**0**	**0**	**25,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	25,000	0	0	0	25,000
Total	**0**	**25,000**	**0**	**0**	**0**	**25,000**

Project Timeline

N/A

Mankato Civic Center - Arena Stage Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2026

Project Description

Replacement of the existing stage pieces with new panels.† The existing stage is original to the facility construction in 1995.

Project Uses

	2025	2026	2027	2028	2029	Total
Arena Stage Replacement	0	100,000	0	0	0	100,000
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	0	100,000	0	0	0	100,000
Total	**0**	**100,000**	**0**	**0**	**0**	**100,000**

Project Timeline

TBD

Mankato Civic Center - Elevator Code Upgrades

Department: SALES TAX - CIVIC CENTER

Project Years: 2026 - 2026

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Elevator Code Upgrades	0	150,000	0	0	0	150,000
Total	**0**	**150,000**	**0**	**0**	**0**	**150,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	150,000	0	0	0	150,000
Total	**0**	**150,000**	**0**	**0**	**0**	**150,000**

Project Timeline

N/A

Mankato Civic Center - Air Handler #10 Fresh Air Intake Construction

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Air Handler #10 Fresh Air Intake Construction	0	0	100,000	0	0	100,000
Total	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	100,000	0	0	100,000
Total	**0**	**0**	**100,000**	**0**	**0**	**100,000**

Project Timeline

N/A

Mankato Civic Center - Reception Hall Exterior Tuckpointing

Department: SALES TAX - CIVIC CENTER

Project Years: 2027 - 2027

Project Description

Tuckpointing of the exterior brick and stone of the Reception Hall (Former First National Bank building/Ellerbe Room) In 2021, a facility audit was conducted by a local architecture firm to identify a 10 year needs assessment to ensure the upkeep of this historic structure. Tuckpointing was identified as a near term improvement to ensure the structural integrity of the building envelope is preserved.

Project Uses

	2025	2026	2027	2028	2029	Total
Exterior Tuckpointing Reception Hall	0	0	308,340	0	0	308,340
Total	**0**	**0**	**308,340**	**0**	**0**	**308,340**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	308,340	0	0	308,340
Total	**0**	**0**	**308,340**	**0**	**0**	**308,340**

Project Timeline

- Project bidding - Spring 2027
- Construction - Summer 2027

Mankato Civic Center - Dehumidification Wheel Replacement

Department: SALES TAX - CIVIC CENTER

Project Years: 2028 - 2028

Project Description

Replacement of the desiccant dehumidification unit wheel. The wheel will reach the end of its 10 year lifespan and will be in need of replacement in 2028.

Project Uses

	2025	2026	2027	2028	2029	Total
Desiccant Wheel	0	0	0	70,000	0	70,000
Total	**0**	**0**	**0**	**70,000**	**0**	**70,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	0	70,000	0	70,000
Total	**0**	**0**	**0**	**70,000**	**0**	**70,000**

Project Timeline

Purchase and install - Summer 2028

Mankato Civic Center - Reception Hall Interior Stone Repairs

Department: SALES TAX - CIVIC CENTER

Project Years: 2028 - 2028

Project Description

Repairs to the interior stone in the Reception Hall (former First National Bank building/Ellerbe Room) In 2021, a facility audit was conducted by a local architecture firm to identify a 10 year needs assessment to ensure the upkeep of this historic structure. Repairs to the interior stone was identified as a near term improvement to ensure the preservation of the historic interior features of the building. The existing limestone slabs installed on the lower portions of the walls are hung with original wire hangers which are deteriorating and have the potential for future failure. Four pieces of stone were reset in 2020 in the bar area of the Reception Hall after some of these hangers failed.

Project Uses

	2025	2026	2027	2028	2029	Total
Interior Stone Repairs Reception Hall	0	0	0	120,000	0	120,000
Total	**0**	**0**	**0**	**120,000**	**0**	**120,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	0	120,000	0	120,000
Total	**0**	**0**	**0**	**120,000**	**0**	**120,000**

Project Timeline

Construction - Spring 2027

Mankato Civic Center - Fire Panel Upgrade

Department: SALES TAX - CIVIC CENTER

Project Years: 2029 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Fire Panel Upgrade	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Project Timeline

n/a

Mankato Civic Center - Main Boiler Plant Replacement Design

Department: SALES TAX - CIVIC CENTER

Project Years: 2029 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Main Boiler Replacement Design	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	0	0	0	100,000	100,000
Total	**0**	**0**	**0**	**0**	**100,000**	**100,000**

Project Timeline

Sales Tax - Parking

Sales Tax - Parking	2025	2026	2027	2028	2029		
Projected fund balance	$ 1,170,206	$ 1,182,206	$ 798,206	$ 943,206	$ 1,067,206		
Sales Tax - Parking	$ 212,000	$ 216,000	$ 220,000	$ 224,000	$ 228,000		
Available Funds	$ 1,382,206	$ 1,398,206	$ 1,018,206	$ 1,167,206	$ 1,295,206		
Project Name	**2025**	**2026**	**2027**	**2028**	**2029**	**Total**	**Illustrative**
Mankato Place Ramp - Center Stairwell Reconstruction		$ (550,000)				**$ (550,000)**	
Structural Repairs	$ (50,000)	$ (50,000)		$ (100,000)	$ (100,000)	**$ (300,000)**	
Stairway Roof Replacements	$ (50,000)		$ (75,000)		$ (100,000)	**$ (225,000)**	
Second Street Ramp - Standpipe installation	$ (60,000)					**$ (60,000)**	
Civic Center Ramp - Esthetic Improvements						**$ -**	$ (1,250,000)
Parking - Ramp waste & recycling receptacles	$ (40,000)					**$ (40,000)**	
Total	**$ (200,000)**	**$ (600,000)**	**$ (75,000)**	**$ (100,000)**	**$ (200,000)**	**$ (1,175,000)**	$ (1,250,000)
Fund Balance	$ 1,182,206	$ 798,206	$ 943,206	$ 1,067,206	$ 1,095,206		
Fund Balance Target	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,000,000		
Project Count	4	2	1	1	2		

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Parking - Ramp waste & recycling receptacles	2025	40,000
Second Street Ramp - Standpipe installation	2025	60,000
Stairway Roof Replacements	2025	50,000
Structural Repairs	2025	50,000
Total		**200,000**

CIP Fund Overview 2026

Project Name	Project Year	Project Cost
Mankato Place Ramp - Center Stairwell Reconstruction	2026	550,000
Stairway Roof Replacements	2026	0
Structural Repairs	2026	50,000
Total		**600,000**

CIP Fund Overview 2027

Project Name	Project Year	Project Cost
Stairway Roof Replacements	2027	75,000
Structural Repairs	2027	0
Total		**75,000**

CIP Fund Overview 2028

Project Name	Project Year	Project Cost
Stairway Roof Replacements	2028	0
Structural Repairs	2028	100,000
Total		**100,000**

CIP Fund Overview 2029

Project Name	Project Year	Project Cost
Stairway Roof Replacements	2029	100,000
Structural Repairs	2029	100,000
Total		**200,000**

Illustrative CIP Fund Overview

Project Name	Project Year	Project Cost
Civic Center Ramp - Esthetic Improvements	2027	1,250,000
Total		**1,250,000**

Parking - Ramp waste & recycling receptacles

Department: SALES TAX - PARKING

Project Years: 2025 - 2025

Project Description

Purchase and deploy new trash and recycling receptacles to replace the aging and failing concrete structures. New structures will be a maintenance free composite material allowing for city branding.

Project Uses

	2025	2026	2027	2028	2029	Total
Parking - Ramp waste & recycling receptacles	40,000	0	0	0	0	40,000
Total	**40,000**	**0**	**0**	**0**	**0**	**40,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Capital Replacement Account	40,000	0	0	0	0	40,000
Total	**40,000**	**0**	**0**	**0**	**0**	**40,000**

Project Timeline

Multi year project to include purchasing receptacles in February of each year with delivery expected each May.

Second Street Ramp - Standpipe installation

Department: SALES TAX - PARKING

Project Years: 2025 - 2025

Project Description

Installation of a standpipe in the Second Street Ramp. While standpipe systems are used for fire suppression, city staff has found the dry standpipes useful for delivery of water for the purposes of ramp washing. The Second Street Ramp was not built with a stand pipe system and fire hose must be laid out each night for the purpose of washing the ramp decks. Installation of a stand pipe will increase staff productivity and reduce the amount of hose needed to complete the annual washing.

Project Uses

	2025	2026	2027	2028	2029	Total
Stand pipe installation	60,000	0	0	0	0	60,000
Total	**60,000**	**0**	**0**	**0**	**0**	**60,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	60,000	0	0	0	0	60,000
Total	**60,000**	**0**	**0**	**0**	**0**	**60,000**

Project Timeline

Installation spring 2025

Stairway Roof Replacements

Department: SALES TAX - PARKING

Project Years: 2025 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
Stairway Roof Replacements	50,000	0	75,000	0	100,000	225,000
Total	**50,000**	**0**	**75,000**	**0**	**100,000**	**225,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	50,000	0	75,000	0	100,000	225,000
Total	**50,000**	**0**	**75,000**	**0**	**100,000**	**225,000**

Project Timeline

n/a

Structural Repairs

Department: SALES TAX - PARKING

Project Years: 2025 - 2029

Project Description

n/a

Project Uses

	2025	2026	2027	2028	2029	Total
structural repairs	50,000	50,000	0	100,000	100,000	300,000
Total	**50,000**	**50,000**	**0**	**100,000**	**100,000**	**300,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	50,000	50,000	0	100,000	100,000	300,000
Total	**50,000**	**50,000**	**0**	**100,000**	**100,000**	**300,000**

Project Timeline

n/a

Mankato Place Ramp - Center Stairwell Reconstruction

Department: SALES TAX - PARKING

Project Years: 2026 - 2026

Project Description

Reconstruction of the center stairwell to incorporate a wider, more accessible staircase. Improve accessibility and aesthetics of the Mankato Place Ramp. City staff receive numerous complaints about this area and improving the look and use of the space will increase the foot traffic thereby reducing the likelihood of continued vandalism.

Engagement Strategy

- Community Investment Plan open house
- City website (Community Investment Plan project pages)
- Engagement with members of the Parking Special Service District

Project Uses

	2025	2026	2027	2028	2029	Total
Parking ramp improvements	0	550,000	0	0	0	550,000
Total	**0**	**550,000**	**0**	**0**	**0**	**550,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	0	550,000	0	0	0	550,000
Total	**0**	**550,000**	**0**	**0**	**0**	**550,000**

Project Timeline

- Design: Winter 2024
- Construction: Spring/Summer 2025

Sales Tax - Special Projects

Master Cash Flow
City Sales Tax
Existing and Future Cash Flow
August 2024 Version

	2025	2026	2027	2028	2029	Totals
Balance on January 1	**5,757,484**	**6,390,959**	**7,795,702**	**7,464,986**	**7,274,977**	
Cash Inflows:						
Interest	5,000	5,000	5,000	5,000	5,000	**25,000**
Vehicle Tax	225,000	225,000	225,000	225,000	225,000	**1,125,000**
Sales Tax Proceeds	6,375,000	6,438,750	6,503,138	6,568,169	6,633,851	**32,518,907**
Available Funds	**12,362,484**	**13,059,709**	**14,528,839**	**14,263,155**	**14,138,827**	
						-
Cash Outflows:						-
Debt Service - 2015 Expansion - Principal only						-
*2022A New Debt Service (issue bonds in 2022)	(547,150)	(546,775)	(540,150)	(538,275)	(540,525)	**(2,712,875)**
*2022C New Debt Service (issue bonds in 2022)	(1,122,175)	(1,122,175)	(1,120,675)	(1,122,550)	(1,117,800)	**(5,605,375)**
*2023A New ASA Debt Service (issue bonds in 2023)	(74,170)	(128,725)	(138,128)	(134,453)	(136,028)	**(611,503)**
**2026A New Debt Service (issue bonds in 2026)			(2,201,901)	(2,201,901)	(2,201,901)	**(6,605,702)**
						-
Bond Interest / Core Block / Admin	(950,030)	(1,008,332)	(930,000)	(930,000)	(930,000)	**(4,748,362)**
Existing Depreciation Funds:						-
Capital Replacement Transfer - RFP	(159,000)	(162,000)	(165,000)	(168,000)	(171,000)	**(825,000)**
Capital Replacement Transfer - Parking	(212,000)	(216,000)	(220,000)	(224,000)	(228,000)	**(1,100,000)**
Capital Replacement Transfer - Airport	(424,000)	(432,000)	(441,000)	(450,000)	(459,000)	**(2,206,000)**
Capital Replacement Transfer - Civic Center	(583,000)	(595,000)	(607,000)	(619,000)	(631,000)	**(3,035,000)**
Capital Project Repayments:						-
Capital Repayment - LOM Riverbank Stabilization	(200,000)	(200,000)	(200,000)	(200,000)	(250,000)	**(1,050,000)**
Capital Repayment - Kerns Bridge	(300,000)	(300,000)				**(600,000)**
Capital Repayment - Pickleball courts	(700,000)					**(700,000)**
Building Capital Repayments - Internal Financing:						-
Capital Repayment - CC Expansion	(200,000)	(200,000)	(200,000)	(200,000)	(200,000)	**(1,000,000)**
Capital Repayment - Franklin Rogers Park	(300,000)	(300,000)	(300,000)	(200,000)	(200,000)	**(1,300,000)**
Pre-2009 Deficits (Civic Center)	(200,000)	(53,000)				**(253,000)**
Projected Expenditures	(5,971,525)	(5,264,007)	(7,063,853)	(6,988,178)	(7,065,253)	**(32,352,816)**
						-
Balance on December 31	**6,390,959**	**7,795,702**	**7,464,986**	**7,274,977**	**7,073,574**	
Minimum Bond Reserve	1,743,495	1,797,675	4,000,853	3,997,178	3,996,253	
Regional Rec Fund Balance	440,000	440,000	440,000	440,000	440,000	

CIP Fund Overview 2025

Project Name	Project Year	Project Cost
Engineering - Kern Bridge	2025	8,289,945
Pickleball Court Renovations	2025	700,000
Southeast Water Quality Project	2025	390,000
Total		**9,379,945**

Engineering - Kern Bridge

Department: SALES TAX - SPECIAL PROJECTS

Project Years: 2025 - 2025

Project Description

The relocated Kern Bridge will carry pedestrians and bicyclists over the Blue Earth River to connect Land of Memories Park to Sibley Park in Mankato, less than 5 miles downstream of the original site. The new location is 2,300 feet north of the TH 60/TH 169 Bridge within the city limits of Mankato, making it visible to the many users from the highway. Two new piers constructed near the edges of the 365 foot wide Blue Earth River center the historic main span over the river in a context sensitive manner. Additionally approximately 550 feet of new bridge approach spans will be added to connect the historic structure to each park. The approach span from Sibley Park on the east bank is 90 feet long, and he approach span into Land of Memories Park on the west bank is 440 feet long. This length is due to difference in elevation between the parks and places the lower cord main span 27 feet above the river's surface and 2 feet above the design flood. To showcase the bridge, the approaches will be visually unobtrusive low-profile, deck-girder structures. The bridge will be rehabilitated to modern standards for trail use with existing or new materials that are as historically accurate, following the Secretary of the Interior's Standards for Rehabilitation. Installation will follow the recommendation in Option 3 of the Structural Analysis & Bridge Load Rating Report for Kern Bridge (August 31, 2017) and in conjunction with bridge historian recommendations. By meeting the Secretary of the Interior's Standards and the Management Plan for Historic Bridges in Minnesota, the bridge will retain its listing in the National Register of Historic Places to reflect the new location and use. Additional design elements to enhance the historic structure might be texturing and coloring the pier caps to complement the original abutments. A minimum width of 14 feet with new decking and railing meetings accessibility requirements while maintaining the original character.

Engagement Strategy

The location of the bridge installation was chosen through public engagement process. Future outreach will take place to inform of the construction.

Project Uses

	2025	2026	2027	2028	2029	Total
	0	0	0	0	0	0
Construction	6,517,154	0	0	0	0	6,517,154
Contingency	651,715	0	0	0	0	651,715
Engineering	1,121,076	0	0	0	0	1,121,076
Total	**8,289,945**	**0**	**0**	**0**	**0**	**8,289,945**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Federal Funding	4,743,338	0	0	0	0	4,743,338
Other Sources	1,430,151	0	0	0	0	1,430,151
Sales Tax	900,000	0	0	0	0	900,000
State Funding	1,216,456	0	0	0	0	1,216,456
Total	**8,289,945**	**0**	**0**	**0**	**0**	**8,289,945**

Project Timeline

Construction - 2024

Pickleball Court Renovations

Department: SALES TAX - SPECIAL PROJECTS

Project Years: 2025 - 2025

Project Description

Renovation of the current 6 pickleball courts located at Tourtellotte Park.

Engagement Strategy

N/A

Project Uses

	2025	2026	2027	2028	2029	Total
Renovation	700,000	0	0	0	0	700,000
Total	**700,000**	**0**	**0**	**0**	**0**	**700,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	700,000	0	0	0	0	700,000
Total	**700,000**	**0**	**0**	**0**	**0**	**700,000**

Project Timeline

Renovation in mid 2025.

Southeast Water Quality Project

Department: SALES TAX - SPECIAL PROJECTS

Project Years: 2025 - 2025

Project Description

The Southeast Water Quality Project seeks to implement drainage management and associated water quality enhancements that are focused in the Southeast Drainage District and associated stream courses, including the main stem of the Minnesota River. The first phase of the project has been completed and consists of a comprehensive watershed study to identify the hydrologic and hydraulic characteristics of the watershed and the major creeks, ravine, and waterways. The study also document areas with existing erosion issues, develop a watershed erosion management plan with recommended best management practices (BMP's), estimate potential sediment and pollution load reductions with the recommended BMPs, and potential agency permits required. Several projects from the study have been identified for outside funding sources. These sources include capital bonding fund from the State of Minnesota, and the Lassard-Sams Outdoor Heritage Fund (LSOHF). Capital Bonding was awarded for the stabilization of the Minnesota River near critical infrastructure, and LSOHF have been provided for this project. Currently the funding provided for this project will allow for approximately 50% of the necessary land acquisition to take place. A portion of the current land purchase is recommended to be funded through sales tax. This portion of land is not directly needed for the implementation of the wetland restoration project and may be sold at some time in the future, using local funds, such as sales tax allows for greater flexibility for a future potential sale or use of the property beyond what is stipulated in the LSOHF funding requirements. Additional outside funding will continue to be sought to allow for completion of this project. Such funding includes LSOHF funds, MPCA non-point storm water improvement programs and other watershed improvement programs.

The public purpose of the projects is to mitigate existing water quality issues associated with the Southeast watershed. These projects will reduce discharges of sediment and nutrients, such as nitrogen and phosphorus, into the Minnesota River. For example, construction of the regional ponding in the rural minor watersheds will reduce uncontrolled peak flows into the city systems that currently reduce the system's capacity by 50 percent during high flows and has caused severe erosion within urban ravine systems and flooding of residential areas. Wetland impacts in the rural areas of the minor watersheds have removed approximately 210-acre feet of natural storm water retention and the constructed basins will aim to restore the retention capacity. In addition, the retention improvements will reduce total suspended solids by over 63 percent and reduce phosphorus discharge by over 70 percent. Mitigating bank erosion along the Minnesota River will also improve water quality by reducing sediment and associated nutrient loads, and will also protect city assets, such as the Land of Memories Well Field and the Regional Water Resource Recovery Facility. It is expected that these projects can serve as a template for best management practices to reduce total maximum daily loads of nutrients and sediment into the Minnesota River and can be replicated elsewhere in the Minnesota River Watershed. Replicating and implementing the best management practices is imperative as municipalities in the water-

shed are facing increased challenges in treating water supplies that are designed to be sustainable by reducing reliance on deep aquifers and instead rely on shallower aquifers linked to the river systems.

Engagement Strategy

City

- Community Investment Plan open house
- City website (Community Investment Plan project pages)
- Other

Community projects, including sales tax items

- Community Investment Plan open house (future opportunities--detailed on overall Community Investment Plan communications and engagement action plan)
- City website (Community Investment Plan project pages and respective web page)
- Direct mail to area residents living near project
- Focus groups
- Pop-up events
- Informational materials (print and electronic)
- Online newsletter
- News release and email notification asking for input
- Utility insert
- Online engagement tools
- Surveys (online)
- Online city calendar
- Social media
- Video
- Other

Project Uses

	2025	2026	2027	2028	2029	Total
Land Acquisition	390,000	0	0	0	0	390,000
Total	**390,000**	**0**	**0**	**0**	**0**	**390,000**

Funding and Sources

	2025	2026	2027	2028	2029	Total
Sales Tax	390,000	0	0	0	0	390,000
Total	**390,000**	**0**	**0**	**0**	**0**	**390,000**

Project Timeline

- Preliminary design - 2020
- Land acquisition - 2021 - 2025
- Construction - 2026
- Completion 2027