City of Northfield

City Hall
801 Washington Street
Northfield, MN 55057
northfieldmn.gov

Meeting Agenda

Tuesday, June 9, 2026

6:00 PM

Work Session

Council Chambers

City Council

6:00 PM - CITY COUNCIL WORK SESSION AGENDA

CALL TO ORDER

Mayor: Zweifel
Councilmembers: Beumer, Dahlen, Holmes, Ness, Peterson White, Sokup

REGULAR AGENDA

The public will have an opportunity to address the City Council on the following regular agenda items. Individuals who pre-registered may take one opportunity to address the Council for up to two (2) minutes. After all individuals on the sign-up list have spoken, other individuals may speak. Persons must give their name and address and if representing a business must give the name of the business or corporation. If an attorney or consultant is representing a client, the client must be identified for the record.

The intent of the public comment is to receive information from the public. Individuals who would like to have a question addressed may write their question on the back of the comment card and an appropriate person will follow up with them at another time.

1. 26-299 Presentation of the City of Northfield Annual Comprehensive Financial Report for the Year Ended December 31, 2025.

Attachments:
1 - 2025 FINAL Audit Presentation
2 - 2025 FINAL Annual Comprehensive Financial Report
3 - 2025 FINAL Executive Governance Summary

2. 26-300 Review and Discussion of 5-year Capital Improvement Plan (CIP).

Attachments:
1 - 260609 2027-2031 CIP-CEP Presentation
2 - 260609 Draft 2027-2031 CIP
3 - 2027-2031 CIP Improvement Map
4 - 2027-2031 Walking & Biking Improvements
5 - Bikeway_Map
6 - TrailSidewalk_GreenwayMap

3. 26-301 Review and Discussion of 5-year Capital Equipment Plan (CEP).

Attachments:
1 - 260609 Draft CEP

ADJOURN

Note: The City Council may take a five minute break during the meeting. All regular City Council meetings end at 9:00 pm unless a simple (4/7) majority of the City Council vote to extend the time.

SPECIAL NEEDS: If you require special services to attend or participate in a public meeting, please call the City's Administration Office at (507) 645-3001 or e-mail Lynette Peterson, City Clerk, at lynette.peterson@northfieldmn.gov. TDD users can call (507) 645-3030. Please call at least 24 hours before the meeting, if possible.

File #: 26-299, **Version:** 1

City Council Meeting Date: June 9, 2026

To: Mayor and City Council

From: Ben Martig, City Administrator
Brenda Angelstad, Finance Director

Presentation of the City of Northfield Annual Comprehensive Financial Report for the Year Ended December 31, 2025.

Action Requested:
Presentation of Northfield Annual Comprehensive Financial Report for the Year Ended December 31, 2025.

Summary Report:
A draft of the City of Northfield's Annual Comprehensive Financial Report for the Year Ended December 31, 2025 will be presented and discussed. Tom Olinger, CPA and Partner at Abdo will be presenting the audit at the meeting.

The final Annual Comprehensive Financial Report will be scheduled for acceptance at the June 16th meeting.

Alternative Options:
None recommended.

Financial Impacts:
Not applicable.

Tentative Timelines:
- June 9th - Council Audit Presentation
- June 16th - City Council accepts 2025 City audit report
- By June 30th City Auditors submit audit report to State (deadline of June 30th for State)

2025 Financial Statement Audit

City of Northfield



Introduction

- Audit Opinion and Responsibility
- General Fund Results
- Other Governmental Funds
- Enterprise Funds
- Key Performance Indicators



Audit Results

Auditor's Opinion

unmodified opinion under GAAP

Minnesota Legal Compliance

No instances of noncompliance

AUDIT RESULTS

Fiscal Year 2025 Findings

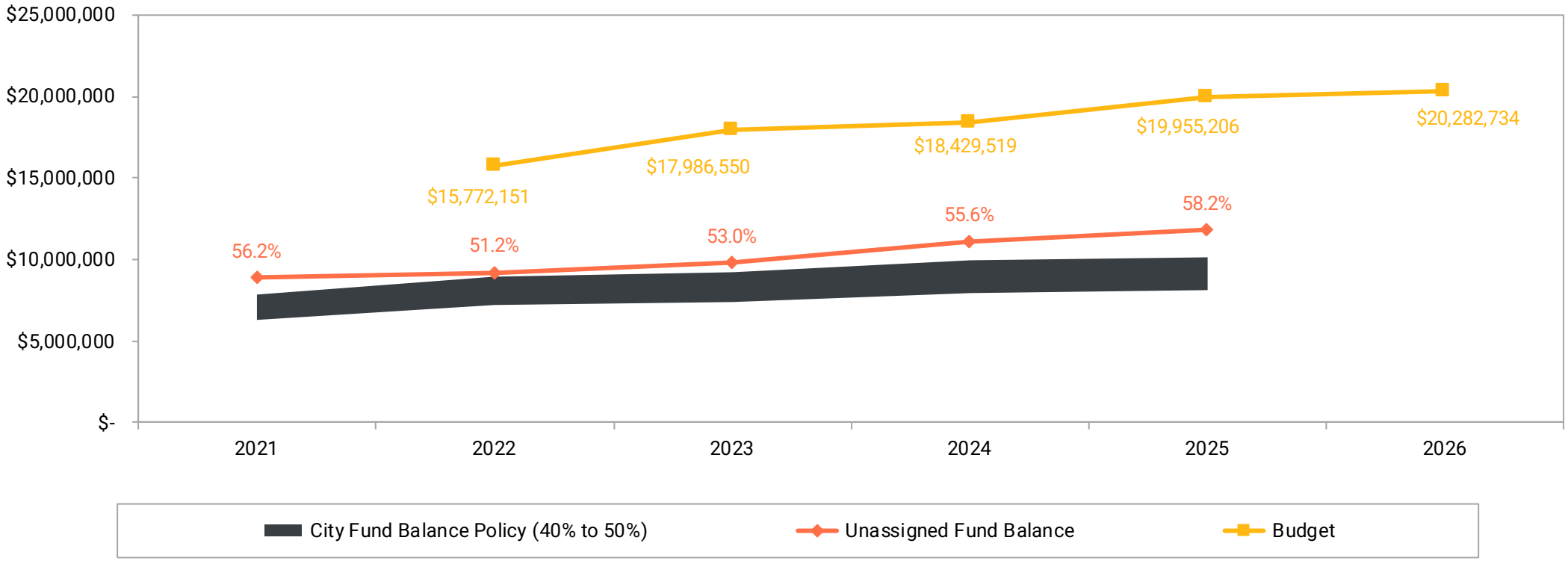
- Preparation of Financial Statements
  - *Internal Control Finding*
- Material Audit Adjustments
  - *Internal Control Finding*

PRIOR YEAR AUDIT RESULTS

Fiscal Year 2024 Findings

- Preparation of Financial Statements
  - *Internal Control Finding*

General Fund Balances

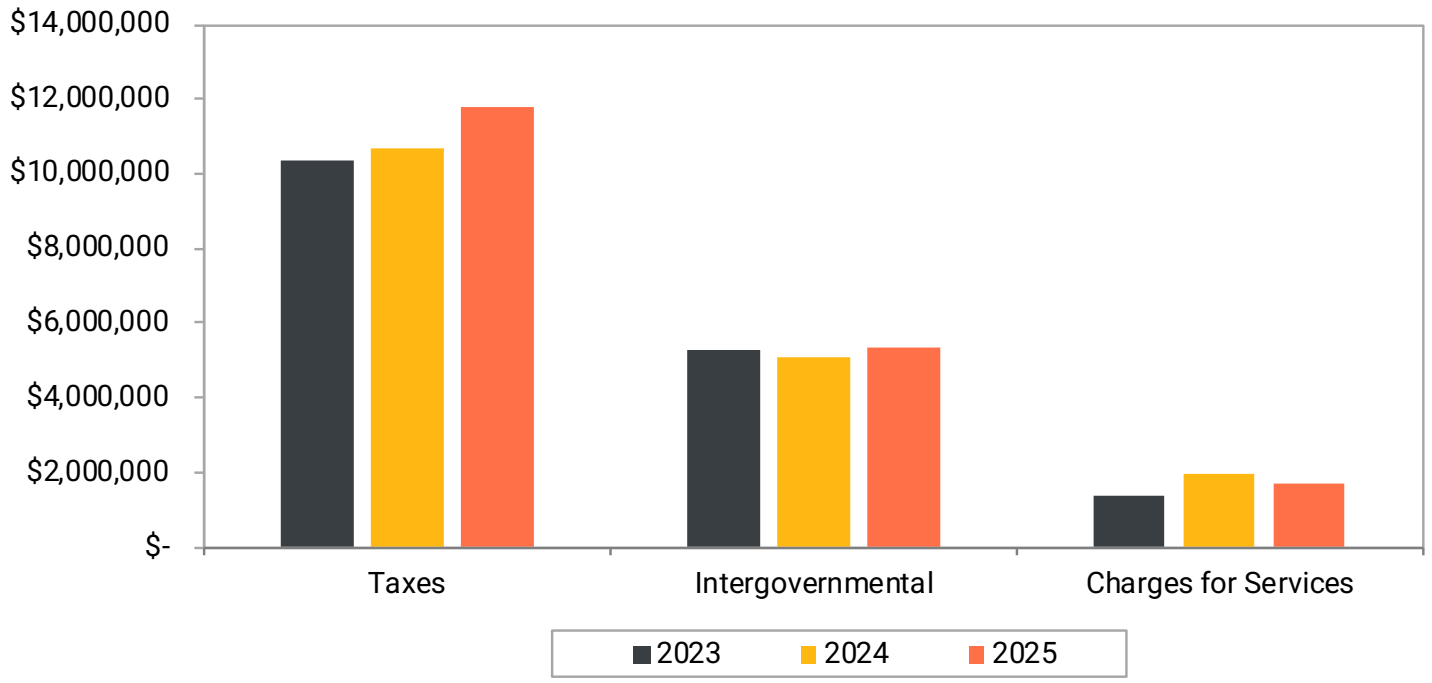


General Fund Budget to Actual

	Final Budgeted Amounts	Actual Amounts	Variance with Final Budget
Revenues	$ 19,459,246	$ 20,098,703	$ 639,457
Expenditures	19,955,206	19,648,202	307,004
Excess (Deficiency) of Revenues Over (Under) Expenditures	(495,960)	450,501	946,461
Other Financing Sources (Uses) Transfers in	277,000	277,000	-
Net Change in Fund Balances	(218,960)	727,501	946,461
Fund Balances, January 1	11,262,996	11,262,996	-
Fund Balances, December 31	$ 11,044,036	$ 11,990,497	$ 946,461

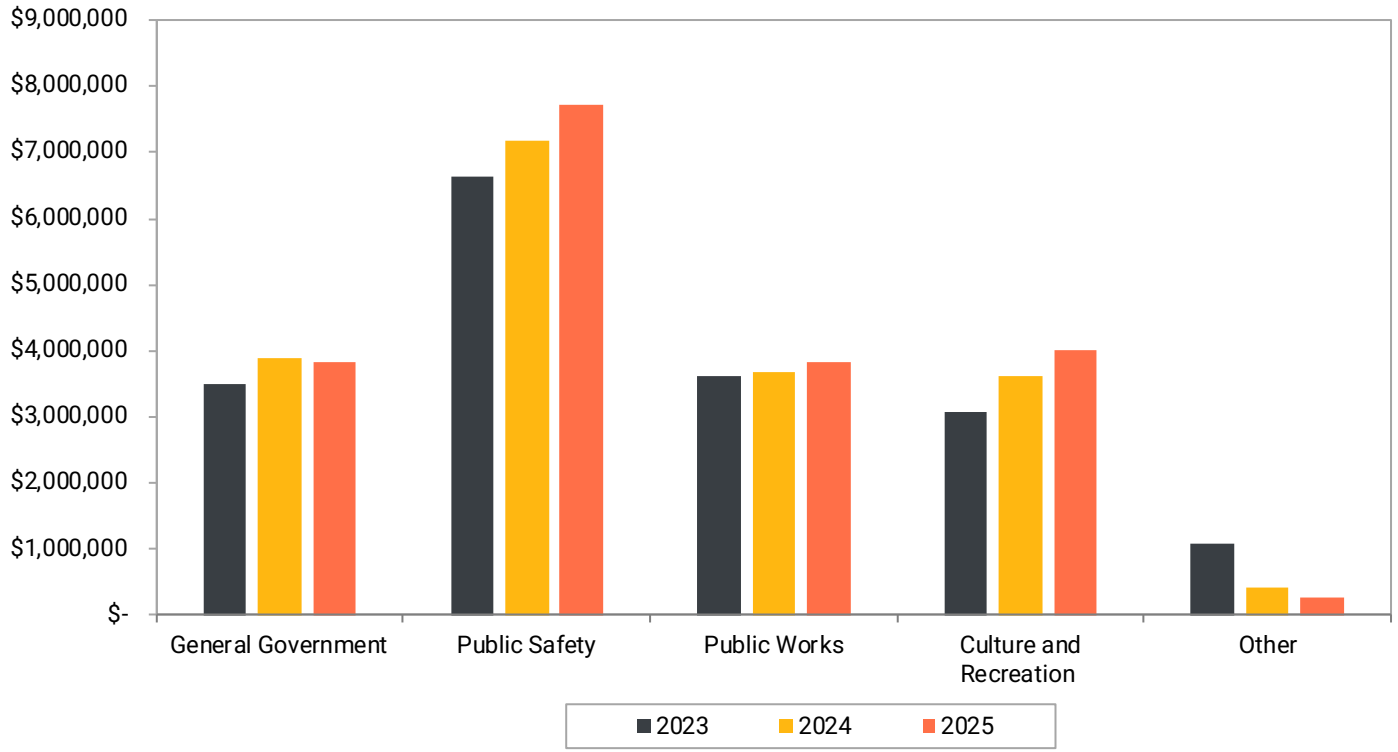
abdosolutions.com

General Fund Revenues by Type



abdosolutions.com

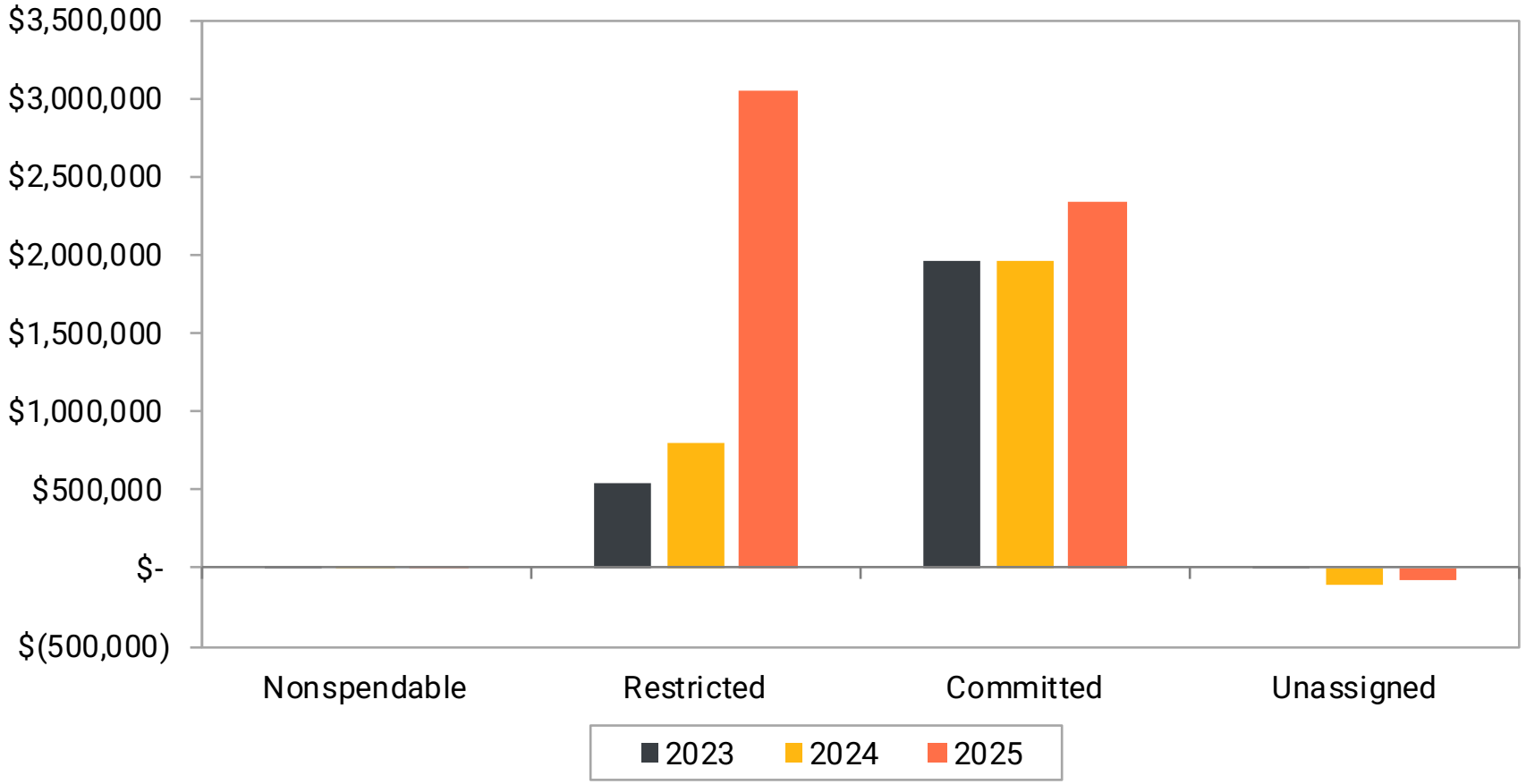
General Fund Expenditures by Type



Special Revenue Fund Balances

Fund	Fund Balances December 31 2025	2024	Increase (Decrease)
Community Resource Center	$ (60,481)	$ (105,499)	$ 45,018
Motor Vehicle	503,832	403,538	100,294
Communication	179,397	376,775	(197,378)
Library Gift	46,155	43,265	2,890
G.W. Bunday Fund	30,065	28,724	1,341
Scriver Memorial	160,269	153,896	6,373
L.J. Gustafson	30,629	30,250	379
Myrtle Houston Trust	46,834	44,759	2,075
C.C. Cloherty Endowed Book	15,286	14,828	458
Arts and Culture	224,483	262,969	(38,486)
Community Development Block Grant	(14,085)	417	(14,502)
TZD Enforcement Fund	46,845	27,681	19,164
Jefferson Square TIF	25,240	19,641	5,599
Master Development TIF	46,862	44,680	2,182
Utility Franchise Fee	1,371,064	951,108	419,956
Carbon Reduction	291,533	243,628	47,905
Economic Development Authority	2,268,251	2,240,086	28,165
Spring Creek TIF	34,282	30,833	3,449
Aurora TIF	39,034	38,251	783
Washington TIF	25,912	17,034	8,878
Maple Brook TIF	13,663	9,659	4,004
Spring Creek II TIF	3	(1,771)	1,774
Kraewood TIF	7,164	30,357	(23,193)
Archer TIF	(350)	-	(350)
Heritage Lofts Housing	848	-	848
Total	$ 5,332,735	$ 4,905,109	$ 427,626

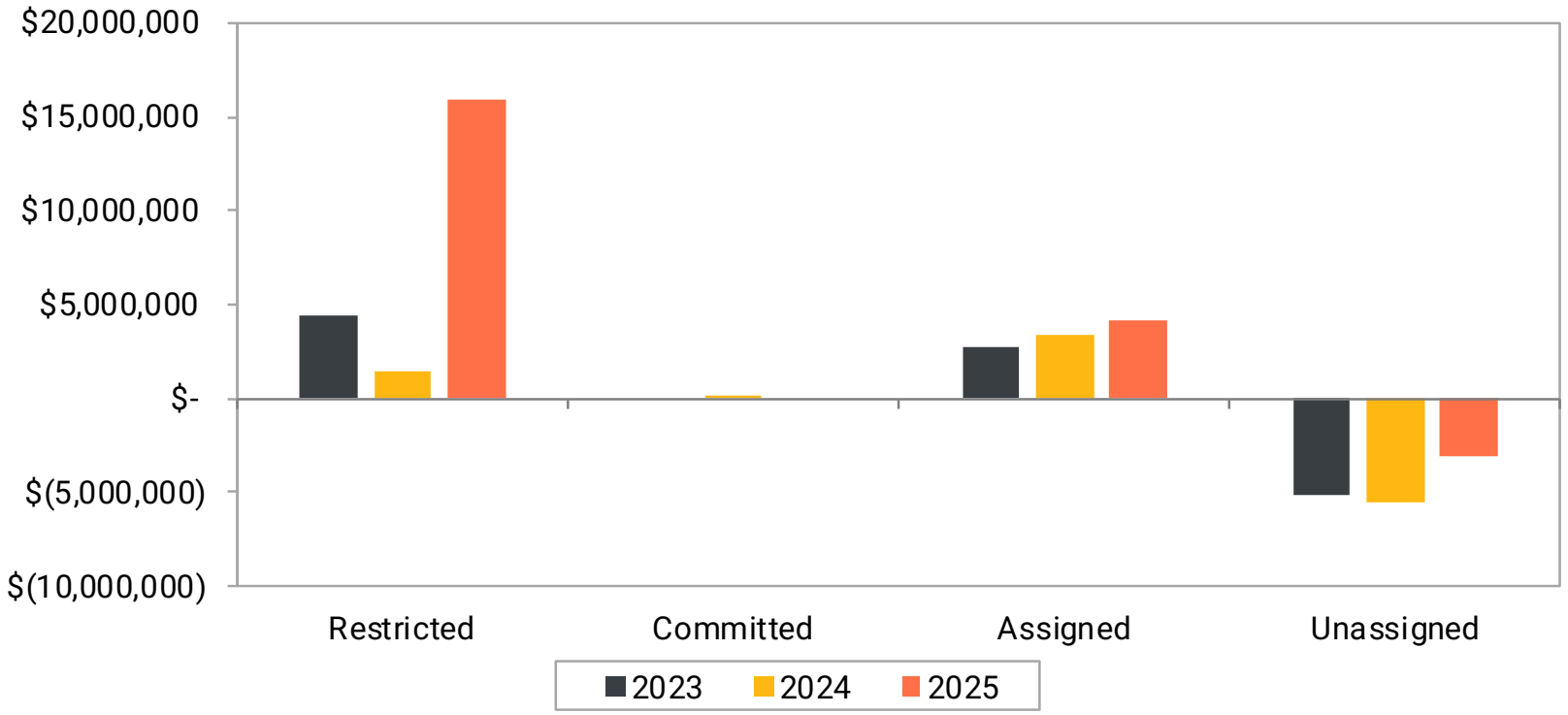
Special Revenue Fund Balances



Capital Project Fund Balances

Fund	Fund Balances December 31 2025	Fund Balances December 31 2024	Increase (Decrease)
Major			
2025 Capital Project Fund	$ (1,094,585)	$ (1,247,732)	$ 153,147
Ice Arena Construction Fund	14,004,036	(215,575)	14,219,611
Nonmajor			
2019 Capital Project Fund	559,718	535,295	24,423
2022 Capital Project Fund	(165,730)	(163,527)	(2,203)
2023 Capital Project Fund	(447)	123,701	(124,148)
2024 Capital Project Fund	207,420	334,791	(127,371)
2026 Capital Project Fund	(526,457)	(153,956)	(372,501)
Park Fund	1,945,167	1,287,691	657,476
City Facilities Fund	692,701	1,180,250	(487,549)
Equipment and Vehicle Replacement Fund	1,666,809	1,454,677	212,132
Hauberg Park	14,985	13,290	1,695
Mill Town Trail	129,766	(8,517)	138,283
5th Street Redevelopment	(1,239,681)	(2,197,119)	957,438
Capital Reserve Fund	986,830	783,250	203,580
Total	$ 17,180,532	$ 1,726,519	$ 15,454,013

Capital Project Fund Balances



abdosolutions.com

Housing Redevelopment Authority Fund Balance

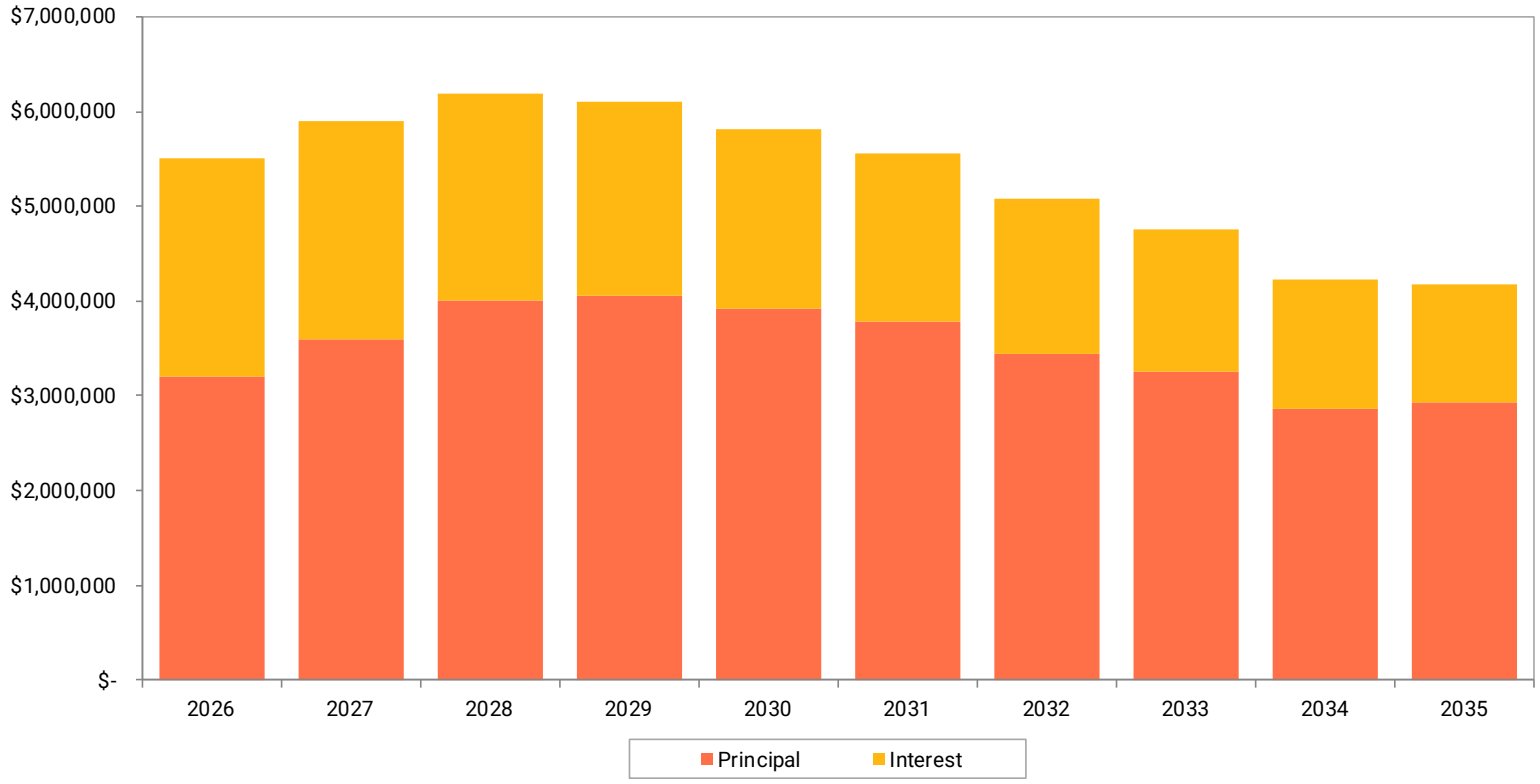
Fund	Fund Balances December 31 2025	Fund Balances December 31 2024	Increase (Decrease)
Housing Redevelopment Authority Fund	$ 1,651,725	$ 1,565,460	$ 86,265

Debt Service

	Description	Total Cash and Investments	Total Assets	Bonds Outstanding	Year of Maturity
315	2014A Bonds	$ 37,032	$ 37,478	$ -	Matured
316	2015A Bonds	199,797	202,192	170,000	2026
317	2016C Bonds	224,540	232,572	170,000	2027
318	2017A Bonds	180,346	219,747	285,000	2028
319	2018B Bonds	334,943	374,395	740,000	2029
320	2019A Bonds	333,997	491,627	4,070,000	2030
321	2020A Bonds	1,608,823	1,764,993	2,375,000	2031
322	2021A Bonds	1,112,069	1,657,861	2,920,000	2033
323	2022A Bonds	429,557	430,500	3,585,000	2035
324	2023B Bonds	608,049	609,079	6,885,000	2039
325	2024A Bonds	300,906	301,193	6,935,000	2044
326/426	2025A Bonds	-	-	3,740,000	2041
352	2014A (2006A) Public Project Revenue Refunding Bonds	9,109	9,150	-	Matured
354	2012 COPS Debt	399,145	399,874	-	Matured
359	2022 Equipment Certificates	69,538	69,685	380,000	2031
357	2018A NAFRS Debt Service	438,251	439,494	3,190,000	2039
360	2023B Equipment Certificates	73,112	73,393	290,000	2039
361	2024A Equipment Certifcates	105,479	105,605	1,080,000	2035
355/455	2025A Equipment Certificates	1,866,089	1,869,372	375,000	2041
358	2021 Equipment Certificates	87,439	87,666	220,000	2029
379	2017B Refunding TIF Bonds	396,628	399,175	-	Matured
382	Riverfront TIF Bonds	397,607	398,588	303,575	2033
459	2025B Bonds	16,207,812	16,207,812	21,700,000	2036
	Total	$ 25,420,268	$ 26,381,451	$ 59,413,575	
			Total Remaining Interest Payments	$ 24,019,649	

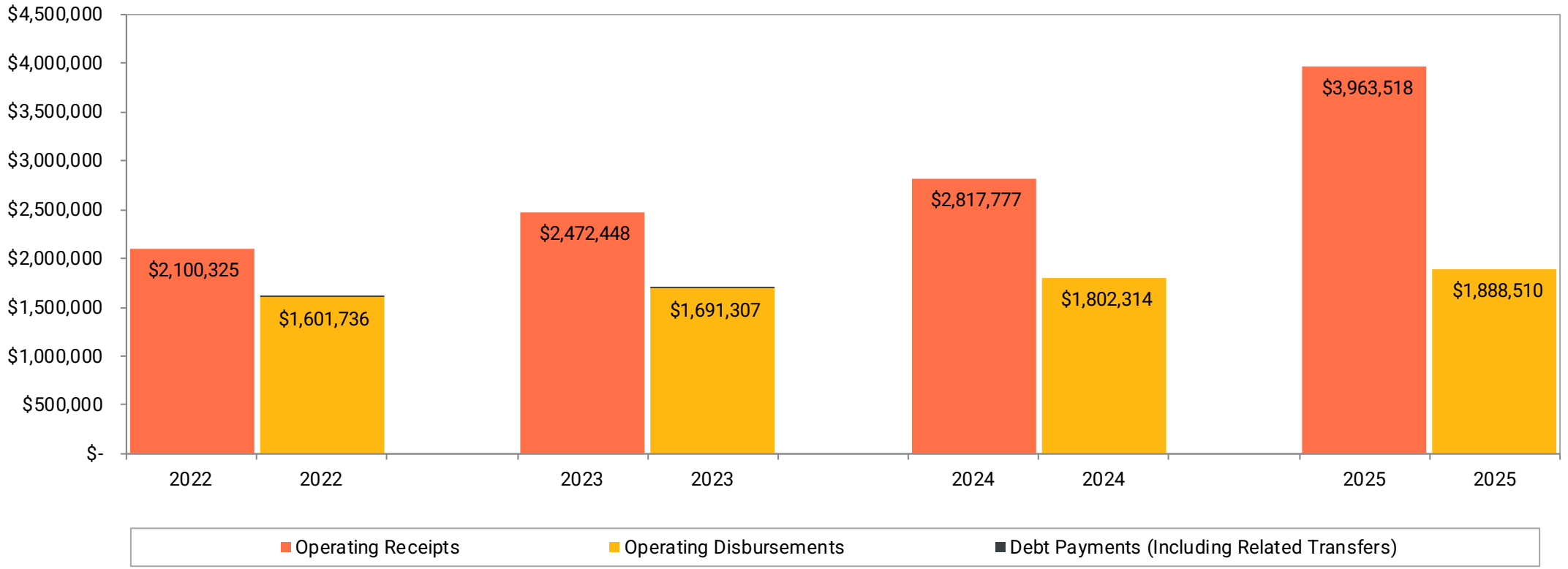
abdosolutions.com

Debt Service



Water Fund

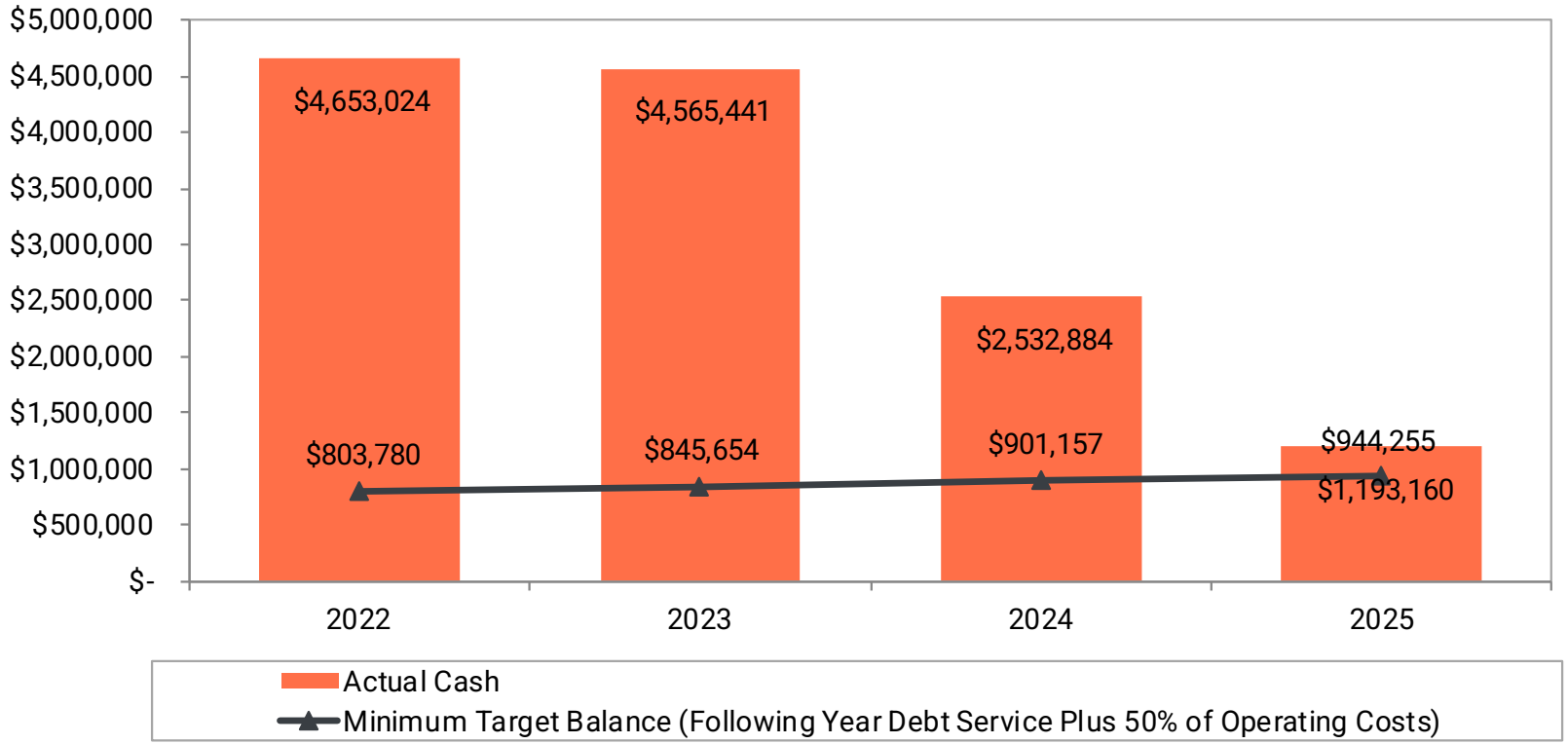
Cash Flows from Operations



abdosolutions.com

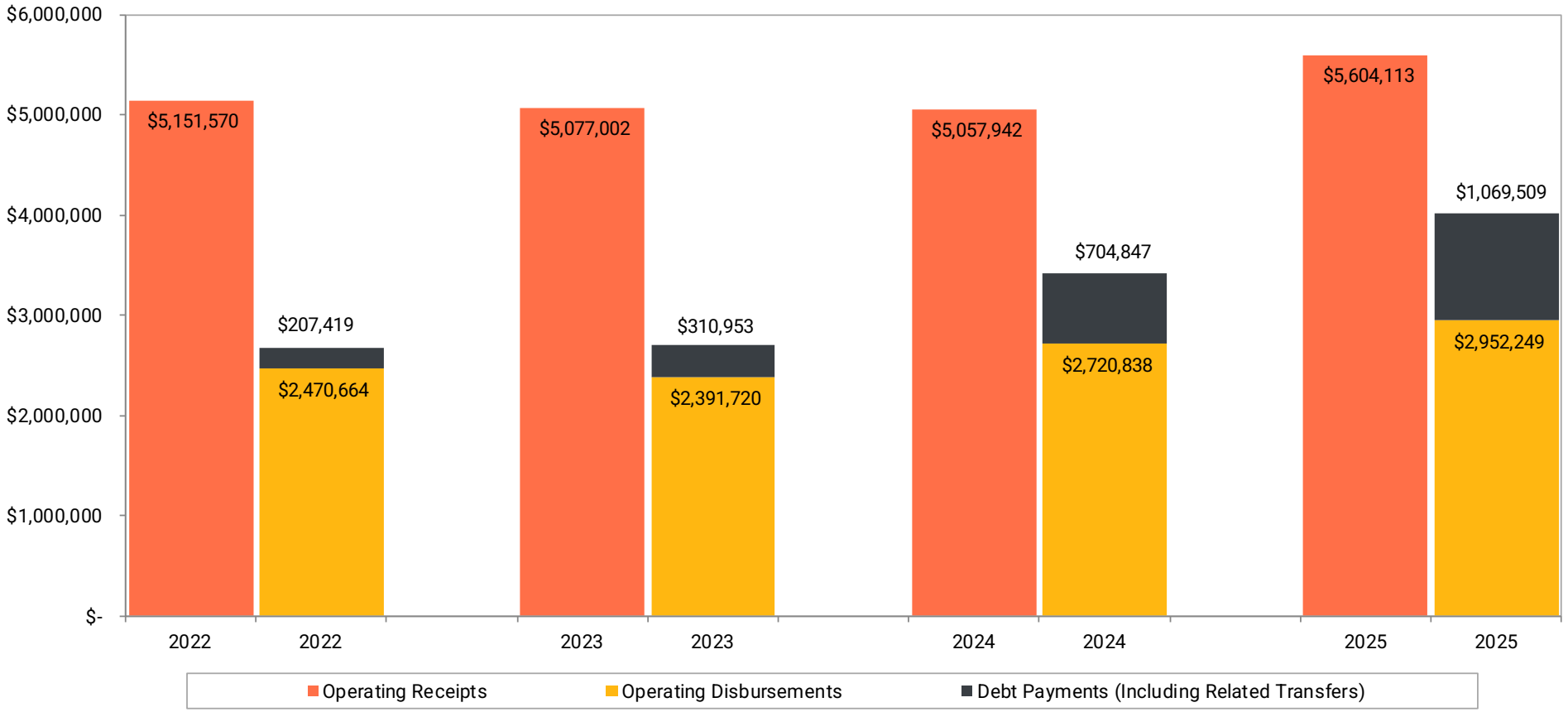
Water Fund

Cash Balance



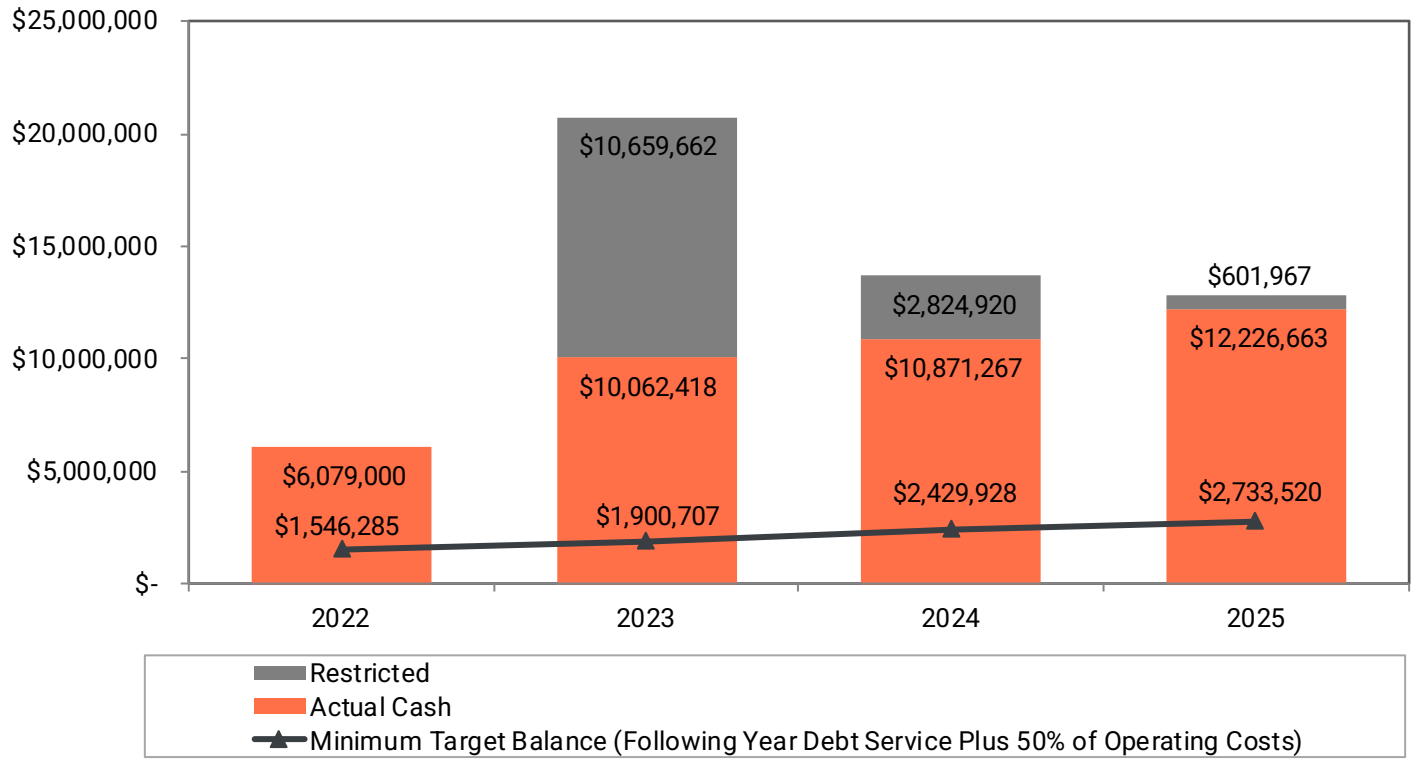
Wastewater Fund

Cash Flows from Operations



Wastewater Fund

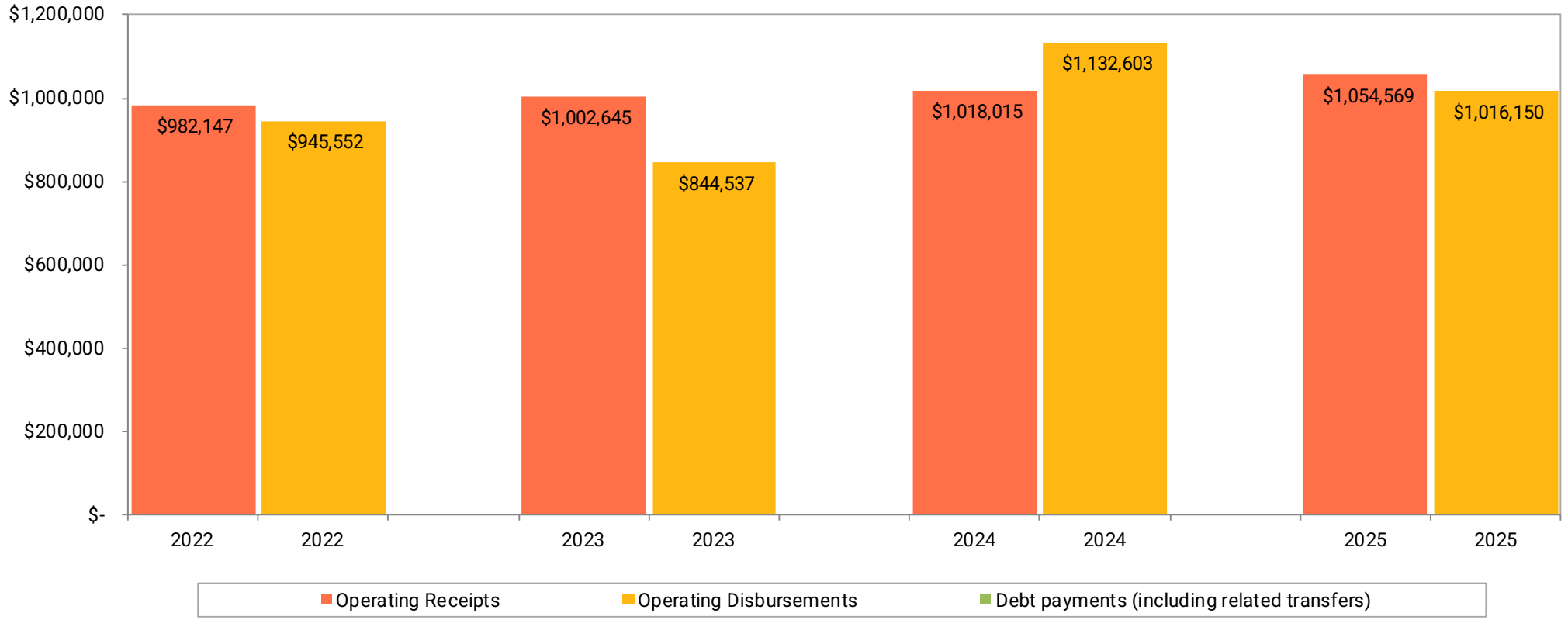
Cash Balance



abdosolutions.com

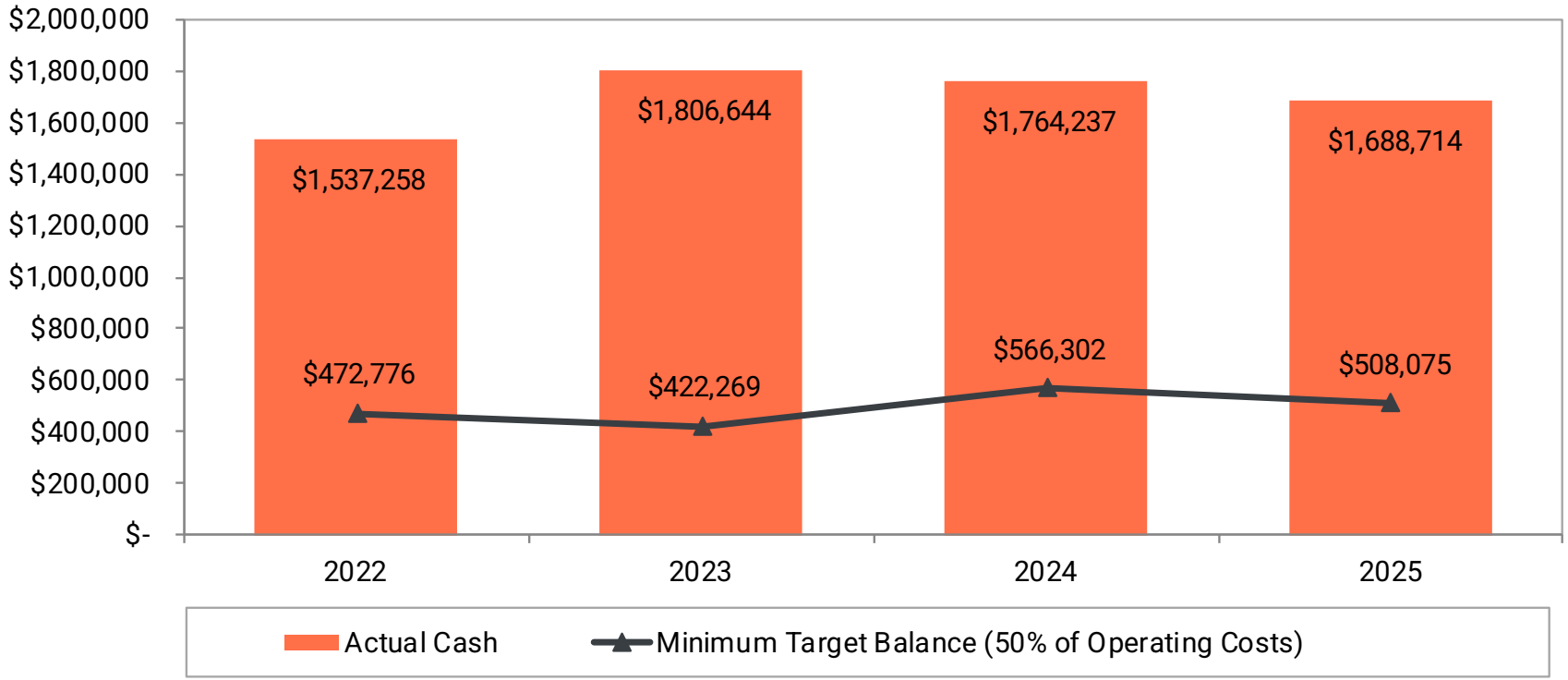
Sanitary Collection Fund

Cash Flows from Operations



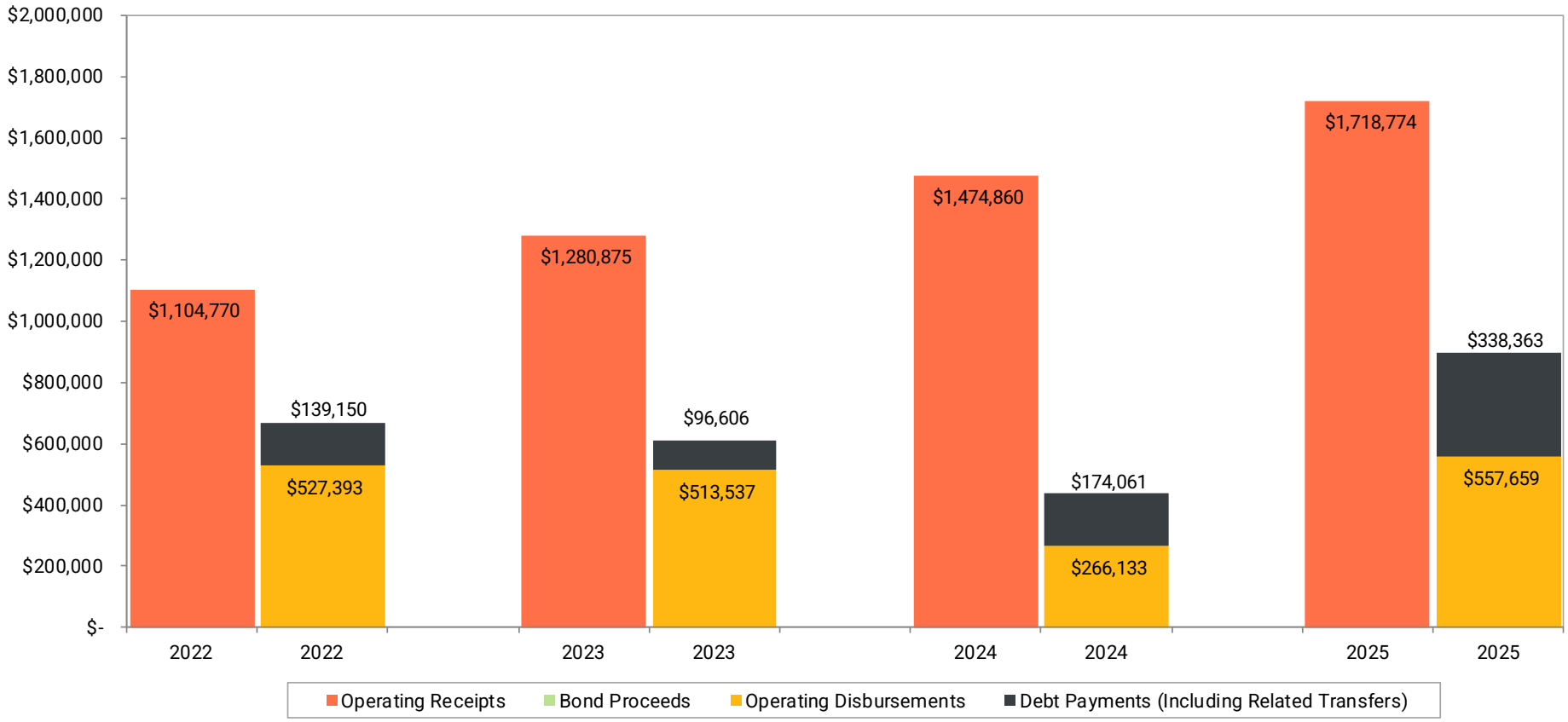
Sanitary Collection Fund

Cash Balances



Storm Water Fund

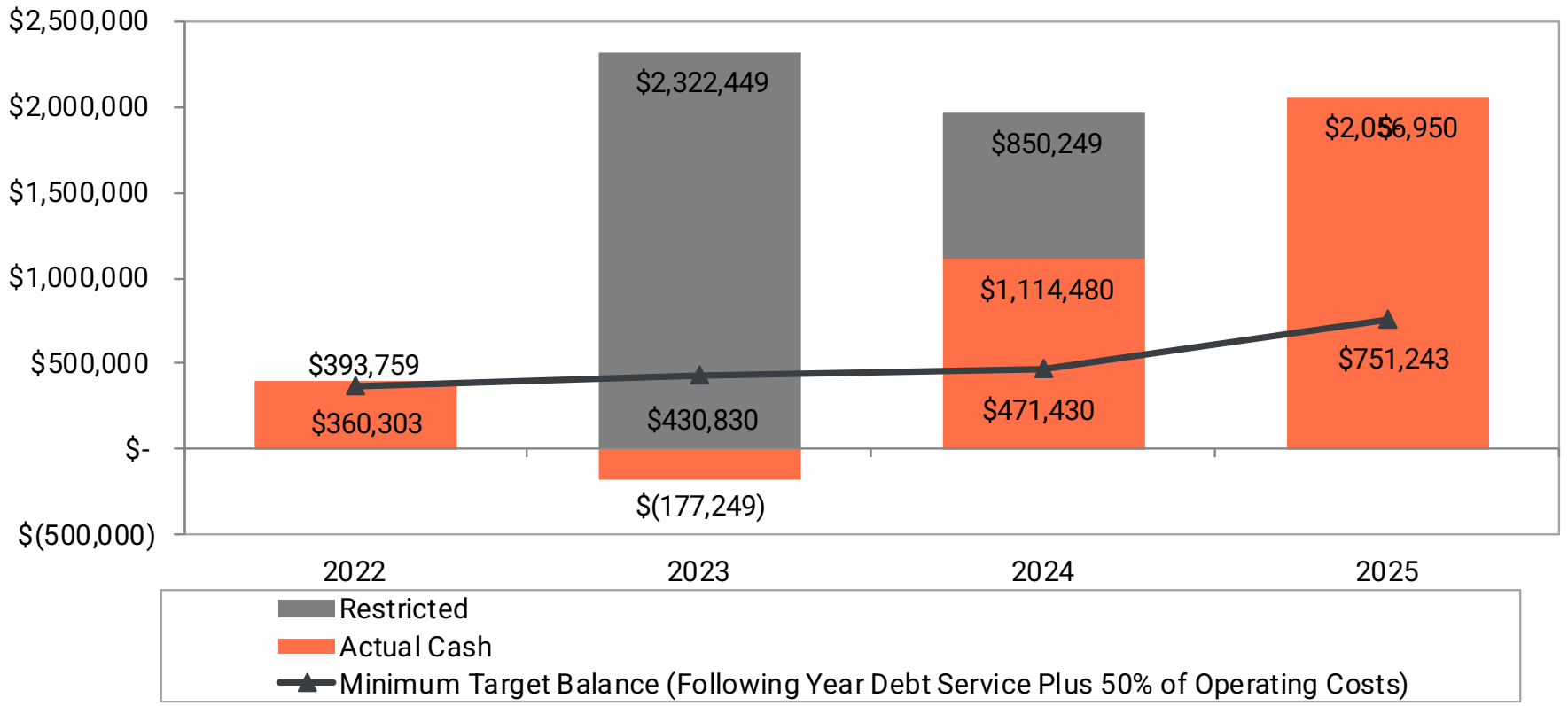
Cash Flows from Operations



abdosolutions.com

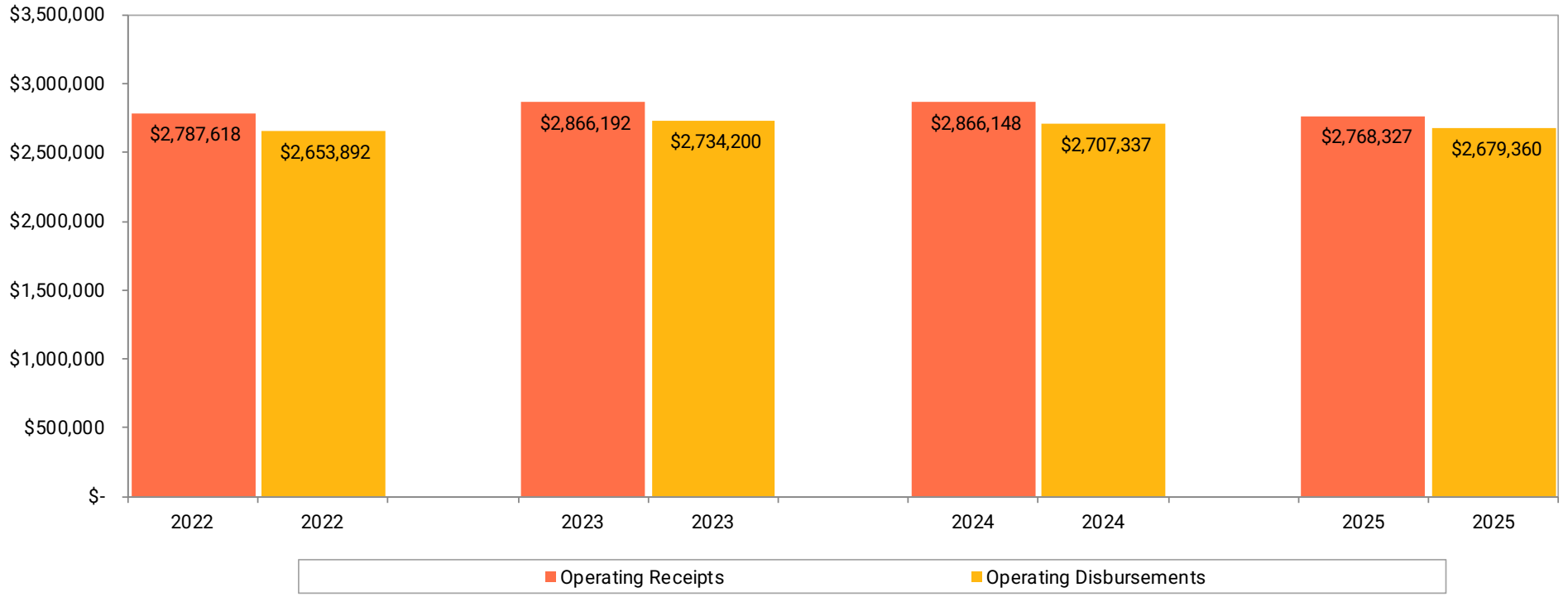
Storm Water Fund

Cash Balances



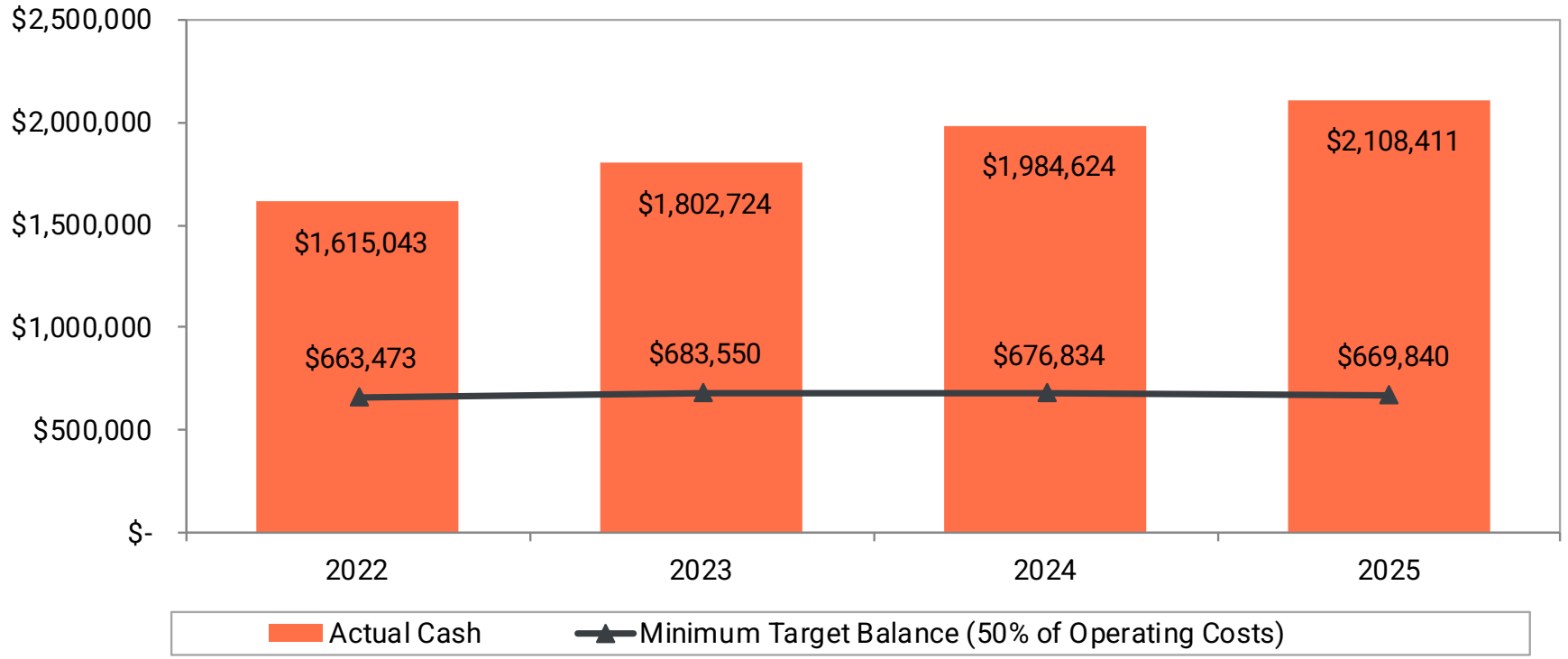
Liquor Store Fund

Cash Flows from Operations



Liquor Store Fund

Cash Balances



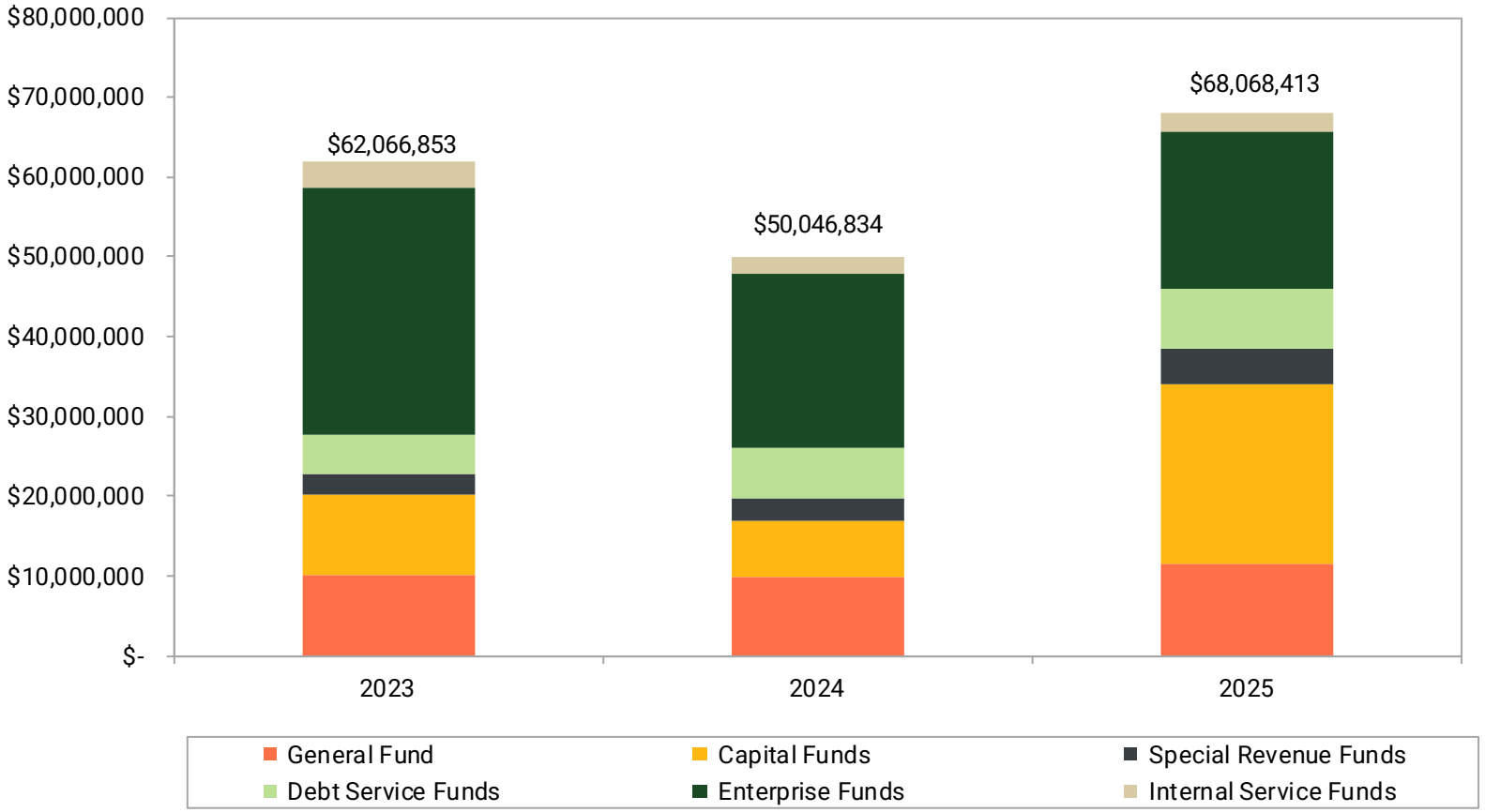
Liquor Store – Statewide Averages vs. Northfield Liquor Store

	Off-Sale Only	
	2022	2023
	Percent of Sales	Percent of Sales
Sales	100.0 %	100.0 %
Cost of Sales	73.2	72.8
Gross profit	26.8	27.2
Operating Expenses	19.5	20.3
Operating income	7.3	6.9
Nonoperating Revenues (Expenses)	(0.6)	0.7
Income before transfers	6.7 %	7.6 %

Source: Analysis of Municipal Liquor Store Operations, for the year ended December 31, 2023. Published by the Minnesota Office of the State Auditor.

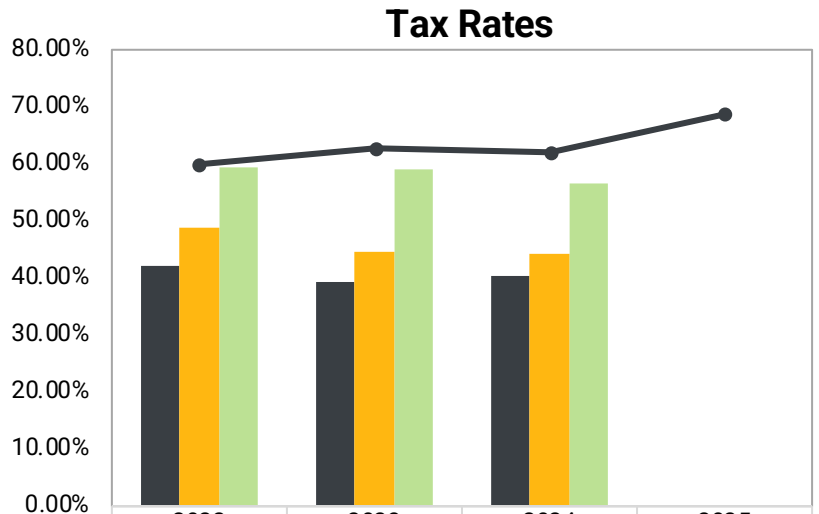
	2023		2024		2025	
	Total	Percent	Total	Percent	Total	Percent
Sales	$ 2,860,923	100.0 %	$ 2,839,777	100.0 %	$ 2,767,162	100.0 %
Cost of Sales	(2,058,855)	(72.0)	(2,037,436)	(71.7)	(1,974,156)	(71.3)
Gross profit	802,068	28.0	802,341	28.3	793,006	28.7
Operating Expenses	(734,686)	(25.7)	(650,264)	(22.9)	(683,468)	(24.7)
Operating income (loss)	67,382	2.3	152,077	5.4	109,538	4.0
Nonoperating Income	108,683	3.8	74,548	2.6	86,710	3.1
Income before transfers	176,065	6.1	226,625	8.0	196,248	7.1
Transfers Out	(50,000)	(1.7)	(50,000)	(1.8)	(50,000)	(1.8)
Change in net position	$ 126,065	4.4	$ 176,625	6.2	$ 146,248	5.3
Cash and Temporary Investments	$ 1,615,043		$ 1,802,724		$ 2,108,411	

Cash and Investments Balances by Fund Type

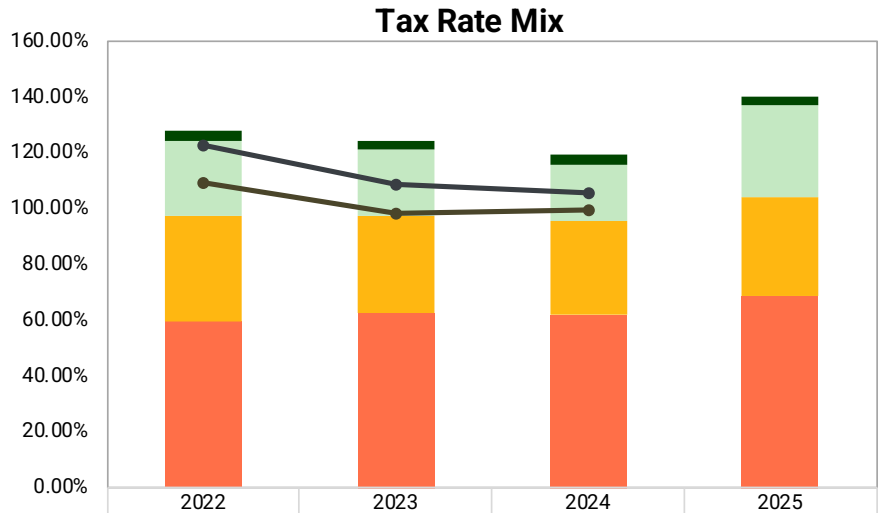


KEY PERFORMANCE INDICATORS

Taxes



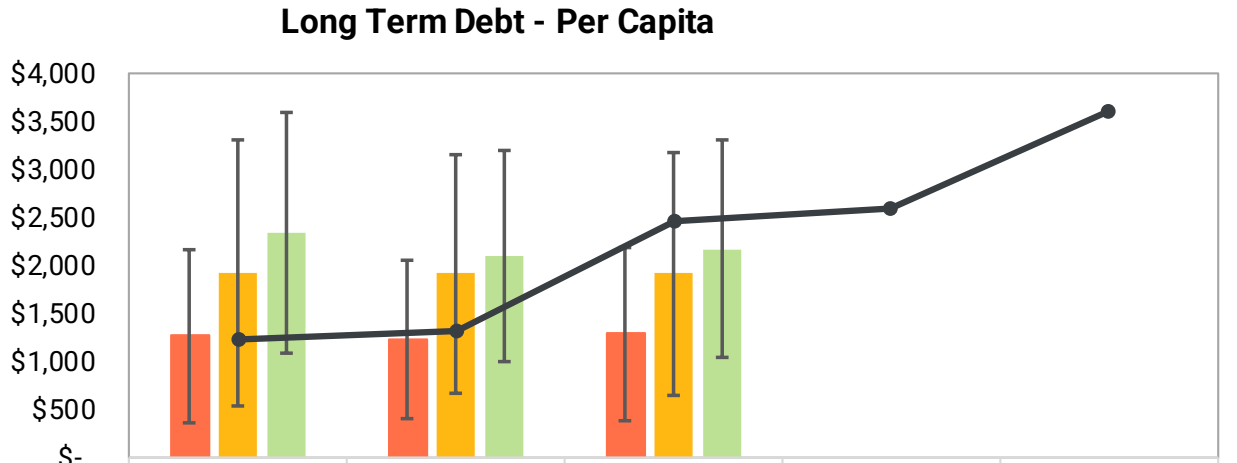
	2022	2023	2024	2025
Class 2 Cities	41.99%	39.16%	40.26%	N/A
Class 3 Cities	48.79%	44.60%	44.02%	N/A
Cities in Rice County	59.37%	59.03%	56.40%	N/A
City of Northfield	59.80%	62.58%	62.16%	68.67%



	2022	2023	2024	2025
Special Tax Rate	3.60%	3.35%	3.46%	3.57%
School Tax Rate	26.92%	23.74%	20.30%	32.67%
County Tax Rate	37.40%	34.83%	33.39%	35.52%
City Tax Rate	59.80%	62.58%	62.16%	68.67%
Class 2 Cities City Tax Rate	109.33%	98.55%	99.53%	
Class 3 Cities City Tax Rate	122.60%	108.87%	105.35%	

abdosolutions.com

Debt



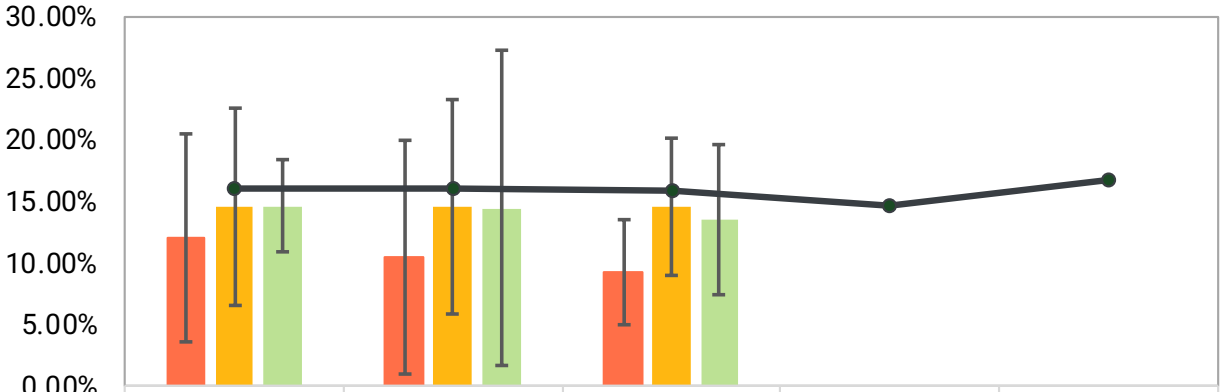
	2021	2022	2023	2024	2025
Class 2 Cities (20,001 - 100,000)	$1,271	$1,238	$1,290	N/A	N/A
Class 3 Cities (10,001 - 20,000)	$1,918	$1,918	$1,918	N/A	N/A
Cities in Rice County	$2,343	$2,108	$2,178	N/A	N/A
City of Northfield	$1,230	$1,318	$2,472	$2,605	$3,609

The City has a debt limit of $69,849,069 (3% of the City's taxable market value) as of December 31, 2025, the City had net debt applicable to the limit of $49,260,000.

KEY PERFORMANCE INDICATORS

Debt

Debt Service Expenditures as a Percent of Current Expenditures



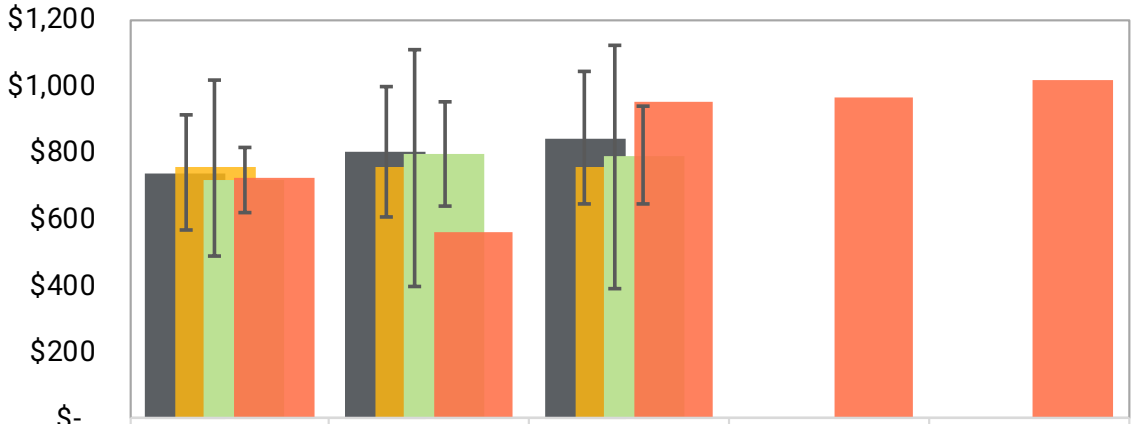
	2021	2022	2023	2024	2025
Class 2 Cities (20,001 - 100,000)	12.08%	10.50%	9.27%	N/A	N/A
Class 3 Cities (10,001 - 20,000)	14.57%	14.57%	14.57%	N/A	N/A
Cities in Rice County	14.64%	14.50%	13.56%	N/A	N/A
City of Northfield	16.00%	16.00%	15.87%	14.70%	16.84%

abdosolutions.com

KEY PERFORMANCE INDICATORS

Expenditures

Current Expenditures - Per Capita

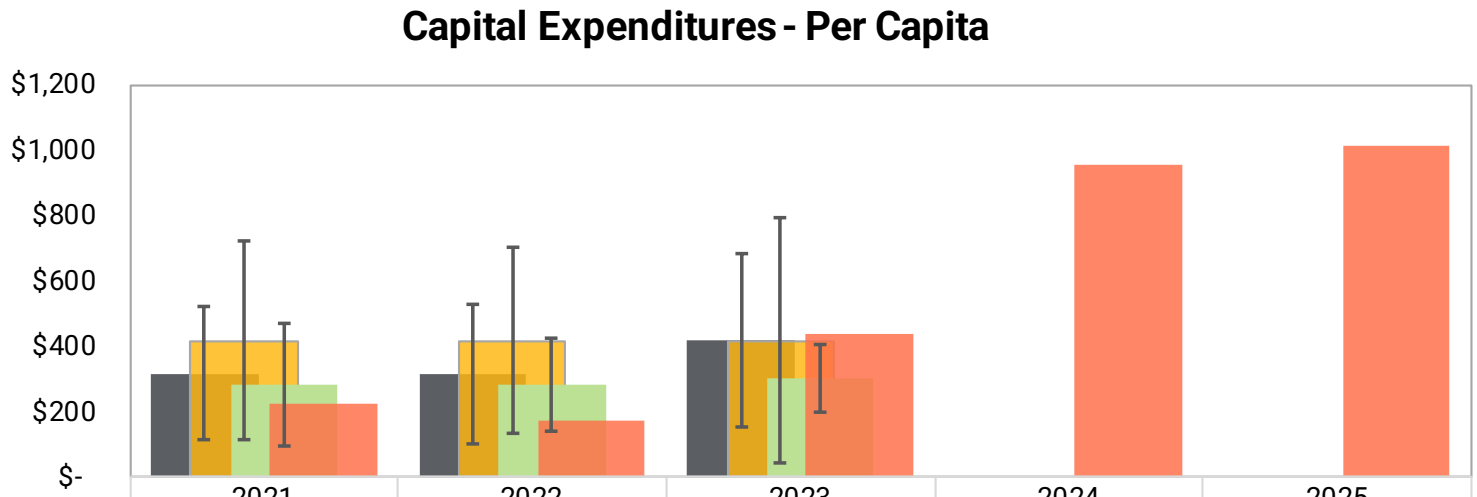


	2021	2022	2023	2024	2025
Class 2 Cities (20,001 - 100,000)	$739	$803	$842	N/A	N/A
Class 3 Cities (10,001 - 20,000)	$753	$753	$753	N/A	N/A
Cities in Rice County	$717	$794	$790	N/A	N/A
City of Northfield	$721	$561	$955	$964	$1,021

abdosolutions.com

KEY PERFORMANCE INDICATORS

Expenditures



	2021	2022	2023	2024	2025
Class 2 Cities (20,001 - 100,000)	$315	$315	$419	N/A	N/A
Class 3 Cities (10,001 - 20,000)	$418	$418	$418	N/A	N/A
Cities in Rice County	$282	$282	$301	N/A	N/A
City of Northfield	$224	$175	$437	$957	$1,012

abdosolutions.com

Your Abdo Team



Tom
OLINGER
CPA - Partner



Kelsey
LARSON
CPA - Manager



Kelsey
GROSKREUTZ
Senior Associate



Ellie
FREDRICKSON
Senior Associate



Hope
WINTERS
Associate

THE CITY OF
NORTHFIELD
MINNESOTA

YEAR ENDED
DECEMBER 31, 2025

CITY OF NORTHFIELD
NORTHFIELD, MN

ANNUAL COMPREHENSIVE FINANCIAL REPORT

PREPARED BY: BRENDA ANGELSTAD, FINANCE DIRECTOR
MEMBER GFOA OF U.S. AND CANADA

THIS PAGE IS LEFT

BLANK INTENTIONALLY

City of Northfield, Minnesota
Annual Comprehensive Financial Report
Table of Contents
For the Year Ended December 31, 2025

	Page No.
Introductory Section	
Letter of Transmittal	8
Principal City Officials	15
Organizational Chart	16
GFOA Certificate of Achievement for Excellence in Financial Reporting	17
Financial Section	
Independent Auditor's Report	21
Management's Discussion and Analysis	25
Basic Financial Statements	
Government-wide Financial Statements	
Statement of Net Position	39
Statement of Activities	40
Fund Financial Statements	
Governmental Funds	
Balance Sheet	44
Reconciliation of the Balance Sheet to the Statement of Net Position	45
Statement of Revenues, Expenditures and Changes in Fund Balances	46
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities	49
Proprietary Funds	
Statement of Net Position	50
Statement of Revenues, Expenses and Changes in Net Position	51
Statement of Cash Flows	52
Fiduciary Fund	
Statement of Fiduciary Net Position	53
Statement of Changes in Fiduciary Net Position	54
Notes to the Financial Statements	55
Required Supplementary Information	
Schedule of Employer's Share of Public Employees Retirement Association Net Pension Liability - General Employees Retirement Fund	104
Schedule of Employer's Public Employees Retirement Association Contributions - General Employees Retirement Fund	104
Notes to the Required Supplementary Information - General Employees Retirement Fund	105
Schedule of Employer's Share of Public Employees Retirement Association Net Pension Liability - Public Employees Police and Fire Fund	107
Schedule of Employer's Public Employees Retirement Association Contributions - Public Employees Police and Fire Fund	107
Notes to the Required Supplementary Information - Public Employees Police and Fire Fund	108
Schedule of Changes in the City's Total OPEB Liability and Related Ratios	111
Notes to the Required Supplementary Information - Total OPEB Liability and Related Ratios	111
Budgetary Comparison Schedule	
General Fund	113
Notes to the Required Supplemental Information – Budgetary Reporting	114

Page No.

Combining and Individual Fund Financial Statements and Schedules
Nonmajor Governmental Funds
Combining Balance Sheet 116
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 117
Nonmajor Special Revenue Funds
Combining Balance Sheet 120
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 124
Schedules of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual
Community Resource Center 128
Motor Vehicle Fund 129
Communication Fund 130
Library Gift Fund 131
G. W. Bunday Fund 132
Scriver Memorial Fund 133
L.J. Gustafson Fund 134
Myrtle Houston Trust Fund 135
C.C Cloherty Fund 136
Community Development Block Grant (CDBG) Fund 137
Master Development Tax Increment Financing Fund 138
Economic Development Authority Fund 139
Nonmajor Capital Project Funds
Combining Balance Sheet 142
Combining Statement of Revenues, Expenditures and Changes in Fund Balances 144
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual 149
Debt Service Funds
Combining Balance Sheet 156
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances 160
Nonmajor Proprietary Funds
Combining Statement of Net Position 164
Combining Statement of Revenues, Expenses and Changes in Net Position 165
Combining Statement of Cash Flows 166
Internal Service Funds
Combining Statement of Net Position 168
Combining Statement of Revenues, Expenses and Changes in Net Position 169
Combining Statement of Cash Flows 170
Discretely Presented Component Unit - Housing Redevelopment Authority
Combining Balance Sheet - Governmental Funds 172
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds 173
Discretely Presented Component Unit - Municipal Hospital
Statement of Net Position 174
Statement of Revenues, Expenses and Changes in Net Position 175
Statement of Cash Flows 176

	Table	Page No.
Statistical Section (Unaudited)		
Financial Trends		
Net Position by Component	1	180
Changes in Net Position	2	182
Governmental Activities Tax Revenues by Source	3	187
Fund Balances of Governmental Funds - Last Ten Fiscal Years	4	188
Changes in Fund Balances of Governmental Funds - Last Ten Fiscal Years	5	190
Revenue Capacity		
Tax Capacity and Estimated Actual Value of Taxable Property - Last Ten Fiscal Years	6	193
Property Tax Rates Direct and Overlapping Governments - Last Ten Fiscal Years	7	194
Principal Property Taxpayers	8	196
Property Tax Levies and Collections - Last Ten Fiscal Years	9	197
Debt Capacity		
Ratios of Outstanding Debt by Type - Last Ten Fiscal Years	10	198
Ratios of General Bonded Debt Outstanding - Last Ten Fiscal Years	11	200
Computation of Direct and Overlapping Debt	12	201
Legal Debt Margin Information - Last Ten Fiscal Years	13	202
Pledged-Revenue Coverage - Last Ten Fiscal Years	14	204
Demographic and Economic Information		
Demographic and Economic Statistics - Last Ten Fiscal Years	15	206
Principal Employers - Current Year and Nine Years Ago	16	207
Operating Information		
Full-Time Equivalent City Government Employees by Function - Last Ten Fiscal Years	17	208
Operating Indicators by Function - Last Ten Fiscal Years	18	210
Capital Asset Statistics by Function - Last Ten Fiscal Years	19	212
Other Required Reports		
Independent Auditor's Report on Minnesota Legal Compliance		217
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*		218
Schedule of Findings and Responses		220

THIS PAGE IS LEFT

BLANK INTENTIONALLY

INTRODUCTORY SECTION

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

May 26, 2026

To the Honorable Mayor, Members of the City Council, and Citizens of Northfield:

State law requires that all general-purpose local governments publish within six months of the close of each fiscal year a complete set of audited financial statements presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the annual comprehensive financial report of the City of Northfield for the fiscal year ended December 31, 2025.

This report consists of management's representations concerning the finances of the City of Northfield. Consequently, management assumes full responsibility for the completeness and reliability of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Northfield continues to build and refine a comprehensive internal control framework that is designed to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Northfield's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Northfield's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material aspects.

The City of Northfield's financial statements have been audited by Abdo, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Northfield for the fiscal year ended December 31, 2025, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Northfield's financial statements for the fiscal year ended December 31, 2025, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it. The City of Northfield's MD&A can be found immediately following the report of the independent auditors.

All City funds, departments, commissions, and other organizations for which the City of Northfield is financially accountable are presented within the Annual Comprehensive Financial Report. The Northfield Fire Relief Association does not meet the established criteria for inclusion in the reporting entity and accordingly is excluded from this report.

To the Honorable Mayor and City Council
City of Northfield, Minnesota

Profile of the Government

The City of Northfield was formed in 1855 and was incorporated in March 1875. The City of Northfield as it exists today consists of 7.6 square miles. As of the 2020 Census, Northfield has a population of 20,790. Northfield is a 45-mile drive from Minneapolis and Saint Paul.

Northfield is a Home Rule Charter City with the City Council appointing a City Administrator. The City Administrator has operating responsibilities for all City functions.

The City of Northfield provides various services to the residents in the community. The current services are:

- General Government
    a. Mayor & City Council
    b. Administration
    c. Elections
    d. Finance
    e. City Attorney
    f. Human Resources and Risk Management
    g. Information Technology
    h. Community Development, including Housing and Economic Development
    i. Planning
    j. General Government Building
- Public Safety
    a. Police
    b. Fire
    c. Building Inspections
- Public Works
    a. Engineering
    b. Streets
    c. Street Lighting
    d. Water
    e. Wastewater
    f. Garbage
    g. Storm Water Drainage
- Culture and Recreation
    a. Ice Arena
    b. Outdoor Pool at Memorial Park
    c. Park Maintenance
    d. Library
- Liquor Store
- Community Resource Center
- Municipal Hospital

The council is required to adopt a final budget prior to the close of the fiscal year. The annual budget serves as the foundation for the City's financial planning and control. The City Administrator, Finance Director and other department directors prepare the annual budget each summer. A preliminary budget is presented to the City Council in August, prior to consideration of the preliminary property tax levy. Under Minnesota Statutes, a preliminary property tax levy must be adopted no later than September 30th of each year for the ensuing years' collection. This action establishes a maximum levy. Subsequent Council action may lower the preliminary levy but may not increase the levy. In addition, the City Council reviews the budgets for the enterprise funds and all other funds on an annual basis as part of the budgetary process.

In November, citizens receive a notice of proposed property taxes based upon the preliminary levies established by all taxing jurisdictions. Citizens are invited to a public hearing known as the Truth in Taxation hearings for each taxing unit. The City's hearing includes a presentation that addresses the budget, proposed property tax levy, other city operations, and the priorities of the City Council for the upcoming year. There is an opportunity for public comment, on these topics, at the public hearing before the final property tax levy is adopted.

Economic Condition and Outlook

The estimated population as reported by the Minnesota Demographer for 2020 was 20,790, which represents a 3.9 percent increase from 2010. The 2010 Census established the City's population at 20,007. The population has remained steady over the last decade with slight increases in the last few years. This is reflective of the upturn of the economy and the increase in residential construction since the low in 2011. The unemployment rate peaked in 2020, early in the COVID pandemic, but as of March 2026 it is now 4.3%, well below pre-pandemic levels and just below the State of Minnesota rate of 4.5%.

	Revenue from Licenses & Permits:	Increase (Decrease)
2025	$ 713,657	$ 2,511
2024	711,146	(210,412)
2023	921,559	70,810
2022	850,749	53,583
2021	797,166	163,627
2020	633,539	61,152
2019	572,387	(55,509)
2018	627,896	(231,352)
2017	859,248	179,774
2016	679,474	250,717

Revenue from permit activity was essentially flat, a 0.35% increase from the prior year; it was 11% over budget and in line with expectations. In 2025, the city issued permits for 21 single family dwellings valued at $8.3 million vs 10 single family permits valued at $4 million in 2024.

2026 should remain similar to 2025, with an emphasis on alterations rather than new construction, at least in the commercial sector. Residential new construction should remain the same or slightly higher. High interest rates, labor and material costs have slowed construction. The market has also caught up with projects delayed during COVID from both the labor shortage and material availability. Other factors which may affect revenue for 2026 are the proposed high school renovation and fees collected from the City of Dundas, as the City of Northfield is providing Building and Inspection services for that jurisdiction.

Northfield's fastest growing population is people between the ages of 25 and 34, however the aging of the largest birth cohort in history, the baby boom, will continue to contribute to shifts in demand for commercial and service sector business,

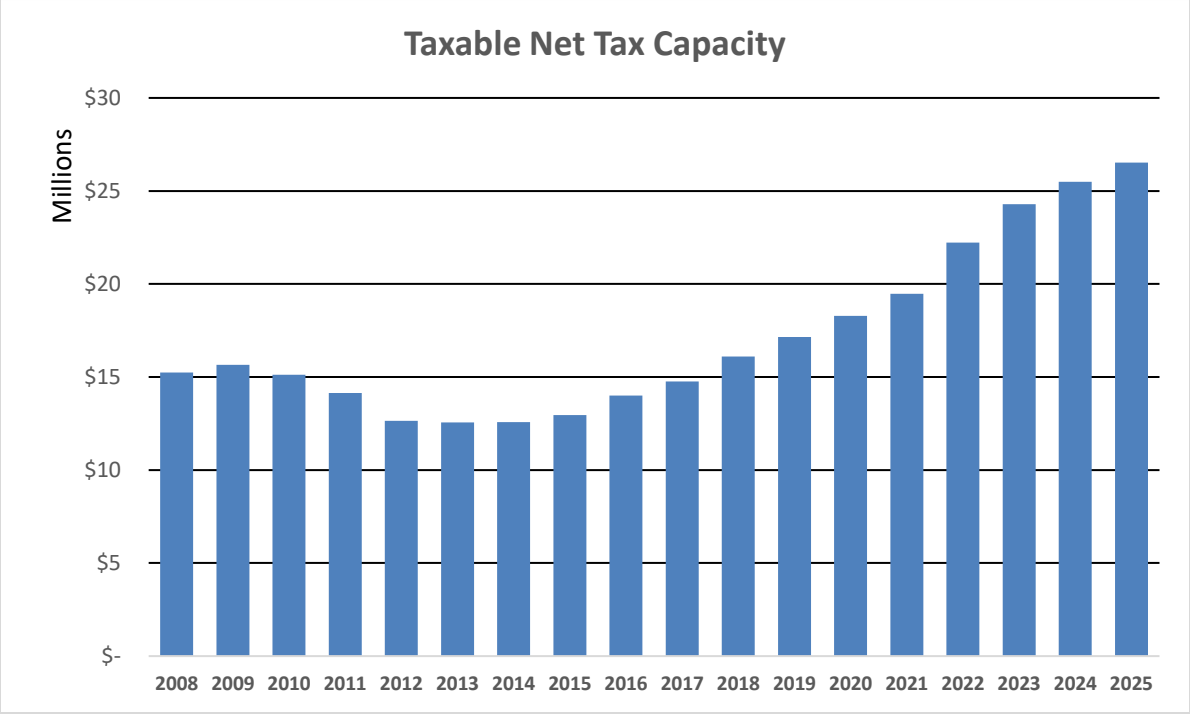
housing and care facilities. All of Minnesota's baby boomers will be 65 or older by year end 2028. According to state agency forecasts, the 65+ population will now exceed the number of children under 18 in the state between 2031 and 2035.

According to recent forecast data from the MN State Economist at Minnesota Management and Budget (MMB), the state has already experienced reduced starts in new home construction due to high interest rates, and the outlook does not improve before 2028 given national policy uncertainties affected by tariffs and changes in immigration and energy policy. MMB economic forecasts show a softening in the temporary employment market, demonstrable shifts downward in hours worked per week per worker, and a very tight labor market with far more job openings than unemployed workers. Given the state's trend toward higher labor market participation than the national average and uncertainty in immigration policies, forecasts through 2029 show a significant stall in employment growth and a higher likelihood that businesses will not invest in fixed improvements until uncertainty in the market is reduced.

Other concerns regarding the economic outlook include:

- Higher inflation will likely negatively impact nominal consumer spending predictions which could have an implication for sales tax revenues.
- Longer-term interest rates will likely come down more slowly as a new set of inflation expectations are calculated.
- Consumers and lenders are both reporting expectations of higher-than-anticipated inflation.
- Minnesota is highly dependent upon migration for its labor force, including immigrants. This includes highly skilled workers in medical and technical fields as well as seasonal and farm laborers.

The City's tax base in tax capacity values is shown below:



The residential sector is moderately increasing; commercial and industrial values are gaining. We anticipate the base capacity to be stable with a modest increase over the next year.

Major Employers - Northfield is known for the quality educational institutions that have been landmarks in the community for over 100 years. Northfield's heritage dates back to 1855 when the City was established on the banks of the Cannon River. Soon a dam was constructed to power the Ames Flour Mill, which turned wheat from nearby fields into flour. Today, the Ames Flour Mill is the location of Post Consumer Brands, formerly Malt-O-Meal, a food manufacturer producing a significant part of the nation's breakfast cereals. The educational institutions and the mill remain major employers in Northfield.

Major employers in Northfield are as follows:

Employer	Products/Services	Employees
Post Consumer Products	Grain & Oilseed Milling	878
Carleton College	Education	860
St Olaf College	Education	860
ISD 659	Education	576
McLane Minnesota Inc.	Grocery Distribution	550
Lutheran Home - The Cannon Valley	Retirement Community	500
Northfield Hospital	General Medical & Surgical Hospital	481
Multek Flexible Circuits	Technology & Manufacturing	450
Taylor Truck Line, Inc.	Transportation	360
Three Links Care Center	Skilled Nursing Care Facility	250

Table 16 in the Statistical Section also details the principal employers for the current year along with a comparison from nine years ago.

Financing General Fund operations - The City's General Fund operations continue to be supported by two major categories of revenue. They are general property taxes at 55 percent, and intergovernmental revenues at 26 percent. Intergovernmental revenue includes state aids, such as local government aid, highway maintenance aid, fire relief aid and police aid; county grants include highway aid and support of library operations. Local Government Aid (LGA) is the single largest revenue source within the category of intergovernmental revenues. 2020, 2021 and 2022 also included revenue from COVID-related funding from the CARES Act and American Rescue Plan (ARPA). 2023 included one-time State Police Aid.

The history and ratio to total budget of property taxes and intergovernmental revenues are shown below. The City of Northfield is heavily dependent upon state aid to support General Fund operations. Monitoring state legislative activity and the state's own fiscal condition has been a continual focus.

	General Fund			
	Property Tax Revenue	Percent of Total	Intergovernmental Revenue	Percent of Total
2025	$ 11,567,178	56.94%	$ 5,325,291	26.22%
2024	10,475,474	54.68%	5,072,800	26.48%
2023	10,171,986	53.95%	5,278,887	28.00%
2022	8,425,519	50.15%	5,496,701	32.71%
2021	7,404,234	48.23%	5,306,210	34.56%
2020	7,214,743	46.75%	5,692,340	36.89%
2019	6,583,221	49.84%	3,852,999	29.17%
2018	6,133,235	48.68%	3,829,758	30.40%
2017	5,624,778	47.81%	3,659,007	31.10%
2016	5,454,266	47.10%	3,674,908	31.73%

Long-term Financial Planning

In 2025, a utility rate study was conducted by Baker Tilly, formerly Springsted Incorporated. That study laid out a plan for our Water, Sewer, Stormwater and Garbage rates for the next 5-10 years based on operating expense and anticipated capital projects. This study will be updated in the future if CIP/CEP assumptions change. Based on this study, the Council authorized Water, Waste Water, Storm Water and Garbage rates to increase by 9.0 percent, 3.0 percent, 5.0 percent and 6.5%, respectively, in 2026. A drinking water treatment facility study was completed in 2021. In January of 2025, the Council voted not to accept bids on a new water treatment plant. However, the City continues to explore State and Federal Funding grant opportunities to offset capital costs to construct the facility and to reduce the impact on water rates in 2026 and beyond.

PFM Asset Management manages the majority of the City's investment portfolio. A smaller portion is kept in the 4M fund for cash flow and is managed in-house.

Major Initiatives

In 2025, the City adopted the 2025–2028 City of Northfield Strategic Plan, a renewed roadmap designed to guide the community toward a stronger, more inclusive, and more resilient future. Grounded in shared values and shaped by community input, the plan reflects the collective hopes, needs, and priorities of Northfield residents. The Strategic Plan also identifies key initiatives that will be undertaken to achieve targeted outcomes across four priority areas.

- Improve Financial Strength

A financially responsible organization focused on long-term fiscal sustainability through responsible budgeting, economic growth, and diversified revenue sources to maintain quality City services while minimizing additional burdens on residents and businesses.

  - Develop and implement Northwest Area shovel-ready and recruitment plan
  - Strategies to develop high potential commercial/industrial properties
  - Create a revenue diversification program (new and updates)
  - Implement a coordinated 2-year budget and aligned financial management plan
  - 5-year financial management alignment with service level strategy

- Increase Housing Availability

Addressing housing affordability and expanding housing options for all stages of life and income levels to keep Northfield welcoming and livable for everyone.

  - Develop and implement single-family home expansion strategy and recruitment plan
  - Implement new and existing housing stabilization program
  - Create a strategy to reduce homeownership disparity
  - Create development subsidy standards and policy
  - Create a plan for publicly owned high priority redevelopment sites

- Achieve Infrastructure Sustainability

Investing in resilient infrastructure, safer streets, flood mitigation, and long-term improvements that support community needs today and into the future.

  - Implement neighborhood flood improvements
  - Implement downtown flood improvements
  - Implement citywide pedestrian crossing improvement plan

- Create pedestrian and biking crossing improvement plan for Highway 3
- Create a safe street for all plan
- Create a dam removal strategy

- Enhance Service Delivery

Improving the efficiency, accessibility, and responsiveness of City services while strengthening community engagement and the overall resident experience.

- Earned our 16th consecutive GFOA Award for Excellence in Financial Reporting and maintained the City's "AA" Bond rating with S&P Global Ratings.
- Identify long-term service delivery needs.
- Defined service levels in core services.
- Review and update communications plan.
- Develop a survey framework.

The City has a website located at www.northfieldmn.gov for use by citizens and other interested parties. Information is continuously provided here in a convenient manner. Updates are made continually and include progress reports on the City's major initiatives.

Acknowledgements

The preparation of this report could not have been completed without the efficient services of the Finance Department staff and the consultation of the City's auditing firm. Particularly, Mary Grant, Accounting Coordinator in the Finance Department and others in the City have our sincere appreciation for their contribution to the preparation of this report.

We also want to express our appreciation to the Mayor, members of the City Council, and City Administrator for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Brenda Angelstad
Finance Director

City of Northfield, Minnesota
Principal City Officials
For the Year Ended December 31, 2025

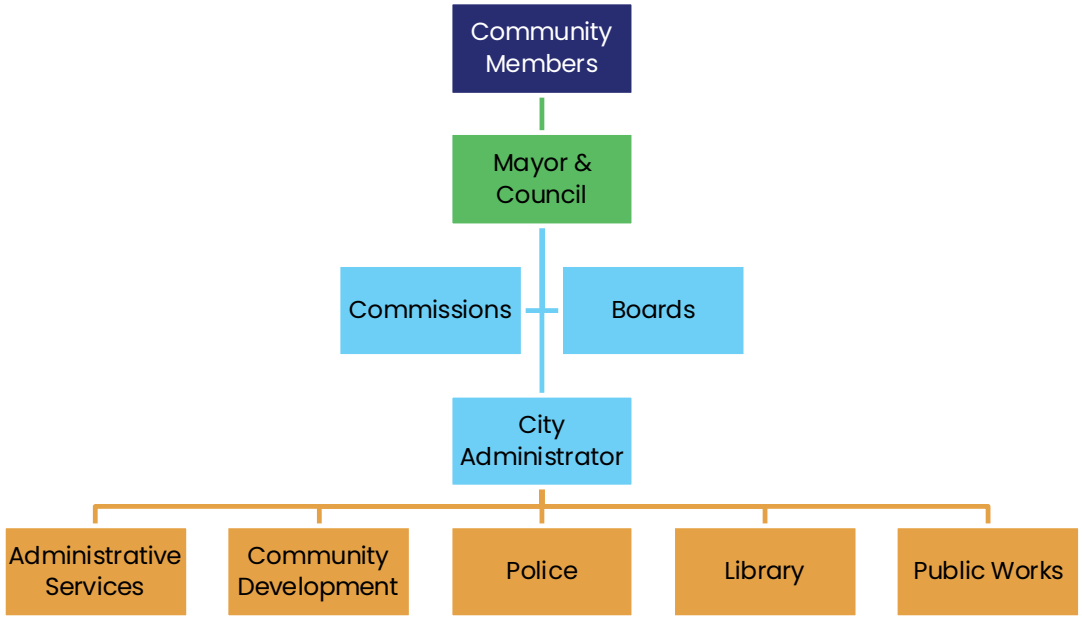
Elected

Name	Title	Term Expires
Erica Zweifel	Mayor	12/31/28
Kathleen Holmes	Council Member First Ward	12/31/26
Chad Beumer	Council Member Second Ward	12/31/28
Peter Dahlen	Council Member Third Ward	12/31/28
Jessica Peterson White	Council Member Fourth Ward	12/31/26
Brad Ness	Council Member At Large	12/31/28
Davin Sokup	Council Member At Large	12/31/26

Appointed

Ben Martig	City Administrator
Brenda Angelstad	Finance Director
Lynette Peterson	City Clerk
Sara Hoffman	Deputy City Clerk/Executive Administrative Assistant
Chris Hood	City Attorney
Flaherty & Hood, P.A.	Assistant City Attorney
Jeff Schroepfer	Police Chief
David Bennett	Public Works Director / City Engineer
Scott Wopata	Community Development/Planning Director
Natalie Draper	Library / IT Director
Michelle Mahowald	Human Resources / Communications Director

Organizational Chart



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Northfield
Minnesota

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrill

Executive Director/CEO

THIS PAGE IS LEFT

BLANK INTENTIONALLY

FINANCIAL SECTION

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

THIS PAGE IS LEFT

BLANK INTENTIONALLY

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and City Council
City of Northfield, Minnesota

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of Northfield, Minnesota, (the City) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City as of December 31, 2025, and the respective changes in financial position and cash flows, where applicable, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

We did not audit the financial statements of the Municipal Hospital, which is a discretely presented component unit of the City and represents 30 percent, 23 percent and 72 percent, respectively, of the City's assets, net position and revenues. Those statements were audited by other auditors, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included in the City, is based solely on the report of the other auditors.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Northfield and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Emphasis of Matter - Restatement

As discussed in Note 9 to the financial statements, the City restated beginning net position for governmental activities and beginning fund balance for the 2019 and 2024 capital project funds to correct errors in the previously issued financial statements. Our opinions were not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Northfield's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis starting on page 25 and the Schedule of Employer's Share of the Net Pension Liability, the Schedule of Employer's Contributions, the related note disclosures and the Schedule of Changes in the City's OPEB Liability and Related Ratios, the respective budgetary comparison schedule and related note disclosures starting on page 104 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and related directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the accompanying combining, individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information in the report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 26, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



Abdo
Mankato, Minnesota
May 26, 2026

THIS PAGE IS LEFT

BLANK INTENTIONALLY

Management's Discussion and Analysis

As management of the City of Northfield (the City), we offer readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on page 8 of this report.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplemental information in addition to the basic financial statements themselves.

The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of combining and individual fund financial statements and schedules that further explains and supports the information in the financial statements. Figure 1 shows how the required parts of this annual report are arranged and relate to one another. In addition to these required elements, we have included a section with combining and individual fund financial statements and schedules that provide details about nonmajor governmental funds, which are added together and presented in single columns in the basic financial statements.

Figure 1
Required Components of the
City's Annual Financial Report

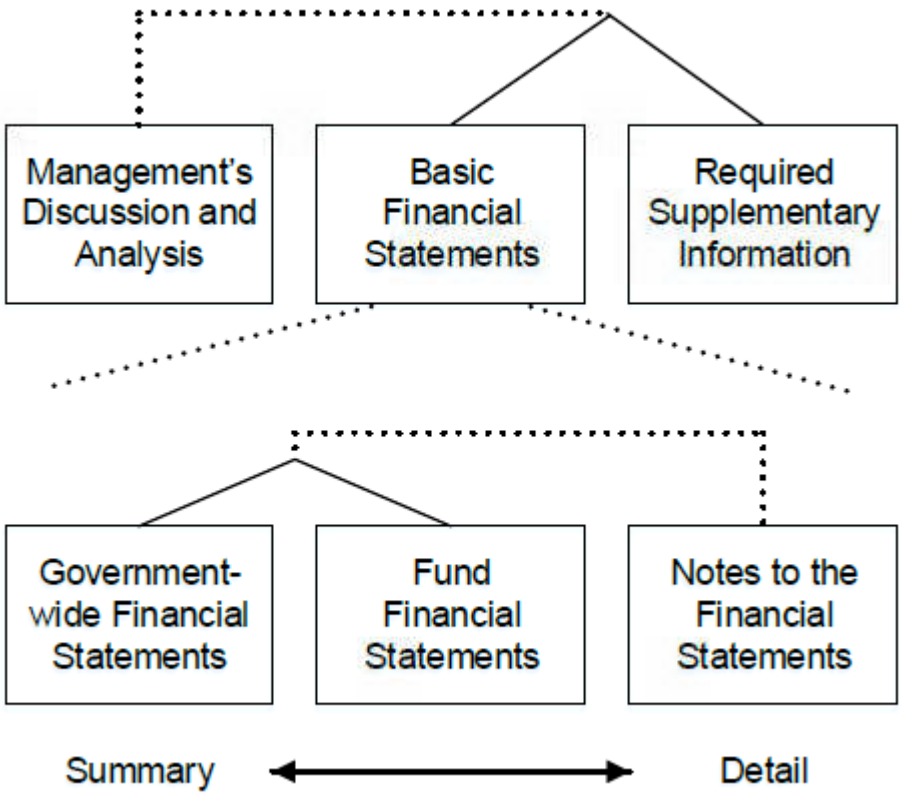


Figure 2 summarizes the major features of the City's financial statements, including the portion of the City government they cover and the types of information they contain. The remainder of this overview section of management's discussion and analysis explains the structure and contents of each of the statements.

Figure 2
Major Features of the Government-wide and Fund Financial Statements

		Fund Financial Statements	
	Government-wide Statements	**Governmental Funds**	**Proprietary Funds**
Scope	Entire City government (except fiduciary funds) and the City's component units	The activities of the City that are not proprietary or fiduciary, such as police, fire and parks	Activities the City operates similar to private businesses, such as the water and sewer system
Required financial statements	• Statement of Net Position • Statement of Activities	• Balance Sheet • Statement of Revenues, Expenditures, and Changes in Fund Balances	• Statement of Net Position • Statement of Revenues, Expenses and Changes in Net Position • Statement of Cash Flows
Accounting basis and measurement focus	Accrual accounting and economic resources focus	Modified accrual accounting and current financial resources focus	Accrual accounting and economic resources focus
Type of asset/liability information	All assets and liabilities, both financial and capital, and short-term and long-term	Only assets expected to be used up and liabilities that come due during the year or soon thereafter; no capital assets included	All assets and liabilities, both financial and capital, and short-term and long-term
Type of deferred outflows/inflows of resources information	All deferred outflows/inflows of resources, regardless of when cash is received or paid.	Only deferred outflows of resources expected to be used up and deferred inflows of resources that come due during the year or soon thereafter; no capital assets included	All deferred outflows/inflows of resources, regardless of when cash is received or paid
Type of inflow/outflow information	All revenues and expenses during year, regardless of when cash is received or paid	Revenues for which cash is received during or soon after the end of the year; expenditures when goods or services have been received and payment is due during the year or soon thereafter	All revenues and expenses during the year, regardless of when cash is received or paid

Government-wide Financial Statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

The *statement of net position* presents information on all of the City's assets and deferred outflows of resources and liabilities and deferred inflows of resources with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, culture and recreation, housing and economic development, transit and miscellaneous activities. The business-type activities of the City include water, wastewater, garbage, storm water and municipal liquor store.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also the Housing Redevelopment Authority and Municipal Hospital for which the City is financially accountable. Financial information for these *component units* is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found starting on page 39 of this report.

Fund Financial Statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact by the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains various individual governmental funds, several of which are Debt Service funds that are considered one fund for financial reporting. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General fund, Debt Service fund, 2025 Capital Project fund, and Ice Arena Construction fund. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The basic governmental fund financial statements can be found starting on page 44 of this report.

Proprietary Funds. The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government–wide financial statements. The City uses enterprise funds to account for its water, wastewater, garbage, storm water, and liquor store operations. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its information technology and insurance operations. Because both of these services predominantly benefit governmental rather than *business-type functions*, they have been included within the *governmental activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for each of its operations that are considered to be major funds of the City. Both internal service fund balances have been incorporated into the functions of the governmental activities that benefited from these services. Individual fund data for the internal services funds is provided in the form of combining statements elsewhere in this report. The basic proprietary fund financial statements can be found starting on page 50 of this report.

Notes the Financial Statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 55 of this report.

Required Supplementary Information. The required supplementary information can be found starting on page 104 of this report.

Other Information. The combining statements referred to earlier in connection with nonmajor governmental funds are presented immediately following the notes to the financial statements. Combining and individual fund statements and schedules can be found starting on page 116 of this report.

Government-wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources at the close of the most recent fiscal year as shown below.

By far, the largest portion of the City's net position reflects its investment in capital assets (e.g., land, buildings, infrastructure, machinery, and equipment), less any related debt used to acquire those assets that are still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Northfield's Summary of Net Position

	Governmental Activities			Business-type Activities			Total	
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025	2024
Assets								
Current and other assets	$ 56,786,346	$ 33,793,672	$ 22,992,674	$ 24,019,538	$ 26,636,365	$ (2,616,827)	$ 80,805,884	$ 60,430,037
Capital assets	100,444,322	86,259,283	14,185,039	59,724,560	49,412,914	10,311,646	160,168,882	135,672,197
Total Assets	157,230,668	120,052,955	37,177,713	83,744,098	76,049,279	7,694,819	240,974,766	196,102,234
Deferred outflows of resources	4,196,433	5,262,507	(1,066,074)	238,063	205,310	32,753	4,434,496	5,467,817
Liabilities								
Long-term liabilities outstanding	69,684,313	46,152,371	23,531,942	20,980,279	21,690,164	(709,885)	90,664,592	67,842,535
Other liabilities	6,807,364	3,950,225	2,857,139	2,699,573	1,935,555	764,018	9,506,937	5,885,780
Total Liabilities	76,491,677	50,102,596	26,389,081	23,679,852	23,625,719	54,133	100,171,529	73,728,315
Deferred inflows of resources	6,025,701	9,593,755	(3,568,054)	890,571	553,299	337,272	6,916,272	10,147,054
Net Position								
Net investment in capital assets	52,517,292	48,120,220	4,397,072	38,692,175	31,902,536	6,789,639	91,209,467	80,022,756
Restricted	12,070,591	9,043,580	3,027,011	-	-	-	12,070,591	9,043,580
Unrestricted	14,321,840	8,455,311	5,866,529	20,719,563	20,173,035	546,528	35,041,403	28,628,346
Total Net Position	$ 78,909,723	$ 65,619,111	$ 13,290,612	$ 59,411,738	$ 52,075,571	$ 7,336,167	$ 138,321,461	$ 117,694,682
Net Position as a Percent of Total								
Net investment in capital assets	66.6 %	73.3 %		65.1 %	61.3 %			
Restricted	15.3	13.8		0.0	0.0			
Unrestricted	18.1	12.9		34.9	38.7			
Total	100.0 %	100.0 %		100.0 %	100.0 %			

An additional portion of the City's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of *unrestricted net position* may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City is able to report positive balances in all three categories of net position, both for the City as a whole, as well as for its separate governmental and business-type activities.

Governmental Activities. Governmental activities increased the City's net position as shown below. Key elements of these changes are as follows:

City of Northfield's Changes in Net Position

	Governmental Activities			Business-type Activities			Total	
	2025	Restated 2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025	Restated 2024
Revenues								
Program Revenues								
Charges for services	$ 3,541,486	$ 3,763,671	$ (222,185)	$ 15,140,198	$ 13,328,808	$ 1,811,390	$ 18,681,684	$ 17,092,479
Operating grants and contributions	2,343,738	1,407,437	936,301	-	-	-	2,343,738	1,407,437
Capital grants and contributions	7,429,772	2,867,355	4,562,417	-	-	-	7,429,772	2,867,355
General Revenues								
Property taxes/ tax increments	20,218,454	17,255,237	2,963,217	-	-	-	20,218,454	17,255,237
Grants and contributions not restricted to specific programs	4,208,796	3,984,260	224,536	-	-	-	4,208,796	3,984,260
Unrestricted investment earnings	1,191,205	968,018	223,187	966,383	1,216,486	(250,103)	2,157,588	2,184,504
Other	140,489	1,130,406	(989,917)	-	14,474	(14,474)	140,489	1,144,880
Total Revenues	39,073,940	31,376,384	7,697,556	16,106,581	14,559,768	1,546,813	55,180,521	45,936,152
Expenses								
General government	4,423,803	4,951,881	(528,078)	-	-	-	4,423,803	4,951,881
Public safety	7,362,726	7,752,181	(389,455)	-	-	-	7,362,726	7,752,181
Public works	6,825,000	6,659,029	165,971	-	-	-	6,825,000	6,659,029
Culture and recreation	5,450,039	5,173,993	276,046	-	-	-	5,450,039	5,173,993
Housing and economic development	1,107,745	732,379	375,366	-	-	-	1,107,745	732,379
Transit	30,864	108,463	(77,599)	-	-	-	30,864	108,463
Miscellaneous	366,663	215,642	151,021	-	-	-	366,663	215,642
Interest on long-term debt	1,916,181	1,116,224	799,957	-	-	-	1,916,181	1,116,224
Water	-	-	-	2,192,341	2,455,327	(262,986)	2,192,341	2,455,327
Wastewater	-	-	-	4,581,157	4,548,062	33,095	4,581,157	4,548,062
Garbage	-	-	-	1,049,120	1,065,066	(15,946)	1,049,120	1,065,066
Storm water	-	-	-	1,022,476	814,983	207,493	1,022,476	814,983
Liquor store	-	-	-	2,657,974	2,734,247	(76,273)	2,657,974	2,734,247
Total Expenses	27,483,021	26,709,792	773,229	11,503,068	11,617,685	(114,617)	38,986,089	38,327,477
Increase in Net Position Before Transfers	11,590,919	4,666,592	6,924,327	4,603,513	2,942,083	1,661,430	16,194,432	7,608,675
Transfers	(2,732,654)	3,742,067	(6,474,721)	2,732,654	(3,742,067)	6,474,721	-	-
Change in Net Position	8,858,265	8,408,659	449,606	7,336,167	(799,984)	8,136,151	16,194,432	7,608,675
Net Position, January 1, as Previously Presented	65,619,111	57,210,452	8,408,659	52,075,571	52,875,555	(799,984)	117,694,682	110,086,007
Change to the Financial Reporting Entity (Note 9)								
Change from discrete to blended component unit	2,152,032	-	2,152,032	-	-	-	2,152,032	-
Correction of Error (Note 9)	2,280,315	-	2,280,315	-	-	-	2,280,315	-
Net Position, January 1, as Restated	70,051,458	57,210,452	12,841,006	52,075,571	52,875,555	(799,984)	122,127,029	110,086,007
Net Position - December 31	$ 78,909,723	$ 65,619,111	$ 13,290,612	$ 59,411,738	$ 52,075,571	$ 7,336,167	$ 138,321,461	$ 117,694,682

Key elements of this increase are as follows:

- Increases in property taxes/tax increments
- Increases in capital grants/contributions

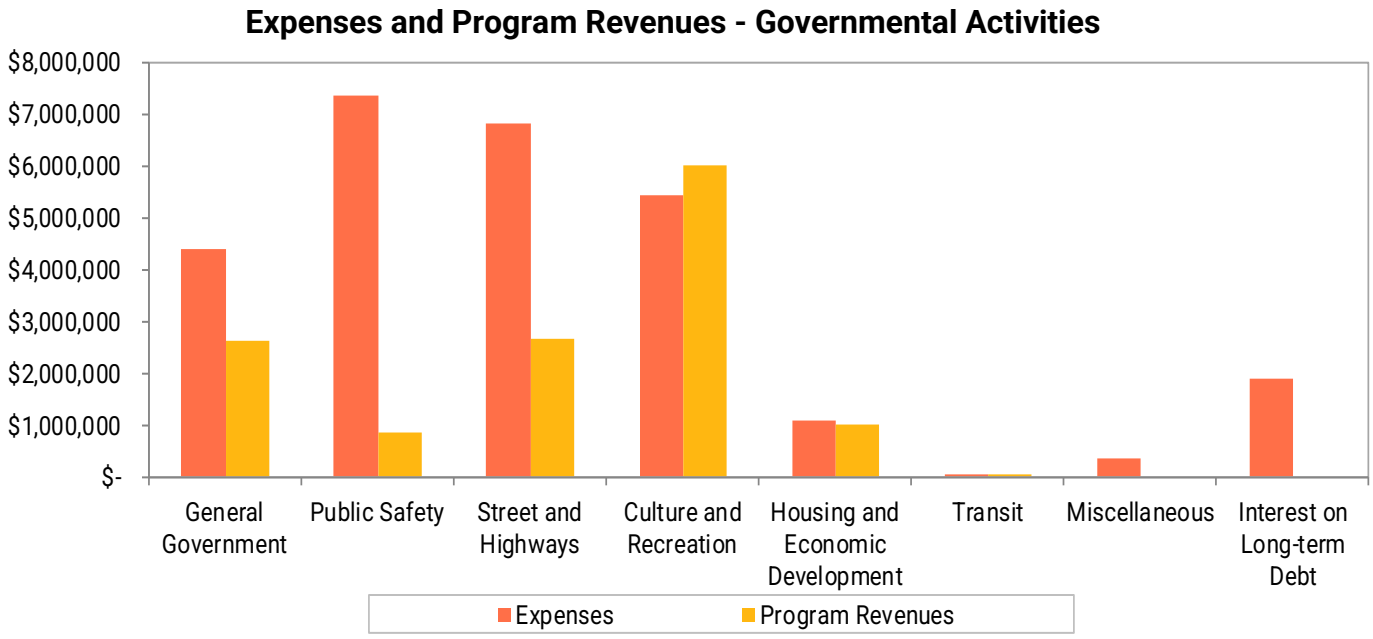
Property Taxes and Tax Increments

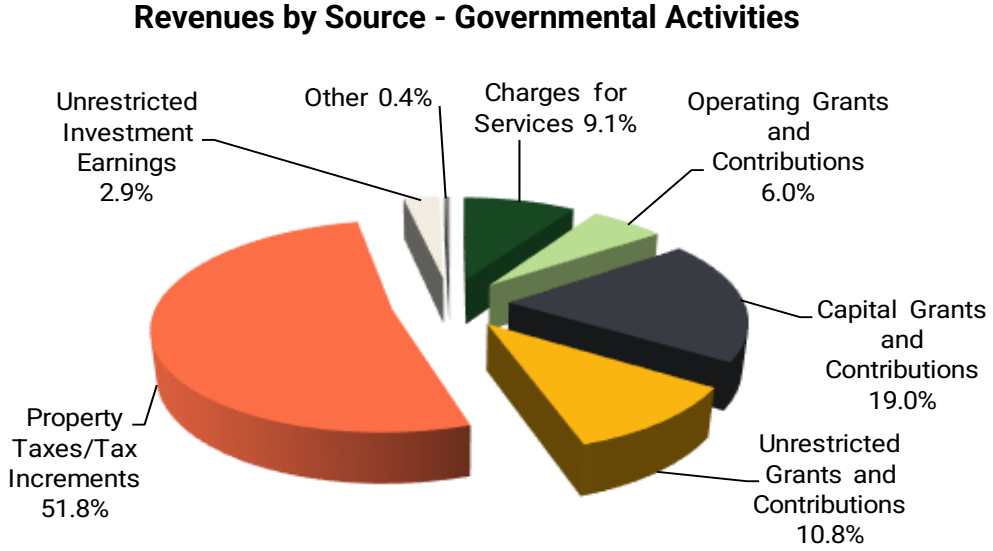
On December 3rd, 2024, the City Council approved a 15.8% increase in their 2025 levy. This increase was required to be within their 2025-2028 strategic plan to improve financial strength, increase housing availability, achieve infrastructure sustainability, and enhance service delivery.

Capital Grants and Contributions

During the fiscal year, the City received significant donations related to the ice arena project. These donations totaled $2,091,652. The City also received a one-time state-awarded grant related to the Mill Town Trail Project in the amount of $2,157,813.

The following graphs depict various governmental activities and show the revenue and expenses directly related to those activities.

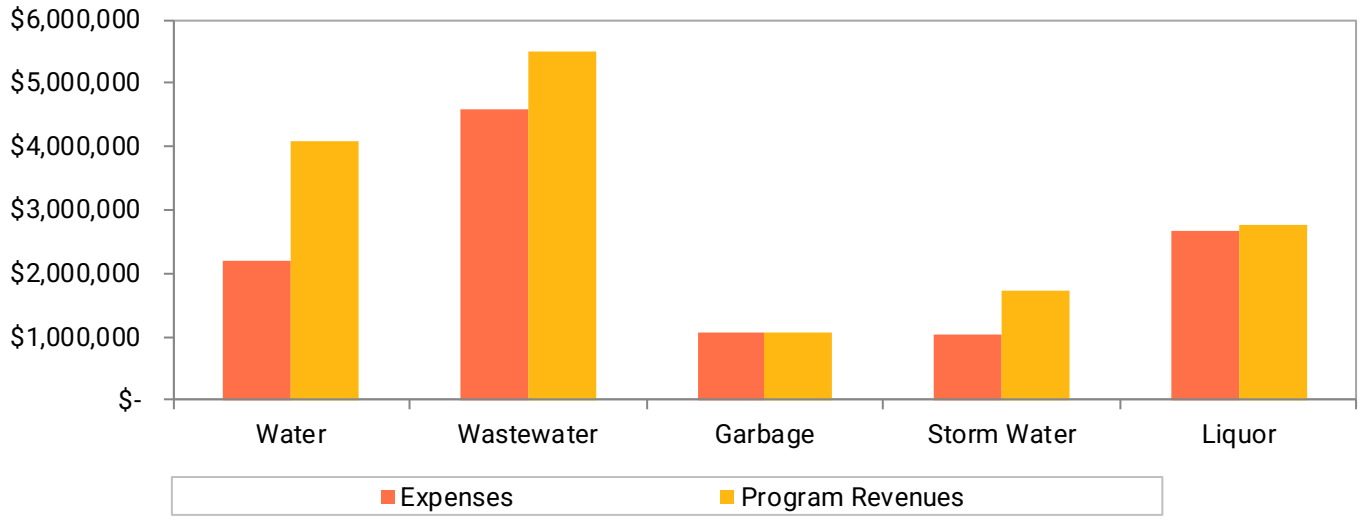




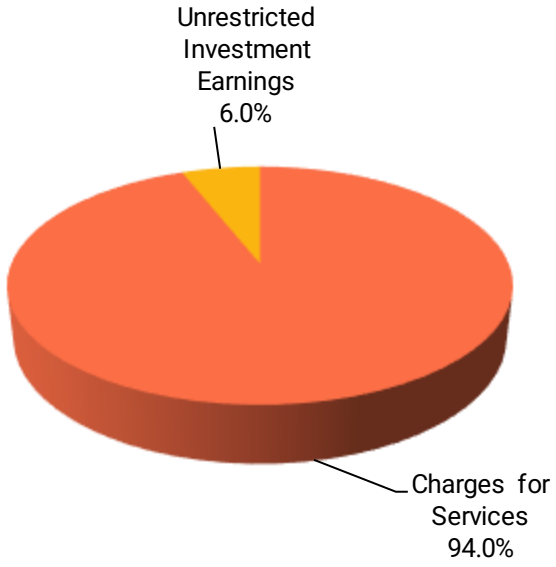
Business-type Activities. Business-type activities increased the City's net position as shown above. Key elements of this increase are as follows:

- Increased charges for services due to increase utility rates ranging from 1.0 - 28.0 percent in 2025 to fund future infrastructure improvements.
- Decreased transfers out relating to funding improvement projects in the current fiscal year.

Expenses and Program Revenues - Business-type Activities



Revenues by Source - Business-type Activities



Financial Analysis of the City's Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the City's financing requirements. In particular, *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year. The table below outlines the governmental fund balances for the year ending December 31, 2025:

	General Fund	Debt Service Fund	2025 Capital Project Fund	Ice Arena Construction	Other Governmental Funds	Total	Restated Prior Year Total	Increase/ (Decrease)
Fund Balances								
Nonspendable	$ 162,284	$ -	$ -	$ -	$ 4,511	$ 166,795	$ 374,738	$ (207,943)
Restricted	22,288	7,285,186	-	14,004,036	5,049,022	26,360,532	10,647,751	15,712,781
Committed	-	-	-	-	2,343,757	2,343,757	2,039,992	303,765
Assigned	-	-	-	-	4,213,757	4,213,757	3,431,467	782,290
Unassigned	11,805,925	-	(1,094,585)	-	(2,007,231)	8,704,109	7,793,450	910,659
Total	$ 11,990,497	$ 7,285,186	$ (1,094,585)	$ 14,004,036	$ 9,603,816	$ 41,788,950	$ 24,287,398	$ 17,501,552

As of the close of the current fiscal year, the City's governmental funds reported combined ending fund balances shown above. Additional information on the City's fund balances can be found in Note 1 starting on page 65 of this report.

The *General fund* is the chief operating fund of the City. At the end of the current year the total fund balance of the General fund is shown in the table above. As a measure of the General fund's liquidity, it may be useful to compare unassigned fund balance to total fund expenditures. The total unassigned fund balance as a percent of total fund expenditures is shown in the chart below along with total fund balance as a percent of total expenditures.

	Current Year Ending Balance	Prior Year Ending Balance	Increase/ (Decrease)
General Fund Fund Balances			
Nonspendable	$ 162,284	$ 155,456	$ 6,828
Restricted	22,288	22,038	250
Unassigned	11,805,925	11,085,502	720,423
Total	$ 11,990,497	$ 11,262,996	$ 727,501
General Fund expenditures	$ 19,648,202	$ 18,763,642	
Unassigned as a percent of expenditures	60.1%	59.1%	
Total Fund Balance as a percent of expenditures	61.0%	60.0%	

The fund balance of the City's General fund increased as shown above. The increase in fund balance was due to increased property tax revenues during the year as noted in the governmental activities above.

Other major governmental fund analysis is shown below:

	December 31, 2025	December 31, 2024	Increase (Decrease)
Debt Service fund	$ 7,285,186	$ 6,392,774	$ 892,412
The Debt Service fund increase in fund balance during the year was due to increased investment earnings and increased tax revenue.			
2025 Capital Project fund	$ (1,094,585)	$ (1,247,732)	$ 153,147
The 2025 Capital Project total fund balance increased as a result of a bond issuance during the fiscal year and the receipt of additional local grant funding.			
Ice Arena Construction fund	$ 14,004,036	$ (215,575)	$ 14,219,611
The Ice Arena Construction total fund balance increased as a result of a bond issuance during the fiscal year and the receipt of contributions and donations.			

Proprietary Funds. The City's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. Net position of the City's proprietary funds increased or (decreased) as follows:

	Ending Net Position 2025	Ending Net Position 2024	Increase/ (Decrease)
Water	$ 17,246,823	$ 14,072,427	$ 3,174,396
The increase is primarily the result of higher charges for services driven by utility rate increases, along with capital contributions received during the year.			
Wastewater	$ 30,173,367	$ 27,874,990	$ 2,298,377
The increase is primarily the result of higher charges for services driven by utility rate increases, along with capital contributions received during the year.			
Storm Water	$ 7,866,523	$ 6,240,356	$ 1,626,167
The increase is primarily the result of higher charges for services driven by utility rate increases, along with capital contributions received during the year.			

Capital Asset and Debt Administration

Capital Assets. The City's investment in capital assets for its governmental and business-type activities as of December 31, 2025 is shown in the table below (net of accumulated depreciation). This investment in net assets includes land, buildings, infrastructure, machinery, and equipment.

Major capital asset activity during the current fiscal year included the following:

- Completion of College & Water Project
- 2023 Reclamation & Overlay
- Completion of Bluff View
- Disposal of 2009 Caterpillar
- Purchase of JD Tractor snow attachment
- 2025 Elgin Pelican
- Completion of Storm Structure
- Lincoln Box Culvert
- Purchase of 2024 F-150
- Completion of library study room
- Completion of council chamber improvements
- Completion of Babcock Shelter/Ballfield
- Completion of TH246

Capital Asset and Debt Administration (Continued)

- Disposal of various tractors, snowblowers, trucks, and skid-steer loader
- Completion of Sprinkler System – NCRC
- Completion of Honey Locust ECRT
- Completion of outdoor pool pump
- Purchase of various police vehicles
- Construction in progress of the Ice Arena
- Construction in progress of the Mill Town State Trail
- Construction in progress of the 2025 Reclamation and Overlay
- Construction in progress of the transit hub
- Construction in progress of Wall Street improvement

Additional information on the City's capital assets can be found in Note 3C starting on page 73 of this report.

City of Northfield's Capital Assets
(Net of Depreciation)

	Governmental Activities			Business-type Activities			Total		
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)
Land	$ 1,465,130	$ 1,465,130	$ -	$ 1,661,718	$ 1,661,718	$ -	$ 3,126,848	$ 3,126,848	$ -
Buildings and Improvements	13,345,194	14,169,616	(824,422)	8,944,745	10,230,688	(1,285,943)	22,289,939	24,400,304	(2,110,365)
Infrastructure	47,478,189	41,890,044	5,588,145	25,220,606	19,747,194	5,473,412	72,698,795	61,637,238	11,061,557
Machinery, Equipment and Vehicles	4,403,776	3,387,570	1,016,206	1,786,967	1,596,529	190,438	6,190,743	4,984,099	1,206,644
Construction in Progress	33,752,033	25,346,923	8,405,110	22,110,524	16,176,785	5,933,739	55,862,557	41,523,708	14,338,849
Total	$ 100,444,322	$ 86,259,283	$ 14,185,039	$ 59,724,560	$ 49,412,914	$ 10,311,646	$ 160,168,882	$ 135,672,197	$ 24,496,685
Percent increase (decrease)									18.1%

Long-term Debt. At the end of the current fiscal year, the City had a total bonded debt outstanding as shown below. The City's debt is composed of debt backed by the full faith and credit of the City, special assessment debt for which the City is liable in the event of default by the property owners subject to the assessment, tax increment bonds, and bonds secured solely by specified revenue sources (i.e., revenue bonds).

City of Northfield's Outstanding Debt

	Governmental Activities			Business-type Activities			Total		
	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)	2025	2024	Increase (Decrease)
General Obligation Bonds	$ 32,045,000	$ 29,400,000	$ 2,645,000	$ -	$ -	$ -	$ 32,045,000	$ 29,400,000	$ 2,645,000
General Obligation Improvement Bonds	5,365,000	6,630,000	(1,265,000)	-	-	-	5,365,000	6,630,000	(1,265,000)
General Obligation Tax Increment Bonds	-	60,000	(60,000)	-	-	-	-	60,000	(60,000)
General Obligation Revenue Bonds	21,700,000	-	21,700,000	19,010,000	19,550,000	(540,000)	40,710,000	19,550,000	21,160,000
Notes	303,575	460,166	(156,591)	-	-	-	303,575	460,166	(156,591)
Total	$ 59,413,575	$ 36,550,166	$ 22,863,409	$ 19,010,000	$ 19,550,000	$ (540,000)	$ 78,423,575	$ 56,100,166	$ 22,323,409
Percent increase (decrease)									39.8%

The City's total debt increased during the current fiscal year due to issuance of General Obligation bonds, series 2025A and 2025B. The City's bond rating was 'AA' from Standard & Poor's for their 2025 issues.

Minnesota statutes limit the amount of net general obligation debt a City may issue up to three percent of the market value of taxable property within the City. Net debt is debt payable solely from ad valorem taxes. The current debt limit for the City is $65,501,598, which is significantly in excess of the City's outstanding general obligation debt.

Additional information on the City's long-term debt can be found in Note 3E starting on page 77 of this report.

Currently Known Facts, Decisions, or Conditions

- The 2025 unemployment rate for Rice County, where the City is located, was 3.9 percent, which was an increase from 3.1 percent in the prior year. This is favorable to the State's average unemployment rate of 4.3 percent and also to the national average rate of 4.3 percent.

- Inflationary trends in the region are slightly above national indices. Minnesota was 2.8 percent versus the United States at 2.6 percent.

All of these factors were considered in preparing the City's budget for the 2026 fiscal year.

During the current fiscal year, unassigned fund balance in the General fund increased to $11,990,494. This unassigned fund balance is designated for cash flow purposes and revenue stabilization.

The City's tax levy was increased by 9.9 percent for 2026.

For 2026, water rates are set to increase 9.0 percent. Wastewater rates are set to increase 3.0 percent. Storm water rates are set to increase 5.0 percent. Garbage rates are set to increase 6.5 percent.

Requests for Information

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of Northfield, 801 Washington Street, Northfield, Minnesota 55057-2598.

THIS PAGE IS LEFT

BLANK INTENTIONALLY

GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

THIS PAGE IS LEFT

BLANK INTENTIONALLY

City of Northfield, Minnesota
Statement of Net Position
December 31, 2025

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Total	Housing Redevelopment Authority	Municipal Hospital
Assets					
Cash and temporary investments	$ 31,984,736	$ 19,875,865	$ 51,860,601	$ 433,915	$ 43,794,063
Cash held with fiscal agent	-	-	-	-	17,824
Restricted cash and investments	16,207,812	-	16,207,812	-	-
Receivables					
Interest	105,994	97,185	203,179	1,555	-
Delinquent taxes	158,005	-	158,005	3,634	-
Accounts, net of allowances	507,217	1,835,882	2,343,099	-	26,861,942
Leases	81,721	424,760	506,481	-	-
Notes, net of allowance	728,809	-	728,809	-	-
Special assessments	1,132,827	15,305	1,148,132	-	-
Intergovernmental	1,635,022	4,678	1,639,700	1,725	-
Internal balances	(1,376,317)	1,376,317	-	-	-
Inventories	571	370,271	370,842	-	2,210,488
Prepaid items	189,188	19,275	208,463	2,442	1,683,350
Other assets	-	-	-	-	335,412
Land held for resale	263,171	-	263,171	1,233,576	-
Capital assets					
Nondepreciable	35,217,163	23,772,242	58,989,405	56,994	3,211,831
Depreciable	65,227,159	35,952,318	101,179,477	175,134	24,286,059
Investment in joint venture	5,167,590	-	5,167,590	-	-
Total Assets	157,230,668	83,744,098	240,974,766	1,908,975	102,400,969
Deferred Outflows of Resources					
Deferred pension resources	3,909,336	182,966	4,092,302	15,432	4,850,943
Deferred other postemployment benefit resources	287,097	55,097	342,194	6,024	-
Total Deferred Outflows of Resources	4,196,433	238,063	4,434,496	21,456	4,850,943
Liabilities					
Accounts payable	2,375,457	1,852,210	4,227,667	14,346	4,299,766
Contracts payable	2,700,726	344,974	3,045,700	-	-
Deposits payable	186,976	-	186,976	700	-
Due to other governments	41,462	42,010	83,472	-	-
Accrued interest payable	925,436	357,367	1,282,803	-	56,749
Accrued wages payable	408,266	70,574	478,840	6,442	9,496,134
Unearned revenue	-	-	-	-	27,483
Noncurrent liabilities					
Due within one year					
Long-term liabilities	3,711,115	967,153	4,678,268	-	951,713
Other postemployment benefit liability	169,041	32,438	201,479	3,547	-
Due in more than one year					
Long-term liabilities	60,156,173	19,146,171	79,302,344	-	15,189,508
Net pension liability	4,545,313	622,910	5,168,223	52,529	21,151,031
Other postemployment benefit liability	1,271,712	244,045	1,515,757	26,685	-
Total Liabilities	76,491,677	23,679,852	100,171,529	104,249	51,172,384
Deferred Inflows of Resources					
Deferred pension resources	5,665,670	414,148	6,079,818	34,923	15,304,394
Deferred other postemployment benefit resources	284,997	54,691	339,688	5,980	-
Deferred lease resources	75,034	421,732	496,766	-	-
Total Deferred Inflows of Resources	6,025,701	890,571	6,916,272	40,903	15,304,394
Net Position					
Net investment in capital assets	52,517,292	38,692,175	91,209,467	232,128	11,356,669
Restricted					
Affordable housing	-	-	-	106,941	-
Police forfeitures	22,288	-	22,288	-	-
Debt service	6,989,368	-	6,989,368	-	17,824
Library	329,238	-	329,238	-	-
Public safety activities	46,845	-	46,845	-	-
Arts and culture	224,483	-	224,483	-	-
Redevelopment and housing	193,008	-	193,008	-	-
Economic development	2,265,809	-	2,265,809	-	-
Capital projects	1,999,552	-	1,999,552	-	-
Unrestricted	14,321,840	20,719,563	35,041,403	1,446,210	29,400,641
Total Net Position	$ 78,909,723	$ 59,411,738	$ 138,321,461	$ 1,785,279	$ 40,775,134

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Activities
For the Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Primary Government				
Governmental Activities				
General government	$ 4,423,803	$ 2,658,660	$ -	$ -
Public safety	7,362,726	98,130	753,883	-
Public works	6,825,000	155,747	289,693	2,224,041
Culture and recreation	5,450,039	628,949	270,425	5,136,014
Housing and economic development	1,107,745	-	1,029,737	-
Transit	30,864	-	-	69,717
Miscellaneous	366,663	-	-	-
Interest on long-term debt	1,916,181	-	-	-
Total Governmental Activities	27,483,021	3,541,486	2,343,738	7,429,772
Business-type Activities				
Water	2,192,341	4,071,264	-	-
Wastewater	4,581,157	5,501,550	-	-
Garbage	1,049,120	1,060,228	-	-
Storm water	1,022,476	1,738,909	-	-
Liquor stores	2,657,974	2,768,247	-	-
Total Business-type Activities	11,503,068	15,140,198	-	-
Total Primary Government	$ 38,986,089	$ 18,681,684	$ 2,343,738	$ 7,429,772
Component Units				
Housing Redevelopment Authority	$ 632,792	$ 9,600	$ 17,129	$ 31,885
Municipal Hospital	$ 136,497,751	$ 137,641,118	$ 219,329	$ 102,797

General Revenues
- Property taxes, levied for general purposes
- Property taxes, levied for debt service
- Tax increments
- Franchise taxes
- Lodging taxes
- Property taxes, levied for economic development
- Property taxes, levied for housing redevelopment
- Grants and contributions not restricted to specific programs
- Unrestricted investment earnings
- Other revenues
- Gain on sale of capital assets

Transfers
- Total General Revenues and Transfers

Change in Net Position

Net Position, January 1, as Previously Presented

Change to the Financial Reporting Entity (Note 9)
- Change from discrete to blended component unit

Correction of Error (Note 9)

Net Position, January 1, as Restated

Net Position, December 31

The notes to the financial statements are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position					
Primary Government			Component Units		
Governmental Activities	Business-type Activities	Total	Economic Development Authority	Housing Redevelopment Authority	Municipal Hospital
$ (1,765,143)	$ -	$ (1,765,143)		$ -	$ -
(6,510,713)	-	(6,510,713)		-	-
(4,155,519)	-	(4,155,519)		-	-
585,349	-	585,349		-	-
(78,008)	-	(78,008)		-	-
38,853	-	38,853		-	-
(366,663)	-	(366,663)		-	-
(1,916,181)	-	(1,916,181)		-	-
(14,168,025)	-	(14,168,025)		-	-
-	1,878,923	1,878,923		-	-
-	920,393	920,393		-	-
-	11,108	11,108		-	-
-	716,433	716,433		-	-
-	110,273	110,273		-	-
-	3,637,130	3,637,130		-	-
(14,168,025)	3,637,130	(10,530,895)			
				(574,178)	-
				-	1,465,493
13,513,627	-	13,513,627		-	-
3,614,238	-	3,614,238		-	-
1,017,972	-	1,017,972		-	-
1,474,830	-	1,474,830		-	-
202,421	-	202,421		-	-
395,366	-	395,366		-	-
-	-	-		403,417	-
4,208,796	-	4,208,796		-	-
1,191,205	966,383	2,157,588		14,286	2,862,844
30,092	-	30,092		223,947	-
110,397	-	110,397		-	263,244
(2,732,654)	2,732,654	-		-	-
23,026,290	3,699,037	26,725,327		641,650	3,126,088
8,858,265	7,336,167	16,194,432		67,472	4,591,581
65,619,111	52,075,571	117,694,682	2,152,032	1,717,807	36,183,553
2,152,032	-	2,152,032	(2,152,032)	-	-
2,280,315	-	2,280,315	-	-	-
70,051,458	52,075,571	122,127,029	-	1,717,807	36,183,553
$ 78,909,723	$ 59,411,738	$ 138,321,461	$ -	$ 1,785,279	$ 40,775,134

The notes to the financial statements are an integral part of this statement.

THIS PAGE IS LEFT

BLANK INTENTIONALLY

FUND FINANCIAL STATEMENTS

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

City of Northfield, Minnesota
Balance Sheet
Governmental Funds
December 31, 2025

	General	Debt Service	Formerly Nonmajor 2025 Capital Project Fund	Formerly Nonmajor Ice Arena Construction	Other Governmental Funds	Total
Assets						
Cash and temporary investments	$ 11,471,500	$ 7,346,367	$ -	$ -	$ 10,899,858	$ 29,717,725
Restricted cash and investments	-	-	-	16,207,812	-	16,207,812
Receivables						
Interest	32,847	23,179	-	-	39,596	95,622
Delinquent taxes	154,299	-	-	-	3,706	158,005
Accounts	117,215	-	-	-	390,002	507,217
Notes, net of allowances					728,809	728,809
Leases	-	-	-	-	81,721	81,721
Special assessments	-	933,370	-	-	199,457	1,132,827
Intergovernmental	71,234	1,351	-	-	1,562,437	1,635,022
Due from other funds	1,448,600	-	-	-	-	1,448,600
Inventories	571	-	-	-	-	571
Prepaid items	161,713	-	-	-	4,511	166,224
Land held for resale	-	-	-	-	263,171	263,171
Total Assets	$ 13,457,979	$ 8,304,267	$ -	$ 16,207,812	$ 14,173,268	$ 52,143,326
Liabilities						
Accounts payable	$ 817,937	$ 85,888	$ 149,857	$ -	$ 1,219,302	$ 2,272,984
Contracts payable	-	-	283,925	2,203,776	213,025	2,700,726
Due to other governments	13	-	-	-	41,449	41,462
Deposits payable	115,011	-	-	-	71,965	186,976
Accrued wages payable	380,222	-	-	-	15,907	396,129
Due to other funds	-	-	660,803	-	787,797	1,448,600
Advance from other funds	-	-	-	-	1,268,107	1,268,107
Total Liabilities	1,313,183	85,888	1,094,585	2,203,776	3,617,552	8,314,984
Deferred Inflows of Resources						
Unavailable revenue						
Taxes	154,299	-	-	-	3,706	158,005
Special assessments	-	933,193	-	-	199,457	1,132,650
Intergovernmental resources	-	-	-	-	673,703	673,703
Deferred lease resources	-	-	-	-	75,034	75,034
Total Deferred Inflows of Resources	154,299	933,193	-	-	951,900	2,039,392
Fund Balances						
Nonspendable						
Inventories	571	-	-	-	-	571
Prepaid items	161,713	-	-	-	4,511	166,224
Land held for resale	-	-	-	-	-	-
Restricted						
Police forfeitures	22,288	-	-	-	-	22,288
Debt service	-	7,285,186	-	-	-	7,285,186
Library	-	-	-	-	329,238	329,238
Public safety activities	-	-	-	-	46,845	46,845
Arts and culture	-	-	-	-	224,483	224,483
Redevelopment and housing	-	-	-	-	193,008	193,008
Economic development					2,265,809	2,265,809
Capital projects	-	-	-	14,004,036	1,989,639	15,993,675
Committed						
Carbon reduction	-	-	-	-	291,533	291,533
Utility franchise fees	-	-	-	-	1,371,064	1,371,064
Motor vehicle operations	-	-	-	-	501,763	501,763
Communications	-	-	-	-	179,397	179,397
Assigned						
Capital projects	-	-	-	-	4,213,757	4,213,757
Unassigned	11,805,925	-	(1,094,585)		(2,007,231)	8,704,109
Total Fund Balances	11,990,497	7,285,186	(1,094,585)	14,004,036	9,603,816	41,788,950
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 13,457,979	$ 8,304,267	$ -	$ 16,207,812	$ 14,173,268	$ 52,143,326

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Reconciliation of the Balance Sheet
to the Statement of Net Position
Governmental Funds
December 31, 2025

	Primary Government
Amounts reported for governmental activities in the statement of net position are different because	
Total Fund Balances - Governmental Funds	$ 41,788,950
Net capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the funds.	100,375,708
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported as liabilities in the funds. Long-term liabilities at year-end consist of	
Compensated absences payable	(1,317,560)
Bonds payable	(58,785,000)
Notes payable	(303,575)
Net pension liability	(4,425,493)
Other postemployment benefit liability	(1,736,010)
Bond premium, net of accumulated amortization	(3,136,153)
Investment in joint ventures are not financial resources, and therefore, are not reported in the funds	5,167,590
Long-term assets are not available to pay current-period expenditures and, therefore, are unavailable in the funds.	
Delinquent property taxes receivable	158,005
Special assessments receivable	1,132,650
Intergovernmental receivable	673,703
Governmental funds do not report long-term amounts related to pensions.	
Deferred outflows of pension resources	3,874,141
Deferred inflows of pension resources	(5,586,006)
Governmental funds do not report long-term amounts related to other postemployment benefits.	
Deferred outflows of other postemployment benefit resources	281,170
Deferred inflows of other postemployment benefit resources	(279,114)
Governmental funds do not report a liability for accrued interest until due and payable.	(925,436)
Internal service funds are used by management to charge the costs of various services to individual funds. The assets and liabilities of certain internal service funds are included in governmental activities in the statement of net position.	1,952,153
Total Net Position - Governmental Activities	$ 78,909,723

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Debt Service	Formerly Major 2019 Capital Project Fund	Formerly Major 2024 Capital Project Fund
Revenues				
Taxes	$ 11,812,389	$ 4,236,948		
Special assessments	-	548,391		
Licenses and permits	713,658	-		
Intergovernmental	5,325,291	-		
Charges for services	1,683,169	-		
Fines and forfeits	112,155	-		
Investment earnings	307,449	208,145		
Miscellaneous	144,592	81,078		
Total Revenues	20,098,703	5,074,562		
Expenditures				
Current				
General government	3,813,578	-		
Public safety	7,729,577	-		
Public works	3,822,623	-		
Culture and recreation	4,008,324	-		
Housing and economic development	-	126,094		
Miscellaneous	188,493	-		
Capital outlay				
General government	-	-		
Public safety	-	-		
Public works	-	-		
Culture and recreation	85,607	-		
Housing and economic development	-	-		
Transit	-	-		
Debt service				
Principal	-	2,951,591		
Interest and other charges	-	1,244,465		
Bond issuance costs	-	-		
Total Expenditures	19,648,202	4,322,150		
Excess (Deficiency) of Revenues Over (Under) Expenditures	450,501	752,412		
Other Financing Sources (Uses)				
Sale of capital assets	-	-		
Transfers in	277,000	140,000		
Bonds issued	-	-		
Premium on bonds issued	-	-		
Transfers out	-	-		
Total Other Financing Sources (Uses)	277,000	140,000		
Net Change in Fund Balances	727,501	892,412		
Fund Balances, January 1, as Previously Presented	11,262,996	6,392,774	(1,479,088)	68,859
Change to the Financial Reporting Entity (Note 9)				
Change from nonmajor to major fund	-	-	-	-
Change from major to nonmajor fund	-	-	1,479,088	(68,859)
Change from discrete to blended component unit				
Error Correction (Note 9)	-	-	-	-
Fund Balances, January 1, as Restated	11,262,996	6,392,774	-	-
Fund Balances, December 31	$ 11,990,497	$ 7,285,186	$ -	$ -

The notes to the financial statements are an integral part of this statement.

Formerly Nonmajor 2025 Capital Project Fund	Formerly Nonmajor Ice Arena Construction	Formerly Major 5th Street Redevelopment	Other Governmental Funds	Total
$ -	$ -		$ 4,078,440	$ 20,127,777
-	-		60,057	608,448
-	-		-	713,658
1,201,694	-		3,386,300	9,913,285
-	-		808,267	2,491,436
-	-		-	112,155
-	196,789		478,822	1,191,205
-	2,091,652		1,235,616	3,552,938
1,201,694	2,288,441		10,047,502	38,710,902
-	-		673,398	4,486,976
-	-		17,156	7,746,733
-	-		-	3,822,623
-	-		660,787	4,669,111
-	-		874,805	1,000,899
-	-		178,170	366,663
-	-		141,400	141,400
-	-		281,595	281,595
5,467,269	-		1,468,346	6,935,615
-	10,553,374		3,247,791	13,886,772
-	-		7,647	7,647
-	-		647,980	647,980
-	-		-	2,951,591
26,554	-		6,040	1,277,059
55,694	319,066		2,663	377,423
5,549,517	10,872,440		8,207,778	48,600,087
(4,347,823)	(8,583,999)		1,839,724	(9,889,185)
-	-		110,397	110,397
500,000	-		149,817	1,066,817
3,740,000	21,700,000		375,000	25,815,000
260,970	1,103,610		35,600	1,400,180
-	-		(1,001,657)	(1,001,657)
4,500,970	22,803,610		(330,843)	27,390,737
153,147	14,219,611		1,508,881	17,501,552
-	-	(2,197,119)	5,718,575	19,766,997
(1,247,732)	(215,575)	-	1,463,307	-
-	-	2,197,119	(3,607,348)	-
			2,240,086	2,240,086
-	-	-	2,280,315	2,280,315
(1,247,732)	(215,575)	-	8,094,935	24,287,398
$ (1,094,585)	$ 14,004,036	$ -	$ 9,603,816	$ 41,788,950

The notes to the financial statements are an integral part of this statement.

THIS PAGE IS LEFT

BLANK INTENTIONALLY

City of Northfield, Minnesota
Reconciliation of the Statement of
Revenues, Expenditures and Changes in Fund Balances
to the Statement of Activities
Governmental Funds
For the Year Ended December 31, 2025

	Primary Government
Amounts reported for governmental activities in the statement of activities are different because	
Net change in fund balances - governmental funds	$ 17,501,552
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over the estimated useful lives and reported as depreciation expense.	
Capital outlay	21,769,657
Depreciation expense	(4,769,972)
Capital contributions to business-type activities	(2,797,814)
The City has an equity interest in joint ventures. The net allocated gain or (loss) and contributions from this investment is not a current financial resource and therefore is not reported in the governmental funds.	703,375
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are delayed and amortized in the statement of activities.	
Principal repayments	2,951,591
Debt issued	(25,815,000)
Premium on bonds issued, net of amortization expense	(1,230,406)
Interest on long-term debt in the statement of activities differs from the amount reported in the governmental fund because interest is recognized as an expenditure in the funds when it is due, and thus requires the use of current financial resources. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	(431,473)
Long-term pension activity is not reported in governmental funds.	
Pension expense	560,213
Direct aid contributions	61,285
Delinquent property taxes receivable will be collected this year, but are not available soon enough to pay for the current period's expenditures, and therefore are unavailable in the funds.	
Property taxes	63,983
Certain revenues are recognized as soon as they are earned. Under the modified accrual basis of accounting certain revenues cannot be recognized until they are available to liquidate liabilities of the current period.	
Special assessments	(477,150)
Intergovernmental grants	673,703
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Other postemployment benefit costs	75,286
Compensated absences	(118,634)
Internal service funds are used by management to charge the costs of various services to individual funds. The net revenues of certain of the internal activities of internal service funds are reported in governmental	138,069
Change in Net Position - Governmental Activities	$ 8,858,265

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Net Position
Proprietary Funds
December 31, 2025

	Business-type Activities - Enterprise Funds					Governmental Activities - Internal Service Funds
	601 Water	602 Wastewater	604 Storm Water	Nonmajor Proprietary Funds	Total	
Assets						
Current Assets						
Cash and temporary investments	$ 1,193,160	$ 12,828,630	$ 2,056,950	$ 3,797,125	$ 19,875,865	$ 2,267,011
Receivables						
Interest	14,833	56,533	9,691	16,128	97,185	10,372
Accounts	628,520	879,953	162,182	165,227	1,835,882	-
Leases	8,966	-	-	-	8,966	-
Intergovernmental	1,396	1,900	346	1,036	4,678	-
Advance to other funds - current	27,389	-	-	-	27,389	-
Inventories	41,619	-	-	328,652	370,271	-
Prepaid items	8,493	3,640	1,754	5,388	19,275	22,964
Total Current Assets	1,924,376	13,770,656	2,230,923	4,313,556	22,239,511	2,300,347
Noncurrent Assets						
Special assessments receivable - noncurrent	-	15,305	-	-	15,305	-
Advance to other funds - noncurrent	1,240,718	-	-	-	1,240,718	-
Lease receivable - noncurrent	415,794	-	-	-	415,794	-
Capital assets						
Land	853,454	5,250	803,014	-	1,661,718	-
Buildings	1,563,528	27,230,512	-	214,187	29,008,227	-
Infrastructure	13,687,448	14,420,935	14,090,798	56,835	42,256,016	-
Machinery, equipment and vehicles	811,733	1,654,673	574,720	432,413	3,473,539	459,349
Construction in progress	8,191,465	13,180,456	738,603	-	22,110,524	-
Less accumulated depreciation	(8,850,774)	(24,304,941)	(5,221,599)	(408,150)	(38,785,464)	(390,735)
Total Capital Assets	16,256,854	32,186,885	10,985,536	295,285	59,724,560	68,614
Total Noncurrent Assets	17,913,366	32,202,190	10,985,536	295,285	61,396,377	68,614
Total Assets	19,837,742	45,972,846	13,216,459	4,608,841	83,635,888	2,368,961
Deferred Outflows of Resources						
Deferred pension resources	60,868	64,498	12,427	45,173	182,966	35,195
Deferred other postemployment benefit resources	20,032	17,228	6,046	11,791	55,097	5,927
Total Deferred Outflows of Resources	80,900	81,726	18,473	56,964	238,063	41,122
Liabilities						
Current Liabilities						
Accounts payable	1,492,809	140,176	2,215	217,010	1,852,210	102,473
Contracts payable	229,780	115,194	-	-	344,974	-
Due to other governments	1,975	-	-	40,035	42,010	-
Accrued interest payable	-	266,976	90,391	-	357,367	-
Accrued wages payable	22,272	25,308	4,931	18,063	70,574	12,137
Compensated absences payable - current portion	17,419	42,028	611	22,095	82,153	-
Bonds payable - current portion	-	630,000	255,000	-	885,000	-
Other postemployment benefits liability - current portion	11,794	10,143	3,559	6,942	32,438	3,490
Total Current Liabilities	1,776,049	1,229,825	356,707	304,145	3,666,726	118,100
Noncurrent Liabilities						
Compensated absences payable, net of current portion	20,395	74,358	-	24,868	119,621	-
Bonds payable, net of current portion	-	14,118,045	4,908,505	-	19,026,550	-
Net pension liability	207,239	219,578	42,300	153,793	622,910	119,820
Other postemployment benefits liability	88,731	76,310	26,775	52,229	244,045	26,253
Total Noncurrent Liabilities	316,365	14,488,291	4,977,580	230,890	20,013,126	146,073
Total Liabilities	2,092,414	15,718,116	5,334,287	535,035	23,679,852	264,173
Deferred Inflows of Resources						
Deferred pension resources	137,788	145,987	28,122	102,251	414,148	79,664
Deferred other postemployment benefit resources	19,885	17,102	6,000	11,704	54,691	5,883
Deferred lease resources	421,732	-	-	-	421,732	-
Total Deferred Inflows of Resources	579,405	163,089	34,122	113,955	890,571	85,547
Net Position						
Net investment in capital assets	14,649,246	17,925,613	5,822,031	295,285	38,692,175	68,614
Unrestricted	2,597,577	12,247,754	2,044,492	3,721,530	20,611,353	1,991,749
Total Net Position	$ 17,246,823	$ 30,173,367	$ 7,866,523	$ 4,016,815	59,303,528	$ 2,060,363
	Adjustments to reflect the consolidation of internal service fund activities related to enterprise funds.				108,210	
	Net position of business-type activities				$ 59,411,738	

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Funds					Governmental Activities - Internal Service Funds
	601 Water	**602** Wastewater	**604** Storm Water	Nonmajor Proprietary Funds	Total	
Operating Revenues						
Sales	$ -	$ -	$ -	$ 3,820,998	$ 3,820,998	$ -
Cost of sales	-	-	-	(1,974,156)	(1,974,156)	-
Gross Profit	-	-	-	1,846,842	1,846,842	-
Charges for services	3,610,879	5,486,595	1,732,878	-	10,830,352	1,600,898
Other income	457,357	14,955	4,372	7,564	484,248	-
Total Operating Revenues	4,068,236	5,501,550	1,737,250	1,854,406	13,161,442	1,600,898
Operating Expenses						
Personal services	712,610	824,948	170,756	551,861	2,260,175	728,398
Pension expense	(41,729)	5,707	12,192	(2,999)	(26,829)	-
Supplies	275,632	985,985	52,311	24,326	1,338,254	153,551
Other services and charges	486,971	598,292	196,880	1,113,428	2,395,571	659,092
Insurance	19,800	27,167	1,220	9,112	57,299	-
Utilities	202,328	377,913	-	17,003	597,244	-
Depreciation	538,389	1,137,071	428,664	21,184	2,125,308	26,215
Total Operating Expenses	2,194,001	3,957,083	862,023	1,733,915	8,747,022	1,567,256
Operating Income (Loss)	1,874,235	1,544,467	875,227	120,491	4,414,420	33,642
Nonoperating Revenues (Expenses)						
Investment income	152,505	552,897	98,512	162,469	966,383	108,694
Lease income	3,028	-	-	-	3,028	-
Interest expense	-	(642,547)	(222,389)	-	(864,936)	-
Bond premium amortization	-	16,836	63,515	-	80,351	-
Total Nonoperating Revenues (Expenses)	155,533	(72,814)	(60,362)	162,469	184,826	108,694
Income Before Contributions and Transfers	2,029,768	1,471,653	814,865	282,960	4,599,246	142,336
Capital Contributions						
From Other Funds	1,151,077	830,382	816,355	-	2,797,814	-
Transfers Out	(6,449)	(3,658)	(5,053)	(50,000)	(65,160)	-
Total Contributions and Transfers	1,144,628	826,724	811,302	(50,000)	2,732,654	-
Change in Net Position	3,174,396	2,298,377	1,626,167	232,960	7,331,900	142,336
Net Position, January 1	14,072,427	27,874,990	6,240,356	3,783,855	51,971,628	1,918,027
Net Position, December 31	$ 17,246,823	$ 30,173,367	$ 7,866,523	$ 4,016,815	$ 59,303,528	$ 2,060,363

Change in net position as shown above	$ 7,331,900
Adjustment to reflect the consolidation of internal service fund activities related to enterprise funds	4,267
Change in net position of business-type activities	$ 7,336,167

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2025

	Business-type Activities - Enterprise Funds					Governmental Activities - Internal Service Funds
	601 Water	**602** Wastewater	**604** Storm Water	Nonmajor Proprietary Funds	Total	
Cash Flows from Operating Activities						
Receipts from customers and users	$ 3,506,161	$ 5,589,158	$ 1,714,402	$ 3,815,332	$ 14,625,053	$ 1,600,898
Payments to suppliers and vendors	(1,013,386)	(2,121,899)	(401,643)	(3,107,422)	(6,644,350)	(735,284)
Payments to and on behalf of employees	(875,124)	(830,350)	(156,016)	(588,088)	(2,449,578)	(756,674)
Other receipts	457,357	14,955	4,372	7,564	484,248	-
Net Cash Provided (Used) by Operating Activities	2,075,008	2,651,864	1,161,115	127,386	6,015,373	108,940
Cash Flows from Noncapital Financing Activities						
(Increase) decrease in advances to other funds	986,878	-	-	-	986,878	-
Transfers to other funds	(6,449)	(3,658)	(5,053)	(50,000)	(65,160)	-
Net Cash Provided (Used) by Noncapital Financing Activities	980,429	(3,658)	(5,053)	(50,000)	921,718	-
Cash Flows from Capital and Related Financing Activities						
Acquisition of capital assets	(4,547,865)	(3,008,920)	(824,634)	(188,565)	(8,569,984)	(9,383)
Principal paid on revenue bonds payable	-	(420,000)	(120,000)	-	(540,000)	-
Interest paid	-	(649,509)	(218,363)	-	(867,872)	-
Net Cash Provided (Used) by Capital and Related Financing Activities	(4,547,865)	(4,078,429)	(1,162,997)	(188,565)	(9,977,856)	(9,383)
Cash Flows from Investing Activities						
Investment income received	152,704	562,666	99,156	159,443	973,969	109,043
Net Increase (Decrease) in Cash and Cash Equivalents	(1,339,724)	(867,557)	92,221	48,264	(2,066,796)	208,600
Cash and Cash Equivalents, January 1	2,532,884	13,696,187	1,964,729	3,748,861	21,942,661	2,058,411
Cash and Cash Equivalents, December 31	$ 1,193,160	$ 12,828,630	$ 2,056,950	$ 3,797,125	$ 19,875,865	$ 2,267,011
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities						
Operating income (loss)	$ 1,874,235	$ 1,544,467	$ 875,227	$ 120,491	$ 4,414,420	$ 33,642
Adjustments to reconcile operating income to net cash provided (used) by operating activities						
Depreciation	538,389	1,137,071	428,664	21,184	2,125,308	26,215
(Increase) decrease in assets						
Accounts receivable	(105,215)	102,538	(18,480)	(5,680)	(26,837)	-
Due from other governments	497	25	4	14	540	-
Inventories	(5,329)	-	-	12,062	6,733	-
Prepaid items	560	4,004	378	(784)	4,158	(499)
(Increase) decrease in deferred outflows of resources						
Deferred pension resources	578	(7,696)	(3,329)	(4,226)	(14,673)	(3,406)
Deferred other postemployment benefit resources	(6,614)	(3,752)	(3,686)	(4,028)	(18,080)	(2,018)
Increase (decrease) in liabilities						
Accounts payable	(65,563)	(130,839)	(139,418)	15,880	(319,940)	77,858
Due to other governments	(52)	-	-	446	394	-
Accrued wages payable	(351)	3,444	595	2,833	6,521	1,828
Other postemployment benefits liability	(3,321)	(17,839)	12,073	(914)	(10,001)	(511)
Compensated absences payable	(64,035)	58,998	472	2,689	(1,876)	-
Net pension liability	(44,595)	(13,223)	5,014	(14,030)	(66,834)	(10,463)
Increase (decrease) in deferred inflows of resources						
Deferred pension resources	(41,180)	(19,456)	1,624	(17,015)	(76,027)	(12,923)
Deferred other postemployment benefit resources	(2,996)	(5,878)	1,977	(1,536)	(8,433)	(783)
Net Cash Provided (Used) by Operating Activities	$ 2,075,008	$ 2,651,864	$ 1,161,115	$ 127,386	$ 6,015,373	$ 108,940
Schedule of Noncash Investing Capital and Financing Activities						
Capital assets acquired on account	$ 1,607,608	$ 115,194	$ -	$ -	$ 1,722,802	$ -
Capital assets contributed by (to) other funds	$ 1,151,077	$ 830,382	$ 816,355	$ -	$ 2,797,814	$ -
Amortization of bond premium, net	$ -	$ (16,836)	$ (63,515)	$ -	$ (80,351)	$ -

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Fiduciary Net Position
Fiduciary Funds
December 31, 2025

	Private-Purpose Trust Fund	Custodial Fund
	851 Whittier Trust Fund	Deputy Registrar
Assets		
Cash and temporary investments	$ 377,822	$ -
Receivables		
Accrued interest	1,680	-
Total Assets	$ 379,502	$ -
Net Position		
Restricted		
Individuals and Other Governments	$ 379,502	$ -

The notes to the financial statements are an integral part of this statement.

City of Northfield, Minnesota
Statement of Changes Fiduciary Net Position
Fiduciary Funds
For the Year Ended December 31, 2025

	Private-Purpose Trust Fund	Custodial Fund
	851 Whittier Trust Fund	Deputy Registrar
Additions		
Fees collected on behalf of the state	$ -	$ 3,334,117
Investment earnings	17,196	-
Total Additions	17,196	3,334,117
Deductions		
Current		
Culture and recreation	3,400	-
Payments to state	-	3,334,117
Total Deductions	3,400	3,334,117
Net Increase (Decrease) in Fiduciary Net Position	13,796	-
Net Position, January 1	365,706	-
Net Position, December 31	$ 379,502	$ -

The notes to the financial statements are an integral part of this statement.

Note 1: Summary of Significant Accounting Policies

A. Reporting Entity

The City of Northfield (the City) was incorporated in 1875. The City operates under a Home Rule Charter as defined by Minnesota Statutes which provides for a Mayor-Council form of government. The Council exercises legislative authority and determines all matters of policy. The Council appoints the city administrator who is responsible for the proper administration of all affairs relating to the City. The City has considered all potential units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board (GASB) has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the primary government to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the primary government. Each discretely presented component unit is reported in a separate column in the combined financial statements to emphasize it is legally separate from the City. Each discretely presented component unit has a December 31 year end.

Blended Component Unit. The Northfield Economic Development Authority (EDA) was created pursuant to Minnesota Statutes 469.090 through 469.108 to carry out economic and industrial development and redevelopment within the City in accordance with policies established by the City Council. The seven-member board consists of two Council members and five other Council-approved members. The EDA may not exercise any of the powers enumerated by the authorizing Statutes without prior approval of the City Council. The EDA issued debt during 2025 with the specific financial burden on the primary government. The EDA is reported as a special revenue fund and debt service fund of the City.

Discretely Presented Component Unit*s.* The component unit columns in the combined financial statements include the financial data of the Housing and Redevelopment Authority and the Northfield Municipal Hospital. These component units are presented in separate columns to emphasize that they are legally separate from the City.

The Northfield Housing and Redevelopment Authority (HRA) was created pursuant to Chapter 487 of the Minnesota Session Laws of 1947. The HRA was created by the City to carry out certain redevelopment projects. The governing board, which is comprised of five members, one of which is a City Council member, is appointed by the Mayor and approved by the City Council. The Council reviews and approves HRA tax levies, and the City provides major community development financing for HRA activities. The HRA is reported as a governmental fund type. Separate financial statements are not issued for this component unit. Condensed statement information for the HRA is presented starting on page 174 of these financial statements.

The Northfield Municipal Hospital board of directors is appointed by the City Council. The Hospital has its own budget review and prepares its own financial statements. The City can impose its will on the Hospital, and the outstanding bonded indebtedness is the hospital's debt and is not the responsibility of the City. The Hospital is reported as a discretely presented enterprise fund. Complete financial statements may be obtained at the entity's administrative offices, Northfield Municipal Hospital, 2000 North Avenue, Northfield, MN 55057.

Joint Venture and Joint Powers Agreement*.* The cities of Northfield and Dundas, Minnesota and the townships of Bridgewater, Northfield, Webster, Forest, Waterford, Sciota and Greenvale, Minnesota (Rural Fire) formed the Northfield Area Fire and Rescue Service, Northfield, Minnesota (NAFRS), established under Minnesota Statutes, section 471.59 on April 1, 2014 to provide fire protection, suppression, prevention, technical rescue and non-transport emergency medical services to these communities. The Board consists of eight voting Board members which consists of five board members appointed by the Northfield City Council, two Board members appointed by Rural Fire and one Board member appointed by the Dundas City Council. There are also 5 ex-officio (nonvoting) Board members. The Board exercises legislative authority and determines all matters of policy. The Board appoints personnel responsible for the proper administration of all affairs relating to the Organization's activities. Funding is provided by the communities at a ratio of 72.8 percent for Northfield, 6.0 percent for Dundas and 21.2 percent for Rural Fire. The percentages will be updated every two years based on their annual budget.

Note 1: Summary of Significant Accounting Policies (Continued)

B. Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the City and its component units. *Governmental activities,* which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities,* which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from certain legally separate *component units* for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. Amounts reported as *program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues.*

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide and fiduciary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* as are the proprietary funds. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, other postemployment benefits, and claims and judgments, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenue is recorded in the year in which the resources are measurable and become available.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, entitlements and donations. On an accrual basis, revenue from property taxes is recognized in the year for which the tax is levied. Revenue from grants, entitlements and donations is recognized in the year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Note 1: Summary of Significant Accounting Policies (Continued)

Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. Grants and entitlements received before eligibility requirements are met are also recorded as unearned revenue.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

The City reports the following major governmental funds:

The *General fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The *Debt Service fund* accounts for resources accumulated and payments made for principal and interest on long-term general obligation debt of governmental funds.

The *2025 Capital Project fund* accounts for project costs and funding for the 2025 street projects.

The *Ice Arena Construction fund* accounts for project costs and funding for the Ice Arena which was bonded by the EDA.

The City reports the following major proprietary funds:

The *Water fund* accounts for the water service charges which are used to finance the water system operating expenses.

The *Wastewater fund* accounts for the wastewater service charges which are used to finance the sanitary sewer system operating expenses.

The *Storm Water fund* accounts for revenues and expenses with storm water disposal.

Additionally, the City reports the following fund types:

Internal Service funds are used to provide insurance coverage and data processing to other departments of the City.

Fiduciary Funds

The fiduciary funds use the accrual basis of accounting. Revenues are recognized with earned and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows.

The Private-Purpose Trust fund accounts for money held by the City in the capacity of trustees for others. The fund is used for the activity of the City's Whittier Trust.

Custodial funds are used to report fiduciary activities that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds. They use the *economic resources measurement focus.* The City's Custodial fund accounts for the activities of the Deputy Registrar.

Enterprise funds are used to account for those operations that are financed and operated in a manner similar to private business or where the Council has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Note 1: Summary of Significant Accounting Policies (Continued)

As a general rule the effect of interfund activity has been eliminated from government-wide financial statements. Exceptions to this general rule are charges between the City's water, sewer and sanitation collection functions and various other functions of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Proprietary funds distinguish *operating* revenues and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the City's enterprise funds are charges to customers for sales and services. The City also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

D. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources and Net Position/Fund Balance

Deposits and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition. The proprietary funds' portion in the government-wide cash and temporary investments pool is considered to be cash and cash equivalents for purposes of the statements of cash flows.

Cash balances from all funds are pooled and invested, to the extent available, in certificates of deposit and other authorized investments. Earnings from such investments are allocated on the basis of applicable participation by each of the funds.

The City may invest idle funds as authorized by Minnesota Statutes, as follows:

1. Direct obligations or obligations guaranteed by the United States or its agencies.

2. Shares of investment companies registered under the Federal Investment Company Act of 1940 and received the highest credit rating, rated in one of the two highest rating categories by a statistical rating agency, and have a final maturity of thirteen months or less.

3. General obligations of a state or local government with taxing powers rated "A" or better; revenue obligations rated "AA" or better.

4. General obligations of the Minnesota Housing Finance Agency rated "A" or better.

5. Obligation of a school district with an original maturity not exceeding 13 months and (i) rated in the highest category by a national bond rating service or (ii) enrolled in the credit enhancement program pursuant to Statute section 126C.55.

6. Bankers' acceptances of United States banks eligible for purchase by the Federal Reserve System.

7. Commercial paper issued by United States banks corporations or their Canadian subsidiaries, of highest quality category by at least two nationally recognized rating agencies and maturing in 270 days or less.

8. Repurchase or reverse repurchase agreements and securities lending agreements with financial institutions qualified as a "depository" by the government entity, with banks that are members of the Federal Reserve System with capitalization exceeding $10,000,000, a primary reporting dealer in U.S. government securities to the Federal Reserve Bank of New York, or certain Minnesota securities broker-dealers.

Note 1: Summary of Significant Accounting Policies (Continued)

9. Guaranteed investment contracts (GICs) issued or guaranteed by a United States commercial bank, a domestic branch of a foreign bank, a United States insurance company, or its Canadian subsidiary, whose similar debt obligations were rated in one of the top two rating categories by a nationally recognized rating agency.

The broker money market accounts operate in accordance with appropriate state laws and regulations. The reported value of the pools is the same as the fair value of the pool shares.

The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The City has the following recurring fair value measurements as of December 31, 2025:

- Commercial Backed Securities and US Treasury securities of $21,512,607 are valued using quoted market prices (Level 1 inputs)

- Commercial paper, Mortgage-backed securities and Municipal securities of $3,165,428 are valued using a matrix pricing model (Level 2 inputs)

The Minnesota Municipal Money Market Fund is regulated by Minnesota Statutes and the Board of Directors of the League of Minnesota Cities and is an external investment pool not registered with the Securities Exchange Commission (SEC) that follows the regulatory rules of the SEC. In accordance with GASB Statement No. 79, the City's investment in this pool is valued at an amortized cost, which approximates fair value. There are no restrictions or limitations on withdrawals from the 4M Liquid Asset Fund. Investments in the 4M Plus must be deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period will be subject to a penalty equal to seven days' interest on the amount withdrawn. Seven days' notice of redemption is required for withdrawals of investments in the 4M Term Series withdrawn prior to the maturity date of that series. A penalty could be assessed as necessary to recoup the Series for any charges, losses, and other costs attributable to the early redemption. Financial statements of the 4M Fund can be obtained by contacting League of Minnesota Cities Finance Department at 145 University Avenue West, St. Paul, Minnesota, 55103-2044.

The City's investment policy follows Minnesota Statutes, which reduce the City's exposure to credit, custodial credit and interest rate risks. Specific risk information for the City is as follows:

- *Custodial Credit Risk* - For investments, custodial credit risk is the risk that in the event of a failure of the counterparty, the government would not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. As of December 31, 2025 all investments were insured or registered, or securities were held by the City or its agent in the City's name.

- *Credit Risk* - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in commercial paper that is rated in the highest quality category by at least two nationally recognized rating agencies. The City's investment policy does not further limit the ratings of their investments.

- *Concentration Risk* - The City's investment policy does not address concentration with a particular broker. Investment instruments are varied to prevent concentration in any one investment type. The Hospital does not place a limit on the amount of the total portfolio that may be invested in any one depository or issuer. The Finance Department is responsible for the formulation, documentation, and monitoring of investment strategy consistent with the investment policy.

Note 1: Summary of Significant Accounting Policies (Continued)

- *Interest Rate Risk* - In accordance with its investment policy, the City diversifies its investment portfolio to eliminate the risk of loss resulting from the over-concentration of assets in a specific maturity. The maturities selected shall provide for stability of income and reasonable liquidity. The Hospital has a formal investment policy that addresses permissible investments, portfolio diversification and instrument maturities. Within these parameters, the liquidity of the investments is a concern maximizing income and the quality of the investments is paramount.

Property Taxes

The City Council annually adopts a tax levy and certifies it to the County in December for collection the following year. The County is responsible for collecting all property taxes for the City. These taxes attach an enforceable lien on taxable property within the City on January 1 and are payable by the property owners in two installments. The taxes are collected by the County Treasurer and tax settlements are made to the City during January, June and November each year.

Delinquent taxes receivable includes the past six years' uncollected taxes. Delinquent taxes have been offset by deferred inflow of resources for delinquent taxes not received within 60 days after year end in the fund financial statements.

Accounts Receivable

Accounts receivable include amounts billed for services provided before year end. Unbilled utility enterprise fund receivables are also included for services provided in 2025. The City has no allowance for uncollectible accounts, as the City is generally able to certify amounts not collected to the County for collection as special assessments. All trade receivables for the Municipal Hospital are shown net of an allowance for uncollectible accounts.

Lease Receivable

The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term.

A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

Patient Receivables

The Municipal Hospital provides an allowance for uncollectible accounts using management's judgment. Acute-care patients are not required to provide collateral for services rendered. Payment for services is required within 30 days of receipt of the invoice. Past due accounts are individually analyzed for collectability, and then turned over to collection agents. Accounts for which no payments have been received are analyzed and after approval are written off. In addition, an allowance is estimated for other accounts based on historical experience of the Municipal Hospital. At December 31, 2025, the allowance for uncollectible accounts was $11,783,000.

Special Assessments

Special assessments represent the financing for public improvements paid for by benefiting property owners. These assessments are recorded as receivables upon certification to the County. Special assessments are recognized as revenue when they are annually certified to the County or received in cash or within 60 days after year end. All governmental special assessments receivable are offset by a deferred inflow of resources in the fund financial statements.

Note 1: Summary of Significant Accounting Policies (Continued)

Interfund Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not available expendable financial resources.

Inventories and Prepaid Items

All inventories are stated at the lower of cost or market on the first-in, first-out (FIFO) method except for the governmental funds which are recorded at cost or are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. The cost of prepaid items is recorded as expenditures/expense when consumed rather than when purchased.

Assets Held for Resale

Land was acquired by the City and EDA for subsequent resale for redevelopment purposes. Land held for resale is an asset recorded at the lower of cost or realizable value in the fund that acquired it.

Restricted Assets

Restricted assets include assets set aside by the Hospital Board of Directors for future capital improvements, assets set aside under bond indenture agreements and assets set aside under employee health insurance arrangements.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than $10,000 (amount not rounded) and an estimated useful life in excess of one year. The Hospital's capitalization threshold is $5,000 (amount not rounded). Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

In the case of initial capitalization of general infrastructure assets (i.e., those reported by governmental activities) the City chose to include items dating back to June 30, 1980. The City had already accounted for its prior infrastructure at historical cost for the initial reporting of these assets. As the City constructs or acquires capital assets each period, including infrastructure assets, they are capitalized at historical cost. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Note 1: Summary of Significant Accounting Policies (Continued)

Property, plant, and equipment of the primary government, as well as the component units, are depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Land Improvements	10 - 30
Building and Improvements	20 - 40
Infrastructure	10 - 30
Machinery, Equipment and Vehicles	5 - 20

Deferred Outflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. Accordingly, the items, deferred pension resources and deferred other postemployment benefit resources are reported only in the statement of net position. The items result from actuarial calculations and current year pension contributions made subsequent to the measurement dates.

Compensated Absences

It is the government's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Compensated absences are measured using FIFO, reflecting the City's estimate of future leave usage and payouts, consistent with updated guidance under GASB 101. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements. The General fund is typically used to liquidate governmental compensated absences payable.

Postemployment Benefits Other Than Pensions

Under Minnesota Statute 471.61, subdivision 2b., public employers must allow retirees and their dependents to continue coverage indefinitely in an employer-sponsored health care plan, under the following conditions: 1) Retirees must be receiving (or eligible to receive) an annuity from a Minnesota public pension plan, 2) Coverage must continue in a group plan until age 65, and retirees must pay no more than the group premium, and 3) Retirees may obtain dependent coverage immediately before retirement. All premiums are funded on a pay-as-you-go basis. The liability was actuarially determined, in accordance with GASB Statement 75, at January 1, 2025. The General fund is typically used to liquidate governmental other postemployment benefits payable.

Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The General fund is typically used to liquidate the governmental net pension liability.

Note 1: Summary of Significant Accounting Policies (Continued)

The total pension expense for the GERP, PEPFP, and DCP is as follows:

	Public Employees Retirement Association of Minnesota (PERA)			
	GERP	PEPFP	DCP	Total
City's proportionate share				
Primary Government	$ (28,304)	$ 437,703	$ 1,680	$ 411,079
Discretely Presented Component Units				
Housing Redevelopment Authority	(525)	-	-	(525)
Municipal Hospital	779,441	-	-	779,441
Proportionate share of State's contribution				
Primary Government	(10,438)	38,491	-	28,053
Discretely Presented Component Units				
Housing Redevelopment Authority	(194)	-	-	(194)
Municipal Hospital	510,229	-	-	510,229
Total pension expense	$ 1,250,208	$ 476,194	$ 1,680	$ 1,728,082

Leases

The City and Hospital determines if an arrangement is a lease at inception. Leases are included in lease receivables, assets and lease liabilities in the statement of net position.

The City's lease receivable is measured at the present value of lease payments expected to be received during the lease term.

A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

Lease assets represent the Hospital's control of the right to use an underlying asset for the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease assets are recognized at the commencement date based on the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. Lease assets are amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

Lease liabilities represent the Hospital's obligation to make lease payments arising from the lease. Lease liabilities are recognized at the commencement date based on the present value of expected lease payments over the lease term, less any lease incentives. Interest expense is recognized ratably over the contract term. The lease term may include options to extend or terminate the lease when it is reasonably certain that the Hospital will exercise that option. The Hospital has elected to recognize payments for short-term leases with a lease term of 12 months or less as expenses as incurred, and these leases are not included as lease liabilities or right-to-use lease assets on the statements of net position. The individual lease contracts do not provide information about the discount rate implicit in the lease. Therefore, the Hospital has elected to use their incremental borrowing rate to calculate the present value of expected lease payments.

The Hospital accounts for contracts containing both lease and non-lease components as separate contracts when possible. In cases where the contract does not provide separate price information for lease and non-lease components, and it is impractical to estimate the price of such components, the Hospital treats the components as a single lease unit.

Note 1: Summary of Significant Accounting Policies (Continued)

Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are an expense in the period incurred.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position and fund financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has the following items listed below reported in the statement of net position and governmental funds balance sheet:

- *Unavailable revenues* are presented in the governmental funds from three sources: property taxes, special assessments and intergovernmental revenue. These arise only under a modified accrual basis of accounting that qualifies for reporting in this category. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available.

- *Deferred pension resources* are reported only in the statements of net position and result from actuarial calculations.

- *Deferred other postemployment benefit resources* are reported only in the statements of net position and result from actuarial calculations.

- *Deferred lease resources* are reported in the governmental funds balance sheet and are deferred to the period the amounts become available. This item is also reported in the statement of net position.

Net Patient and Resident Service Revenue

Net patient and resident service revenue is reported at the estimated net realizable amounts from patients, residents, third-party payors, and others for services rendered, including estimated retroactive adjustments under reimbursement agreements with third-party payors. Retroactive adjustments are accrued on an estimated basis in the period the related services are rendered and are adjusted in future periods, as final settlements are determined.

Concentrations of Credit Risk

The Hospital grants credit without collateral to its patients, most of whom are local residents and are insured under third-party payor agreements.

Note 1: Summary of Significant Accounting Policies (Continued)

Contributions

From time to time, the Hospital receives contributions from individuals and private organizations. Revenue contributions (including contributions of capital assets) are recognized when all eligibility requirements, including time requirements, are met. Contributions may be restricted to either specific operating purposes or for capital purposes. Amounts that are unrestricted or that are restricted to a specific operating purpose are reported as non-operating revenues. Amounts restricted to capital acquisitions are reported after non-operating revenues and expenses.

Fund Balance

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in the governmental funds. These classifications are defined as follows:

Nonspendable - Amounts that cannot be spent because they are not in spendable form, such as prepaid items.

Restricted - Amounts related to externally imposed constraints established by creditors, grantors or contributors; or constraints imposed by state statutory provisions.

Committed - Amounts constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council (the Council), which is the City's highest level of decision-making authority. Committed amounts cannot be used for any other purpose unless the Council modifies or rescinds the commitment by resolution.

Assigned - Amounts constrained for specific purposes that are internally imposed. In governmental funds other than the General fund, assigned fund balance represents all remaining amounts that are not classified as nonspendable and are neither restricted nor committed. In the General fund, assigned amounts represent intended uses established by the Council itself or by an official to which the governing body delegates the authority. The Council has adopted a fund balance policy which delegates the authority to assign amounts for specific purposes to the Finance Director.

Unassigned - The residual classification for the General fund and also negative residual amounts in other funds. The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available. Additionally, the City would first use committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City has formally adopted a fund balance policy for the General fund. The City's policy is to maintain a minimum unrestricted fund balance of 40 percent of budgeted operating expenditures for cash-flow timing needs.

Net Position

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources. Net position is displayed in three components:

a. Net investment in capital assets - Consists of capital assets, net of accumulated depreciation reduced by any outstanding debt attributable to acquiring capital assets.

b. Restricted net position - Consists of net position balances restricted by limitations imposed on their use through external restrictions imposed by creditors, grantors, laws or regulations of other governments.

Note 1: Summary of Significant Accounting Policies (Continued)

c. Unrestricted net position - All other net position balances that do not meet the definition of “restricted” or “net investment in capital assets.”

When both restricted and unrestricted resources are available for use, it is the City’s policy to use restricted resources first, then unrestricted resources as they are needed.

Note 2: Stewardship, Compliance and Accountability

A. Budgetary Information

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for the General and special revenue funds except the Arts and Culture fund, TZD Enforcement fund, Jefferson Square TIF fund, Utility Franchise Fee, Carbon Reduction Fund, Spring Creek TIF fund, Aurora TIF fund, Washington TIF fund, Maple Brook TIF fund, Spring Creek TIF fund, and Kraewood TIF fund, which are not legally obligated to prepare budgets. All annual appropriations lapse at fiscal year-end. The City does not use encumbrance accounting.

In August of each year, all departments of the City submit requests for appropriations to the Administrator so that a budget may be prepared. Before September 30th, the proposed budget is presented to the Council for review and the proposed levy is adopted. The Council holds public hearings and a final budget, and a final tax levy is prepared and adopted in early December.

The City’s legal level of budgetary control is at the fund level for funds other than the General fund. The legal level of budgetary control for the General fund is at the department level. The City’s department heads may make transfers of appropriations within a department with the approval of the City Administrator. Transfers of appropriations between departments require the approval of the Administrator. Transfers of appropriations between funds require the approval of the Council. Budgeted amounts are as originally adopted, or as amended by the Council. There were no amendments made to the budget.

B. Excess of Expenditures Over Appropriations

For the year ended December 31, 2025, expenditures exceeded appropriations in the following funds:

Fund	Budget	Actual	Excess of Expenditures Over Appropriations
Special Revenue			
Motor Vehicle	$ 284,809	$ 301,134	$ 16,325
Communication	368,829	372,264	3,435
Library Gift	12,500	52,976	40,476
C.C. Cloherty	200	233	33

Note 2: Stewardship, Compliance and Accountability (Continued)

These over expenditures were funded by revenues in excess of budget and available fund balance.

C. Deficit Fund Balance

The following funds had fund deficits at December 31, 2025:

Fund	Amount
Major	
Capital Projects	
2025 Capital Project	$ 1,094,585
Nonmajor	
Special Revenue	
Community Resource Center	60,481
Community Development Block Grant	14,085
Archer TIF	350
Capital Projects	
2022 Capital Project	165,730
2023 Capital Project	447
2026 Capital Project	526,457
5th Street Redevelopment	1,239,681

The above deficits will be eliminated through future intergovernmental revenues, taxes, tax increments, assessments and future bond proceeds.

Note 3: Detailed Notes on all Funds

A. Deposits and Investments

Deposits

Custodial credit risk for deposits and investments is the risk that in the event of a bank failure, the City's deposits and investments may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. In accordance with Minnesota Statutes and as authorized by the Council, the City maintains deposits at those depository banks, all of which are members of the Federal Reserve System.

Minnesota Statutes require that all City deposits be protected by insurance, surety bond or collateral. The fair value of collateral pledged must equal 110 percent of the deposits not covered by insurance or bonds, with the exception of irrevocable standby letters of credit issued by Federal Home Loan Banks as this type of collateral only requires collateral pledged equal to 100 percent of the deposits not covered by insurance or bonds.

Authorized collateral in lieu of a corporate surety bond includes:

- United States government Treasury bills, Treasury notes, Treasury bonds;
- Issues of United States government agencies and instrumentalities as quoted by a recognized industry quotation service available to the government entity;
- General obligation securities of any state or local government with taxing powers which is rated "A" or better by a national bond rating service, or revenue obligation securities of any state or local government with taxing powers which is rated "AA" or better by a national bond rating service;

Note 3: Detailed Notes on all Funds (Continued)

- General obligation securities of a local government with taxing powers may be pledged as collateral against funds deposited by that same local government entity;
- Irrevocable standby letters of credit issued by Federal Home Loan Banks to a municipality accompanied by written evidence that the bank's public debt is rated "AA" or better by Moody's Investors Service, Inc., or Standard & Poor's Corporation; and
- Time deposits that are fully insured by any federal agency.

Minnesota Statutes require that all collateral shall be placed in safekeeping in a restricted account at a Federal Reserve Bank, or in an account at a trust department of a commercial bank or other financial institution that is not owned or controlled by the financial institution furnishing the collateral. The selection should be approved by the government entity.

At year end, the City's carrying amount of deposits was $2,729,362 and the bank balance was $2,791,431. The bank balance was covered by federal depository insurance totaling $500,000. The remaining balance was collateralized with securities held by the pledging financial institution's trust department in the City's name.

Investments

As of December 31, 2025, the City had the following investments that are insured or registered, or securities held by the city or its agent in the City's name:

Types of Investments	Credit Quality/ Ratings (1)	Segmented Time Distribution (2)	Amount	Fair Value Measurement Using Level 1	Fair Value Measurement Using Level 2
Pooled Investments at Amortized Costs					
Broker Money Market Accounts	N/A	less than 1 year	$ 16,775,450		
4M Fund	N/A	less than 1 year	24,693,753		
Non-pooled Investments at Fair Value					
Commercial Paper	P-1	less than 1 year	1,895,554	$ -	$ 1,895,554
Commercial paper	N/A	less than 1 year	624,542	-	624,542
US Treasuries	Aa1	less than 1 year	6,122,904	6,122,904	-
US Treasuries	Aa1	1 to 5 years	12,962,725	12,962,725	-
Municipal Securities	Aa2	less than 1 year	121,102	-	121,102
Municipal Securities	Aa1	1 to 5 years	71,230	-	71,230
Municipal Securities	Aa2	1 to 5 years	138,314	-	138,314
Municipal Securities	A1	1 to 5 years	111,393	-	111,393
Federal Agency Securities					
Mortgage Backed Securities	Aa1	1 to 5 years	63,490	-	63,490
Mortgage Backed Securities	Aa1	Greater than 5 years	73,072	-	73,072
Federal Collateralized					
Mortgage Securities	AA+	1 to 5 years	32,945	-	32,945
Mortgage Securities	AA+	Greater than 5 years	33,786	-	33,786
Commercial Backed Securitie	AA+	less than 1 year	612,457	612,457	-
Commercial Backed Securitie	AA+	1 to 5 years	1,814,721	1,814,721	-
Total Investments			$ 66,147,438	$ 21,512,807	$ 3,165,428

(1) Ratings are provided by various credit rating agencies where applicable to indicate associated credit risk.
(2) Interest rate risk is disclosed using the segmented time distribution method.
N/A Indicates not applicable or available.

Note 3: Detailed Notes on all Funds (Continued)

Cash on Hand

A reconciliation of cash and investments as shown on the statement of net position for the City is as follows:

	Total
Deposits - City Pooled Account	$ 2,729,362
Investments - City Pooled Account	66,147,438
Cash on Hand	3,350
Total	$ 68,880,150
Cash and Investments - Primary Government	$ 51,860,601
Restricted Cash and Investments - Primary Government	16,207,812
Cash and Investments - Component Unit - HRA	433,915
Cash and Investments - Fiduciary Funds	377,822
Total	$ 68,880,150

Component Unit - Municipal Hospital

Deposits

Custodial credit risk for deposits and investments is the risk that in the event of a bank failure, the City's deposits and investments may not be returned or the City will not be able to recover collateral securities in the possession of an outside party. In accordance with Minnesota Statutes and as authorized by the Council, the City maintains deposits at those depository banks, all of which are members of the Federal Reserve System.

The Hospital's deposits in banks at December 31, 2025 had a carrying value of $6,859,871 and were entirely covered by Federal depository insurance or by collateral held by the Hospital's custodial bank in the Hospital's name.

The Hospital had the following investments at December 31, 2025:

		Fair Value Measurement Using		
	Amount	Level 1	Level 2	Level 3
Federal Home Loan Bank	$ 1,711,032	$ -	$ 1,711,032	$ -
Federal National Mortgage Association	2,949,156	-	2,949,156	-
Federal Home Loan Mortgage Corp	2,773,758	-	2,773,758	-
Federal Farm Credit Bank	3,872,004	-	3,872,004	-
U.S. Treasury Notes	3,656,845	-	3,656,845	-
U.S. Government Obligations	3,499,671	-	3,499,671	-
Collateralized Mortgage Obligations	8,189,522	-	8,189,522	-
Certificate of Deposit	339,279	339,279	-	-
U.S. Equities	4,463,239	4,463,239	-	-
International Equities	976,129	976,129	-	-
Taxable Fixed Income	4,123,859	4,123,859	-	-
Other Assets	397,522	397,522	-	-
Total	$ 36,952,016	$ 10,300,028	$ 26,651,988	$ -

Note 3: Detailed Notes on all Funds (Continued)

- Federal Home Loan Bank: Consists of discount notes and notes with interest rates of 1.00% to 5.1% maturing from 2026 to 2033 and have AA+ ratings by Standard & Poor's.
- Federal National Mortgage Association: Consists of discount notes and notes with interest rates ranging from 1.50% to 3.50% maturing from 2029 to 2039 and have AA+ ratings by Standard & Poor's.
- Federal Home Loan Mortgage Corp: Consists of discount notes with interest rates ranging from 1.50% to 4.01% maturing from 2027 to 2041 and have AA+ ratings by Standard & Poor's.
- Federal Farm Credit Bank: Consists of discount notes with interest rates ranging from 0.90% to 5.29% maturing from 2026 to 2034 and have AA+ ratings by Standard & Poor's.
- US Treasury Notes: Consists of discount notes with interest rates ranging from 0% to 4.875% maturing from 2025 to 2030 and have AA+ ratings by Standard & Poor's.
- Certificates of Deposits (CD): Consists of deposits with interest rates ranging from 0% to 5% maturing in 2026.
- U.S. Government Obligations: Consists of discount notes with interest rates ranging from 0% to 5.00% maturing from 2024 to 2028 and have BBB – AA+ ratings by Standard & Poor's.
- Collateralized Mortgage Obligations: Consists of discount notes with interest rates ranging from 3.11% to 5.25% maturing from 2024 to 2028 and have BBB – AA+ ratings by Standard & Poor's.
- Equity Investments: Consists of common stocks of U.S. companies, American Depository Receipts, U.S. dollar denominated foreign equity securities and foreign equity securities of foreign companies that are listed on a major domestic stock exchange or traded in the over-the-counter markets.

Cash and Investments Summary

A reconciliation of cash and investments as shown on the Statement of Net Position for the Component Unit - Municipal Hospital is as follows:

Deposits	$ 6,859,871
Investments	36,952,016
Total	$ 43,811,887
Cash and Investments	$ 43,794,063
Restricted Assets	17,824
Total	$ 43,811,887

Note 3: Detailed Notes on all Funds (Continued)

B. Receivables

The Hospital provides an allowance for uncollectible accounts based on the allowance method using management's judgment. Patients and residents are not required to provide collateral for services rendered. Payment for services is required within 30 days of receipt of the invoice. Past due accounts are individually analyzed for collectability, and then turned over to collection agents. Accounts for which no payments have been received are analyzed and after approval are written off. In addition, an allowance is estimated for other accounts based on the historical experience of the Hospital. At December 31, 2025, the allowance for uncollectible accounts was $11,783,000.

Patient Receivables

Patient receivables reported as current assets by the Hospital at December 31, 2025 consist of the following:

Receivable from Patients and their Insurance Carriers	$ 32,560,553
Receivable from Medicare	4,541,539
Receivables from Medicaid	1,346,052
Total Patient Receivables	38,448,144
Less: Allowance for Doubtful Accounts	(11,783,000)
Patient Receivables, Net	$ 26,665,144

There are other accounts receivable in the amount of $196,798 for 2025.

Notes

The EDA - component unit has several business subsidy loans to local businesses. The terms of repayment vary with each loan. The total of these notes receivable for December 31, 2025 is $728,809.

Lease Receivable

The City leases various land, buildings and office spaces to others. These agreements contain various renewal and extension options. The latest maturity date is projected to be in 2031; however, the City anticipates new or revised leasing arrangements to occur in the future.

Long-term lease activity for the year ended December 31, 2025 was as follows:

Description	Issue Date	Discount Rate	Current Year Inflow of Resources	Balance at Year End
Tower Land Agreement	08/17/25	5.00 %	$ 7,123	$ 424,760
Rice County - Office Space	11/01/21	1.41	12,863	81,721
				$ 506,481

Note 3: Detailed Notes on all Funds (Continued)

C. Capital Assets

Capital asset activity for primary government for the year ended December 31, 2025 was as follows:

Primary Government

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities				
Capital Assets not being Depreciated				
Land	$ 1,465,130	$ -	$ -	$ 1,465,130
Construction in progress	25,346,923	20,743,319	(12,338,209)	33,752,033
Total Capital Assets not Being Depreciated	26,812,053	20,743,319	(12,338,209)	35,217,163
Capital Assets being Depreciated				
Buildings and improvements	30,495,523	63,604	-	30,559,127
Infrastructure	105,077,782	8,831,000	-	113,908,782
Machinery, equipment and vehicles	10,740,383	1,681,512	(529,955)	11,891,940
Total Capital Assets Being Depreciated	146,313,688	10,576,116	(529,955)	156,359,849
Less Accumulated Depreciation				
Buildings and improvements	(16,325,907)	(888,026)	-	(17,213,933)
Infrastructure	(63,187,738)	(3,242,855)	-	(66,430,593)
Machinery, equipment and vehicles	(7,352,813)	(665,306)	529,955	(7,488,164)
Total Accumulated Depreciation	(86,866,458)	(4,796,187)	529,955	(91,132,690)
Total Capital Assets Being Depreciated, Net	59,447,230	5,779,929	-	65,227,159
Governmental Activities Capital Assets, Net	$ 86,259,283	$ 26,523,248	$ (12,338,209)	$ 100,444,322

Note 3: Detailed Notes on all Funds (Continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities				
Capital Assets not being Depreciated				
Land	$ 1,661,718	$ -	$ -	$ 1,661,718
Construction in progress	16,176,785	11,203,039	(5,269,300)	22,110,524
Total Capital Assets not Being Depreciated	17,838,503	11,203,039	(5,269,300)	23,772,242
Capital Assets being Depreciated				
Buildings and improvements	29,008,227	-	-	29,008,227
Infrastructure	36,170,361	6,085,655	-	42,256,016
Machinery, equipment, and vehicles	3,148,962	417,560	(92,983)	3,473,539
Total Capital Assets Being Depreciated	68,327,550	6,503,215	(92,983)	74,737,782
Less Accumulated Depreciation				
Buildings and improvements	(18,777,539)	(1,285,943)	-	(20,063,482)
Infrastructure	(16,423,167)	(612,243)	-	(17,035,410)
Machinery, equipment, and vehicles	(1,552,433)	(227,122)	92,983	(1,686,572)
Total Accumulated Depreciation	(36,753,139)	(2,125,308)	92,983	(38,785,464)
Total Capital Assets Being Depreciated, Net	31,574,411	4,377,907	-	35,952,318
Business-type Activities Capital Assets, Net	$ 49,412,914	$ 15,580,946	$ (5,269,300)	$ 59,724,560

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities	
General government	$ 147,027
Public safety	549,716
Public works, including depreciation of general infrastructure assets	3,073,320
Culture and recreation	866,009
Housing and economic development	105,000
Miscellaneous	28,900
Capital assets held by the City's internal service funds are charged to the various functions based on their usage of assets	26,215
Total Depreciation Expense - Governmental Activities	$ 4,796,187
Business-type Activities	
Water	$ 538,389
Wastewater	1,137,071
Garbage	17,164
Storm Water	428,664
Municipal Liquor Store	4,020
Total Depreciation Expense - Business-type Activities	$ 2,125,308

Note 3: Detailed Notes on all Funds (Continued)

Discretely Presented Component Units

Capital asset activity for the Municipal Hospital for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Municipal Hospital				
Capital Assets not being Depreciated				
Land	$ 2,931,772	$ -	$ -	$ 2,931,772
Construction in progress	613,655	1,375,869	(1,709,465)	280,059
Total Capital Assets not Being Depreciated	3,545,427	1,375,869	(1,709,465)	3,211,831
Capital Assets being Depreciated and Amortized				
Land improvements	2,313,108	19,277	(75,126)	2,257,259
Buildings	71,346,333	537,490	-	71,883,823
Building equipment	3,967,021	111,172	(140,494)	3,937,699
Movable equipment	32,219,661	1,480,374	(1,552,694)	32,147,341
Lease facilities	419,595	271,261	(209,796)	481,060
Lease equipment	892,109	60,460	(39,344)	913,225
Other real estate	105,396	-	(105,396)	-
Total Capital Assets Being Depreciated and Amortized	111,263,223	2,480,034	(2,122,850)	111,620,407
Less Accumulated Depreciation and Amortization for				
Land improvements	(1,438,361)	(158,965)	47,729	(1,549,597)
Buildings	(50,141,028)	(3,295,393)	-	(53,436,421)
Building equipment	(3,078,777)	(217,257)	108,807	(3,187,227)
Movable equipment	(28,315,323)	(1,391,681)	1,540,952	(28,166,052)
Lease facilities	(301,622)	(149,880)	209,798	(241,704)
Lease equipment	(497,934)	(267,590)	12,177	(753,347)
Other real estate	(105,396)	-	105,396	-
Total Accumulated Depreciation and Amortized	(83,878,441)	(5,480,766)	2,024,859	(87,334,348)
Total Capital Assets Being Depreciated and Amortized, Net	27,384,782	(3,000,732)	(97,991)	24,286,059
Municipal Hospital Capital Assets, Net	$ 30,930,209	$ (1,624,863)	$ (1,807,456)	$ 27,497,890

Note 3: Detailed Notes on all Funds (Continued)

Capital asset activity for the HRA for the year ended December 31, 2025 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
HRA				
Capital Assets not being Depreciated				
Land	$ 56,994	$ -	$ -	$ 56,994
Capital Assets being Depreciated				
Buildings and structures	361,892	-	-	361,892
Less Accumulated Depreciation for				
Buildings and structures	(173,614)	(13,144)	-	(186,758)
Total Capital Assets being Depreciated, Net	188,278	(13,144)	-	175,134
HRA Capital Assets, Net	$ 245,272	$ (13,144)	$ -	$ 232,128

Depreciation expense was charged to functions/programs of the discretely presented component units as follows:

Discretely Presented Component Units	
Municipal Hospital	$ 5,480,766
HRA	$ 13,144

Construction Commitments

The City has active construction projects as of December 31, 2025. The projects include street construction and various public facilities. At year end the City's commitments with contractors are as follows:

Project	Spent-to-Date	Remaining Commitment
Wall Street Improvements	$ 4,314,371	$ 216,814
Mills town Trail	2,609,328	2,570,361
Jefferson Parkway West Mill & Overlay & Mills Towns Trail Improvements	2,470,070	82,340
Ice Arena	9,817,336	12,832,708
2025 Reclamation & Overlay	2,017,583	91,170
Jefferson Parkway & Extension	4,365,815	3,925,879
Wastewater Treatment Facility	1,404,235	6,887,459
Total	$ 26,998,739	$ 15,793,392

Note 3: Detailed Notes on all Funds (Continued)

D. Interfund Receivables, Payables and Transfers

The composition of interfund balances at December 31, 2025 is as follows:

Receivable Fund	Payable Fund	Amount
Governmental		
General	2025 Capital Project	$ 660,803
	Nonmajor Governmental Funds	787,797
Total		$ 1,448,600

The outstanding balances between funds result mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. These balances also include temporary loans made to other funds caused by the timing of bond sales, temporary capital loans and special assessment collections in the subsequent year.

Advances to/from Other Funds

The Water fund loaned the City Facilities fund $271,722 to cover the construction of the street department roof. The loan is to be paid back with semi-annual payments to be made on August 1 and February 1. Payments commenced on 2/1/2020, at an interest rate of 1.9 percent. The balance of these advances at December 31, 2025 was $116,365. Additionally, the Water fund advanced $2,111,742 to the 5th Street Redevelopment fund during 2022 for capital expenditures. The balance of this advance as of December 31, 2025 was $1,151,742. There are no formal repayment terms; rather, dollars will be remitted upon future developer contributions.

Interfund Transfers

	Transfers In				
	General Fund	Debt Service Fund	2025 Capital Project Fund	Nonmajor Governmental Funds	Total
Transfers Out					
Nonmajor governmental funds	$ 227,000	$ 140,000	$ 500,000	$ 134,657	$ 1,001,657
Water fund	-	-	-	6,449	6,449
Wastewater fund	-	-	-	3,658	3,658
Storm water fund	-	-	-	5,053	5,053
Nonmajor proprietary funds	50,000	-	-	-	50,000
Total	$ 277,000	$ 140,000	$ 500,000	$ 149,817	$ 1,066,817

Transfers are used to 1) move revenues from the fund with collection authorization to the Debt Service fund as debt service principal and interest payments become due, 2) move restricted amounts from borrowings to the Debt Service fund to establish mandatory reserve accounts, 3) move unrestricted revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as subsidies or matching funds for various grant programs.

Note 3: Detailed Notes on all Funds (Continued)

The following transfers were made during 2025:

- From the Liquor fund ($50,000) and the Utility Franchise Fee fund ($160,000) and the Economic Development Authority ($67,000) to the General fund for operations
- From the Capital Reserve fund ($34,657), Water fund ($6,449), Wastewater fund ($3,658), and Stormwater fund ($5,053) to the Arts and Culture fund for capital needs.
- From the Utility Franchise Fee fund ($100,000) to the Carbon Reduction fund.
- From the Utility Franchise Fee fund ($140,000) to the 2021A Bonds fund.
- From the Utility Franchise Fee Fund ($500,000) to the 2025 Capital Project Fund for financing of the project.

E. Long-term Debt

General Obligation Bonds

The City issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities. General obligation bonds have been issued for both governmental and business-type activities. These bonds are reported in the proprietary funds if they are expected to be repaid from proprietary fund revenues. In addition, general obligation bonds have been issued to refund special assessments related bonds.

Primary Government Debt

General obligation bonds are direct obligations and pledge the full faith and credit of the government. General obligation bonds currently outstanding are as follows:

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Bonds of 2018A	$ 4,195,000	3.00 - 3.30 %	06/07/18	02/01/39	$ 3,190,000
G.O. Bonds of 2018B	240,000	3.00	10/11/18	02/01/29	105,000
G.O. Bonds of 2019A	4,450,000	2.10 - 4.00	10/10/19	02/01/33	3,070,000
G.O. Bonds of 2020A	1,370,000	1.00 - 3.00	07/23/20	02/01/31	875,000
G.O. Bonds of 2021A	2,710,000	1.00 - 2.00	09/09/21	02/01/32	1,915,000
G.O. Bonds of 2022A	4,020,000	3.00 - 4.00	08/04/22	02/01/35	3,585,000
G.O. Bonds of 2023B	7,350,000	5.00	10/26/23	02/01/39	7,175,000
G.O. Bonds of 2024A	8,015,000	4.00 - 5.00	09/12/24	02/01/45	8,015,000
G.O. Bonds of 2025A	4,115,000	4.38 - 5.00	08/14/25	02/01/41	4,115,000
Total General Obligation Bonds					$ 32,045,000

Note 3: Detailed Notes on all Funds (Continued)

The annual debt service requirements to maturity for general obligation bonds are as follows:

Year Ending December 31	General Obligation Bonds Governmental Activities Principal	Interest	Total
2026	$ 1,875,000	$ 1,239,173	$ 3,114,173
2027	2,215,000	1,172,349	3,387,349
2028	2,380,000	1,089,024	3,469,024
2029	2,480,000	1,003,499	3,483,499
2030	2,460,000	919,261	3,379,261
2031 - 2035	11,005,000	3,292,384	14,297,384
2036 - 2040	7,165,000	1,302,126	8,467,126
2041 - 2045	2,465,000	228,481	2,693,481
Total	$ 32,045,000	$ 10,246,297	$ 42,291,297

G.O. Special Assessment (Improvement) Bonds

The following bonds were issued to finance various improvements and will be repaid primarily from special assessments levied on the properties benefiting from the improvements. Some issues, however, are partly financed by ad valorem tax levies. All special assessment debt is backed by the full faith and credit of the City. Each year the combined assessment and tax levy equals 105 percent of the amount required for debt service. The excess of 5 percent is to cover any delinquencies in tax or assessment payments.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Improvement Bonds of 2015A	$ 1,595,000	2.00 - 2.15 %	11/03/15	02/01/26	$ 170,000
G.O. Improvement Bonds of 2016C	795,000	1.55 - 2.00	09/15/16	02/01/27	170,000
G.O. Improvement Bonds of 2017A	945,000	2.00 - 2.25	09/07/17	02/01/28	285,000
G.O. Improvement Bonds of 2018B	1,470,000	3.00	10/11/18	02/01/29	635,000
G.O. Improvement Bonds of 2019A	1,885,000	2.10 - 4.00	10/10/19	02/01/30	1,000,000
G.O. Improvement Bonds of 2020A	2,990,000	1.00 - 3.00	07/23/20	02/01/31	1,880,000
G.O. Improvement Bonds of 2021A	1,545,000	1.00 - 2.00	09/09/21	02/01/33	1,225,000
Total G.O. Special Assessments Bonds					$ 5,365,000

Note 3: Detailed Notes on all Funds (Continued)

The annual debt service requirements to maturity for general obligation special assessment bonds are as follows:

Year Ending December 31	G.O. Special Assessment Bonds Governmental Activities Principal	Interest	Total
2026	$ 1,155,000	$ 99,144	$ 1,254,144
2027	990,000	71,262	1,061,262
2028	925,000	45,874	970,874
2029	845,000	25,955	870,955
2030	680,000	13,615	693,615
2031 - 2033	770,000	9,725	779,725
Total	$ 5,365,000	$ 265,575	$ 5,630,575

G.O. Revenue Bonds

The following bonds were issued to finance capital improvements in the enterprise funds. They will be retired from net revenues of the enterprise funds.

The EDA has issued public project lease revenue bonds for financing the Ice Arena project in accordance with Minnesota Statutes. The agreements are supported by activity between the EDA and the City. The bonds will be paid back with future property tax levies and lease revenues from the School District and the City of Dundas.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
G.O. Utility Revenue Bonds of 2010A	$ 887,100	0.65 - 6.30 %	12/28/10	02/01/26	$ 60,000
G.O. Utility Revenue Bonds of 2016C	1,185,000	1.55 - 2.00	09/15/16	02/01/27	235,000
G.O. Utility Revenue Bonds of 2020A	665,000	1.00 - 3.00	07/23/20	02/01/31	425,000
G.O. Utility Revenue Bonds of 2023A	17,240,000	5.00	10/11/23	02/01/44	16,940,000
G.O. Utility Revenue Bonds of 2024A	1,350,000	5.00	09/12/24	02/01/35	1,350,000
Total Business-type					19,010,000
EDA Lease Revenue Bonds 2025B	21,700,000	2.48 - 5.00	09/04/25	02/01/46	21,700,000
Total Governmental-type					21,700,000
Total G.O. Revenue Bonds					$ 40,710,000

Note 3: Detailed Notes on all Funds (Continued)

The annual debt service requirements to maturity for general obligation revenue bonds are as follows:

Year Ending December 31	G.O. Revenue Bonds Business-type Activities Principal	Interest	Total	G.O. Revenue Bonds Governmental-type Activities Principal	Interest	Total
2026	$ 885,000	$ 844,808	$ 1,729,808	$ -	$ 970,787	$ 970,787
2027	895,000	806,071	1,701,071	255,000	1,062,381	1,317,381
2028	810,000	766,856	1,576,856	705,000	1,038,381	1,743,381
2029	850,000	727,456	1,577,456	740,000	1,002,256	1,742,256
2030	895,000	686,675	1,581,675	775,000	964,381	1,739,381
2031 - 2035	4,800,000	2,757,125	7,557,125	4,505,000	4,183,906	8,688,906
2036 - 2040	5,020,000	1,580,766	6,600,766	5,745,000	2,908,906	8,653,906
2041 - 2045	4,855,000	422,981	5,277,981	7,300,000	1,326,803	8,626,803
2046	-	-	-	1,675,000	41,877	1,716,877
Total	$ 19,010,000	$ 8,592,738	$ 27,602,738	$ 21,700,000	$ 13,499,678	$35,199,678

Annual revenues from charges for services, principal and interest payments, and percentage of revenue required to cover principal and interest payments are as follows:

	Wastewater	Storm Water
Revenue	$ 5,501,550	$ 1,737,250
Principal and Interest	1,069,509	338,363
Percent of Revenue	19.4 %	19.5 %

Notes Payable.

This note was issued to fund the Crossing Tax increment district project.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
Taxable Tax increment Note of 2006 - The Crossing	$ 2,035,776	3.89 %	08/01/08	08/01/27	$ 303,575

The annual debt service requirements to maturity for notes payable are as follows:

Year Ending December 31	Notes Payable Governmental Activities Principal	Interest	Total
2026	$ 167,878	$ 6,830	$ 174,708
2027	135,697	1,269	136,966
Total	$ 303,575	$ 8,099	$ 311,674

Note 3: Detailed Notes on all Funds (Continued)

Changes in Long-term Liabilities

Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Governmental Activities					
Bonds Payable					
General obligation bonds	$ 29,400,000	$ 4,115,000	$ (1,470,000)	$ 32,045,000	$ 1,875,000
General obligation special assessment bonds	6,630,000	-	(1,265,000)	5,365,000	1,155,000
General obligation tax increment bonds	60,000	-	(60,000)	-	-
General obligation revenue bonds	-	21,700,000	-	21,700,000	-
Plus amounts for unamortized premiums	1,905,747	1,400,180	(169,774)	3,136,153	-
Total Bonds Payable	37,995,747	27,215,180	(2,964,774)	62,246,153	3,030,000
Notes from Direct Borrowings and Direct Placements	460,166	-	(156,591)	303,575	167,878
Compensated Absences Payable *	1,198,926	118,634	-	1,317,560	513,237
Governmental Activity Long-term Liabilities	$ 39,654,839	$ 27,333,814	$ (3,121,365)	$ 63,867,288	$ 3,711,115

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Business-type Activities					
Bonds Payable					
General obligation revenue bonds	$ 19,550,000	$ -	$ (540,000)	$ 19,010,000	$ 885,000
Plus amounts for unamortized premiums	981,901	-	(80,351)	901,550	-
Total Bonds Payable	20,531,901	-	(620,351)	19,911,550	885,000
Compensated Absences Payable*	203,650	-	(1,876)	201,774	82,153
Business-type Activity Long-term Liabilities	$ 20,735,551	$ -	$ (622,227)	$ 20,113,324	$ 967,153

* The change in compensated absences liability is presented as a net change.

Note 3: Detailed Notes on all Funds (Continued)

The City's outstanding notes from direct borrowings and direct placements related to governmental activities of $303,575 contain a provision that in an event of default, the City shall find feasible and responsible parties who will assume the obligation of making or completing the minimum improvements as specified by the development plan. They City will reimburse the developer, its successors or transferee in the amount of the purchase price paid by the developer less any amounts the City is required to pay to the holder of any mortgage encumbering the parcel. Upon resale of the parcel, the proceeds should first be applied to reimburse the City for all costs and expenses incurred, second to reimburse the developer up to amounts allowed by the development plan, followed by any remaining balance being retained by the City.

Conduit Debt Obligations

From time to time, the City has issued Housing Revenue Bonds, Health Care Facilities Revenue Bonds and School Facilities Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of rental housing, educational or health care facilities deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the bonds, ownership of the acquired facilities transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of December 31, 2025, the total conduit debt issued for issues outstanding totaled $347,288.

Component Unit Debt

Revenue Bonds - Municipal Hospital

The following bonds were issued to provide partial funding for the construction of the Farmington Clinic, Campus Clinic, and purchase of the Northfield Hospital and to extinguish the Hospital Revenue Bonds Series 2001C, Series 2006, and Series 2015B. They will be retired from net revenues of the Hospital.

Description	Authorized and Issued	Interest Rate	Issue Date	Maturity Date	Balance at Year End
Hospital Revenue Bonds of 2016	$ 25,000,000	2.56 %	08/05/16	08/01/31	$ 1,112,046
Hospital Revenue Bonds of 2024	11,190,000	4.45	12/20/24	12/31/29	10,850,000
Hospital Revenue Bonds of 2025	3,805,000	3.94	10/16/26	09/01/32	3,773,266
					$ 15,735,312

Note 3: Detailed Notes on all Funds (Continued)

The annual debt service requirements to maturity for revenue bonds are as follows:

Year Ending December 31	Revenue Bonds Component Unit - Municipal Hospital Principal	Interest	Total
2026	$ 687,844	$ 658,304	$ 1,346,148
2027	712,744	631,120	1,343,864
2028	737,885	604,678	1,342,563
2029	10,023,846	573,776	10,597,622
2030	354,889	133,136	488,025
2031-2033	3,218,104	208,693	3,426,797
Total	$ 15,735,312	$ 2,809,707	$ 18,545,019

Annual revenues from charges for services, principal and interest payments, and percentage of revenue required to cover principal and interest payments are as follows:

	Hospital
Revenue	$ 137,641,118
Principal and Interest	5,499,401
Percent of Revenue	4.00 %

Leases Payable – Municipal Hospital

The Hospital leases facilities and computers for various terms under long-term, non-cancelable lease agreements. The leases expire at various dates through 2028 and provide for renewal options ranging from six months to two years. Certain facility leases provide for increases in future minimum annual rental payments based on defined increases in the Consumer Price Index, subject to certain minimum increases.

Total future minimum lease payments under lease agreements are as follows:

Year Ending December 31	Leases Component Unit - Municipal Hospital Principal	Interest	Total
2026	$ 263,869	$ 8,683	$ 272,552
2027	118,486	2,440	120,926
2028	23,554	211	23,765
Total	$ 405,909	$ 11,334	$ 417,243

Right-to-use assets acquired through outstanding leases are shown in Note 3C. There were no impairment losses in 2025.

Note 3: Detailed Notes on all Funds (Continued)

Changes in Long-term Liabilities

Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Due Within One Year
Component Unit Activities- Municipal Hospital					
Bonds Payable					
Revenue bonds	$ 16,287,002	$ 3,805,000	$ (4,356,690)	$ 15,735,312	$ 687,844
Lease Assets	521,378	331,721	(447,190)	405,909	263,869
Component Unit Long-term Liabilities	$ 16,808,380	$ 4,136,721	$ (4,803,880)	$ 16,141,221	$ 951,713

Note 4: Defined Benefit Pension Plans - Statewide

A. Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (PERA). These plan provisions are established and administered according to Minnesota Statutes chapters 353, 353D, 353E, 353G, and 356. Minnesota Statutes chapter 356 defines each plan's financial reporting requirements. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Plan

Membership in the General Plan includes employees of counties, cities, townships, schools in non-certified positions, and other governmental entities whose revenues are derived from taxation, fees, or assessments. Plan membership is required for any employee who is expected to earn more than $425 in a month, unless the employee meets exclusion criteria.

Public Employees Police and Fire Plan

Membership in the Police and Fire Plan includes full-time, licensed police officers and firefighters who meet the membership criteria defined in Minnesota Statutes section 353.64 and who are not earning service credit in any other PERA retirement plan or a local relief association for the same service. Employers can provide Police and Fire Plan coverage for part-time positions and certain other public safety positions by submitting a resolution adopted by the entity's governing body. The resolution must state that the position meets plan requirements.

B. Benefits Provided

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state Statute and can only be modified by the State Legislature. Vested, terminated employees who are entitled to benefits, but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service. When a member is "vested," they have earned enough service credit to receive a lifetime monthly benefit after leaving public service and reaching an eligible retirement age. Members who retire at or over their Social Security full retirement age with at least one year of service qualify for a retirement benefit.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

General Employees Plan Benefits

General Employees Plan requires three years of service to vest. Benefits are based on a member's highest average salary for any five successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for General Plan members. Members hired prior to July 1, 1989, receive the higher of the Step or Level formulas. Only the Level formula is used for members hired after June 30, 1989. Under the Step formula, General Plan members receive 1.2% of the highest average salary for each of the first 10 years of service and 1.7% for each additional year. Under the Level formula, General Plan members receive 1.7% of highest average salary for all years of service. For members hired prior to July 1, 1989, a full retirement benefit is available when age plus years of service equal to 90 and normal retirement age is 65. Members can receive a reduced retirement benefit as early as age 55 if they have three or more years of service. Early retirement benefits are reduced by .25% for each month under age 65. Members with 30 or more years of service can retire at any age with a reduction of .25% for each month the member is younger than age 62. The Level formula allows General Plan members to receive a full retirement benefit at age 65 if they were first hired before July 1, 1989, or at age 66 if they were hired on or after July 1, 1989. Early retirement begins at age 55 with an actuarial reduction applied to the benefit.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. The 2025 annual increase was 1.25%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a prorated increase.

Police and Fire Plan Benefits

Benefits for Police and Fire Plan members hired before July 1, 2010, are vested after three years of service. Members hired on or after July 1, 2010, are 50% vested after five years of service and 100% vested after ten years. After five years, vesting increase by 10% each full year of service until members are 100% vested after ten years. Police and Fire Plan members receive 3% of highest average salary for all years of service. Police and Fire Plan members receive a full retirement benefit when they are age 55 and vested, or when their age plus their years of service equals 90 or greater if they were first hired before July 1, 1989. Early retirement starts at age 50, and early retirement benefits are reduced by 0.417% each month members are younger than age 55.

Benefit increases are provided to benefit recipients each January. The postretirement increase is fixed at 1%. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase will receive the full increase. Recipients receiving the annuity or benefit for at least 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a prorated increase.

C. Contributions

Minnesota Statutes chapters 353, 353E, 353G, and 356 set the rates for employer and employee contributions. Contribution rates can only be modified by the state Legislature.

General Employees Fund Contributions

General Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2025 and the City was required to contribute 7.50% for General Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2025, were $620,461. The City's contributions were equal to the required contributions as set by state Statute.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

The discretely presented component unit – Municipal Hospital had contributions of approximately $4,609,969 for the year ending December 31, 2025.

Police and Fire Fund Contributions

Police and Fire Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2025 and the City was required to contribute 17.70% for Police and Fire Plan members. The City's contributions to the Police and Fire Fund for the year ended December 31, 2025, were $545,374. The City's contributions were equal to the required contributions as set by state Statute.

D. Pension costs

General Employees Fund Pension Costs

At December 31, 2025, the City and it's component units reported a liability of $24,076,887 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of $16 million. The State of Minnesota is considered a non-employer contributing entity and the state's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $580,810.

		Component Units		
	Primary Government	Housing Redevelopment Authority	Municipal Hospital	Total
City's Proportionate Share of the Net Pension Liability	$ 2,873,327	$ 52,529	$ 21,151,031	$ 24,076,887
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the City	68,760	1,821	510,229	580,810
Total	$ 2,942,087	$ 54,350	$ 21,661,260	$ 24,657,697

The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0883% at the end of the measurement period and 0.0867% for the beginning of the period.

For the year ended December 31, 2025, the City recognized pension expense of negative $750,611 for its proportionate share of the General Employees Plan's pension expense. In addition, the City recognized an additional $499,597 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of $16 million to the General Employees Fund.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

At December 31, 2025, the City reported its proportionate share of the General Employees Fund's deferred outflows of resources and deferred inflows of resources, related to pension from the following sources:

	Primary Government	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 273,741	$ -
Changes in Actuarial Assumptions	69,234	661,063
Net Difference Between Projected and Actual Earnings on Plan Investments	-	1,143,389
Changes in Proportion	198,303	105,378
Contributions Paid to PERA Subsequent to the Measurement Date	303,285	-
Total	$ 844,563	$ 1,909,830

The $303,285 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

2026	$ (224,961)
2026	(582,016)
2027	(378,619)
2028	(207,974)

At December 31, 2025, the City's component units reported its proportionate share of the General Employees Fund's deferred outflows of resources and deferred inflows of resources, related to pension from the following sources:

	Component Units			
	Housing Redevelopment Authority		Municipal Hospital	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 5,029	$ -	$ 2,015,230	$ -
Changes in Actuarial Assumptions	1,262	12,166	509,616	4,866,779
Net Difference Between Projected and Actual Earnings on Plan Investments	-	20,837	-	8,416,197
Changes in Proportion	3,614	1,920	24,163	2,021,418
Contributions to GERP Subsequent To the Measurement Date	5,527	-	2,301,934	-
Total	$ 15,432	$ 34,923	$ 4,850,943	$ 15,304,394

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

The $5,527, and $2,301,934 reported and deferred outflows of resources related to pensions resulting from the HRA and Municipal Hospital's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

	Component Units	
	Housing Redevelopment Authority	Municipal Hospital
2026	$ (4,026)	$ (3,123,660)
2027	(10,417)	(4,755,350)
2028	(6,776)	(3,372,932)
2029	(3,799)	(1,503,443)

Police and Fire Fund Pension Costs

At December 31, 2025, the City reported a liability of $2,294,496 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2024 through June 30, 2025, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.1959% at the end of the measurement period and 0.2133% for the beginning of the period.

The State of Minnesota contributed $18 million to the Police and Fire Fund in the plan fiscal year ended June 30, 2025. The contribution consisted of $9 million in direct state aid that meets the definition of a special funding situation and $9 million in supplemental state aid that does not meet the definition of a special funding situation. The $9 million direct state aid was paid on October 1, 2024. The direct state aid payment will increase by $17.7 million which was paid on October 1, 2025. Thereafter, by October 1 of each year, the state will pay $26.7 million to the Police and Fire Fund until the fund is 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis). The $9 million in supplemental state aid will continue until the fund and the State Patrol Plan (administered by the Minnesota State Retirement System) are 100% funded for three consecutive years (on an actuarial value of assets basis). The State of Minnesota's proportionate share of the net pension liability associated with the City totaled $79,552.

	Primary Government
City's Proportionate Share of the Net Pension Liability	$ 2,294,896
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the City	79,552
Total	$ 2,374,448

For the year ended December 31, 2025, the City recognized pension expense of $437,703 for its proportionate share of the Police and Fire Plan's pension expense. The city recognized $38,491 as grant revenue and pension expense for its proportionate share of the State of Minnesota's contribution of $9 million to the Police and Fire special funding situation."

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

The State of Minnesota is not included as a non-employer contributing entity in the Police and Fire Pension Plan allocation schedules for the $9 million in supplemental state aid because this contribution was not considered to meet the definition of a special funding situation. The City recognized $17,628 for the year ended December 31, 2025 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.

At December 31, 2025, the City reported its proportionate share of the Police and Fire Plan's deferred outflows of resources and deferred inflows of resources, from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	$ 1,060,315	$ -
Changes in Actuarial Assumptions	1,740,267	2,875,409
Net Difference Between Projected and Actual Earnings on Plan Investments	-	1,024,244
Changes in Proportion	162,668	270,335
Contributions Paid to PERA Subsequent to the Measurement Date	284,489	-
Total	$ 3,247,739	$ 4,169,988

The $284,489 reported as deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

2026	$ 531,651
2027	(495,267)
2028	(1,141,807)
2029	(111,487)
2030	10,172

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

E. Long-Term Expected Return on Investment

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return
Domestic Equity	33.5 %	5.10 %
International Equity	16.5	5.30
Fixed Income	25.0	0.75
Private Markets	25.0	5.90
Total	100.00 %	

F. Actuarial Assumptions

The total pension liability for each of the cost-sharing defined benefit plans was determined by an actuarial valuation as of June 30, 2025, using the entry age normal actuarial cost method. The long-term rate of return on pension plan investments used to determine the total liability is 7%. The 7% assumption is based on a review of inflation and investment return assumptions from a number of national investment consulting firms. The review provided a range of investment return rates considered reasonable by the actuary. An investment return of 7% is within that range

- Inflation is assumed to be 2.25% for the General Employees Plan and Police & Fire Plan.
- Benefit increases after retirement are assumed to be 1.50% for the General Employees Plan and 1%

Salary growth assumptions in the General Employees Plan range in annual increments from 11.5% after one year of service to 3% after 27 years of service. In the Police & Fire Plan, salary growth assumptions range in annual increments from 10.75% after one year of service to 3% after 23 years of service.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police & Fire Plan are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The General Employees Plan was last reviewed in 2022. The assumption changes were adopted by the board and became effective with the July 1, 2023 actuarial valuation. The Police & Fire Plan was reviewed in 2024. The assumption changes were adopted by the board and became effective with the July 1, 2025 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2025:

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

General Employees Fund

Changes in Actuarial Assumptions:

- The combined service annuity loading factors increased from 15% to 19% for vested, terminated members and from 3% to 44% for non-vested, terminated members.
- The assumed post-retirement benefit increase changed from 1.25% to 1.5%.

Changes in Plan Provisions:

- The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1% and 1.75%, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.5%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1% and 1.5%.
- The 1% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

Police and Fire Fund

Changes in Actuarial Assumptions:

- Assumed rates of salary increases were reduced slightly.
- Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements.
- Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment.
- Assumed rates of disabled retirement were significantly increased, especially for ages over age 30.
- Continued use of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience.
- Percent married assumption for female retirees lowered from 70% to 65%.
- Minor changes were made to form of payment assumptions for retirees.
- Minor changes were made to assumptions made with respect to missing participant data.
- The combined service annuity load changed from 33% to 13% for vested, terminated members and from 2% to 38% for non-vested, terminated members.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

Changes in Plan Provisions:

- The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase).
- The January 1, 2026 benefit increase changed from 1% to 3%; subsequent January 1 increases will be 1%.
- The threshold to end the $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 90% funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years to 100% funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis).
- The threshold to end the additional $9 million annual state aid contribution changed from the earlier of July 1, 2024 or 100% funded for a minimum of three consecutive years to 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis).
- An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048.
- Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

G. Discount Rate

The discount rate used to measure the total pension liability in 2025 was 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members and employers will be made at rates set in Minnesota Statutes. Based on these assumptions, the fiduciary net position of the General Employees and Police and Fire Plans were projected to be available to make all projected future benefit payments of current plan members. The long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Note 4: Defined Benefit Pension Plans - Statewide (Continued)

H. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate one percentage point lower or one percentage point higher than the current discount rate:

	City Proportionate Share of NPL		
	1 Percent Decrease (6.0%)	Current (7.0%)	1 Percent Increase (8.0%)
General Employees Fund			
Primary government	$ 6,979,257	$ 2,873,327	$ (457,211)
Component Unit - HRA	127,188	52,529	(8,332)
Component Unit - Municipal Hospital	51,372,537	21,151,031	(3,365,410)

	City Proportionate Share of NPL		
	1 Percent Decrease (4.40%)	Current (5.40%)	1 Percent Increase (6.40%)
Police and Fire Fund			
Primary government	$ 6,013,114	$ 2,294,896	$ (758,348)

I. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

Note 5: Public Employees Defined Contribution Plan (Defined Contribution Plan)

The City has City Council members that are covered by the Defined Contribution Plan (DCP), a multiple-employer deferred compensation plan administered by PERA. The DCP is a tax-qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are tax-deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses; therefore, there is no future liability to the employer. *Minnesota Statutes*, chapter 353d.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes 5 percent of salary which is matched by the elected official's employer. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives 2.0 percent of employer contributions and twenty-five hundredths of 1.0 percent (0.25 percent) of the assets in each member's account annually.

Note 5: Public Employees Defined Contribution Plan (Defined Contribution Plan) (Continued)

Total contributions made by the City during the fiscal year 2025 were:

Contribution Amount		Percentage of Covered Payroll		
Employee	Employer	Employee	Employer	Required Rate
$ 1,680	$ 1,680	5.00 %	5.00 %	5.00 %

The City and council members contributions to the DCP plan for the years ending December 31, 2025, 2024 and 2023 were $1,680, $2,115, and $2,046, respectively.

Note 6: Postemployment Benefits Other Than Pensions

A. Plan Description

The City administers a single employer defined benefit healthcare plan (“the Retiree Health Plan”). The plan provides lifetime healthcare insurance for eligible retirees and their spouses through the City’s group health insurance plan, which covers both active and retired members. Benefit provisions are established through negotiations between the City and the union representing employees and are renegotiated each three-year bargaining period. The component unit is included in the City’s plan. The Retiree Health Plan does not issue a publicly available financial report. There are no assets accumulated in a GASB-compliant trust.

Inactive Plan Members or Beneficiaries Currently Receiving Benefit Payments	7
Spouses Receiving Payments	4
Active Plan Members	115
Total Plan Members	126

B. Funding Policy

Contribution requirements are also negotiated between the City and union representatives. The City does not contribute to the cost of current-year premiums for eligible retired plan members and their spouses. For the year ended December 31, 2025, the City’s average contribution rate was 16.06 percent of covered-employee payroll. For the year 2025, the City directly contributed $120,023 to the Plan, while implicit contributions totaled $52,399.

C. Actuarial Methods and Assumptions

The City’s total OPEB liability of $1,747,468 was measured as of January 1, 2025, and the total OPEB liability used to calculate the total OPEB liability was determined by an actuarial valuation as of January 1, 2025, of which the primary government and HRA portions were calculated at $1,717,236 and $30,232, respectively.

The total OPEB liability in the January 1, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Discount Rate	4.20%
20-Year Municipal Bond Yield	4.20%
Inflation Rate	2.50%
Salary Increases	Service graded table
Medical Trend Rate	6.50% as of January 1, 2025 grading to 5.00% over 6 years and then to 4.00% over the next 48 years

Note 6: Postemployment Benefits Other Than Pensions (Continued)

The discount rate used to measure the total OPEB liability was 4.20 percent. Assets were projected using expected benefit payments and expected asset returns. Expected benefit payments by year were discounted using the expected asset return assumption for years in which the assets were sufficient to pay all benefit payments. Any remaining benefit payments after the trust fund is exhausted are discounted at the 20-year municipal bond rate. The equivalent single rate is the discount rate.

The mortality tables were updated from the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2020 Generational Improvement Scale to the Pub-2010 Public retirement Plan Headcount-Weighted Mortality Tables (General, Safety with MP-2021 Generational Improvement Scale.

Economic assumptions are based on input from a variety of published sources of historical and projected future financial data. Each assumption was reviewed for reasonableness with the source information as well as for consistency with the other economic assumptions.

D. Changes in the Total OPEB Liability

	Total OPEB Liability (a)
Balances at January 1, 2025	$ 1,703,790
Changes for the Year:	
Service cost	68,058
Interest	62,983
Differences between expected and actual experience	148,725
Changes in assumptions or other inputs	(95,578)
Benefit payments	(140,510)
Net Changes	43,678
Balances at December 31, 2025	$ 1,747,468
Primary Government	$ 1,717,236
Component Unit - HRA	30,232
Total OPEB Obligation	$ 1,747,468

Since the prior measurement date, the following assumptions changed:

- The health care trend rates were changed to better anticipate short-term and long-term medical increases.
- The retirement, withdrawal, and salary increase rates for non-police were updated to reflect the latest experience study.
- The discount rate was changed from 3.70% to 4.20%.

Note 6: Postemployment Benefits Other Than Pensions (Continued)

E. Sensitivity of the Total OPEB Liability

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage point lower (3.20 percent) or one percentage point higher (5.20 percent) than the current discount rate:

	1 Percent Decrease (3.2%)	Current (4.2%)	1 Percent Increase (5.2%)
Primary government	$ 1,805,662	$ 1,717,236	$ 1,633,165
Component Unit - HRA	31,789	30,232	28,752

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a Healthcare Cost Trend Rate that is one percentage point lower (5.50 percent decreasing to 4.00 percent) or one percentage-point higher (7.50 percent decreasing to 6.00 percent) than the current cost trend rate:

	1 Percent Decrease (5.5% Decreasing to 3%)	Healthcare Cost Trend Rates (6.5% Decreasing to 4%)	1 Percent Increase (7.5% Decreasing to 5%)
Primary Government	$ 1,609,752	$ 1,717,236	$ 1,837,642
Component Unit - HRA	28,340	30,232	32,352

F. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2025, the City recognized OPEB expense of negative $114,123. At December 31, 2025, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Primary Government		Component Unit	
			Housing Redevelopment Authority	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in Actuarial Assumptions	$ 47,473	$ 154,557	$ 836	$ 2,721
Net Difference Between Expected and Actual Experience	125,273	185,131	2,205	3,259
Contributions to OPEB Subsequent to the Measurement Date	169,448	-	2,983	-
Total	$ 342,194	$ 339,688	$ 6,024	$ 5,980

Note 6: Postemployment Benefits Other Than Pensions (Continued)

Deferred outflows of resources totaling $172,431 related to OPEB resulting from the City's contributions to OPEB subsequent to the measurement date will be recognized as a reduction of the OPEB liability in the year ended December 31, 2026. Other amounts reported as deferred outflows and inflows of resources related to OPEB will be recognized in OPEB expense as follows:

	Primary Government	Component Unit Housing Redevelopment Authority
2026	$ (65,724)	$ (1,157)
2027	(81,021)	(1,426)
2028	(19,245)	(339)
2029	(19,241)	(339)
2030	10,836	191
Thereafter	7,453	131

Note 7: Commitments and Contingent Liabilities

A. Land Lease

The Hospital leases the land on which the facility is located from a local college. The lease term is for 60 years with two 20-year options. The annual rent expense for the first twenty years of the lease is approximately $6,000. The rent expense in subsequent years will be equal to 5 percent of the appraised market price for rural agricultural land in the Dakota/Rice County Region. The rent expense would be adjusted to current market rates if certain events were to occur, such as the sale of the Hospital.

B. Self-insurance Plan

The Hospital self-insures their employee health and dental insurance program. The Hospital has entered into an agreement with an insurance company to provide stop-loss insurance, to limit the losses on individual and aggregate claims and to provide claims processing and other administrative functions. Claims are accrued as incurred. The amounts charged to expense include administration fees, stop-loss insurance premiums, claims paid, and accruals for claims incurred but not yet paid at year end. Insurance expense for the year ended December 31, 2025 was $5,671,121.

C. Medical Malpractice Insurance

The Hospital purchases medical malpractice insurance under claims made policy on a fixed-premium basis. The Hospital is responsible for any individual claims exceeding $1,000,000, and for aggregate claims exceeding $3,000,000 for a policy year. Should this policy lapse and not be replaced with equivalent coverage, claims based upon occurrence during its term, but reported subsequent thereto, will be uninsured.

Risk Management

The Hospital is exposed to various risks of loss from torts; theft of, damage to, and destruction of assets; business interruption; errors and omissions; employee injuries and illnesses; natural disasters. These risks are covered by commercial insurance purchased from independent third parties. There has been no significant reduction in insurance coverage from the previous year in any of the Hospital's policies. Settled claims from these risks have not exceeded commercial insurance coverage for the past three years.

Note 7: Commitments and Contingent Liabilities (Continued)

The Hospital is involved in legal proceedings which resulted through the normal course of providing health care services and other matters. The litigation is in the early stages and too premature to determine the degree of liability, if any, to the Hospital. Management has assessed its coverage under medical malpractice and other insurances and believes at the point of the proceedings adequate provisions have been made for any amounts it may be responsible to pay under the respective policies deductible amounts.

Healthcare Legislation and Regulation

The healthcare industry is subject to numerous laws and regulations of federal, state, and local governments. These laws and regulations include, but are not necessarily limited to, matters such as licensure, accreditation, government healthcare program participation requirements, reimbursement for patient services and Medicare and Medicaid fraud and abuse. Recently, government activity has increased with respect to investigations and allegations concerning possible violations of fraud and abuse Statutes and regulations by healthcare providers. Violation of these laws and regulations could result in expulsion from government healthcare programs together with the imposition of significant fines and penalties, as well as significant repayments for patient services previously billed.

Congress passed the Medicare Modernization Act in 2003, which among other things established a demonstration of The Medicare Recovery Audit Contractor (RAC) program. During fiscal year 2007, the RAC identified and corrected a significant amount of improper overpayments to providers in the demonstration states, which did not include Minnesota. In 2006, Congress passed the Tax Relief and Health Care Act of 2006 which authorized the expansion of the RAC program to all 50 states. While the hospital was selected for a RAC audit during 2017 and 2016, they were not materially impacted and appear to have appropriate policies and procedures to mitigate the risks related to RAC reviews.

Management believes that the Hospital is in substantial compliance with fraud and abuse as well as other applicable government laws and regulations. While no regulatory inquiries have been made, compliance with such laws and regulations is subject to government review and interpretation, as well as regulatory actions unknown or unasserted at this time.

Note 8: Net Patient Service Revenue

The Hospital has entered into payment agreements with certain commercial insurance carriers, health maintenance organizations, and preferred provider organizations. The bases for payment to the Hospital under these agreements includes prospectively determined rates per discharge, discounts from established charges, and prospectively determined daily rates. Revenue is recorded at established billing rates, net of contractual adjustments, resulting from agreements with third-party payors.

A. Medicare

Inpatient acute care and outpatient services provided to Medicare beneficiaries are reimbursed at respectively determined rates per visit. These rates vary based on patient classification systems that consider clinical, diagnostic, and other factors. The Hospital is reimbursed for certain cost-reimbursable items as tentative rates, with final settlement determined following the submission of annual Medicare cost reports and subsequent audits by the Medicare fiscal intermediary. The Hospital's Medicare cost reports have been audited by the Medicare cost reports have been audited by the Medicare fiscal intermediary through the year ended December 31, 2023.

Inpatient acute care services provided to Medicare program beneficiaries are paid at prospectively determined rates per discharge. These rates vary according to a patient classification system that is based on clinical, diagnostic, and other factors.

Note 8: Net Patient Service Revenue (Continued)

Outpatient services provided to Medicare outpatient program beneficiaries are subject to the Ambulatory Payment Classification (APC) method. Medicare reimburses the Hospital a predetermined amount for most outpatient services. The following services are excluded from the APC payment methodology; services already paid on a fee schedule, certain drugs, biologicals and medical devices identified as pass-through items. The APC payments are not based on the provider's annual cost report.

Physician-Based Clinic services are reimbursed using the Medicare Physician Fee Schedule.

B. Medicaid

Inpatient acute care services provided to Medicaid beneficiaries are reimbursed at prospectively determined rates per discharge. These rates vary based on patient classification systems that consider clinical, diagnostic, and other factors. Outpatient services provided to Medicaid beneficiaries are reimbursed on a fee-for-service basis.

Other

The Hospital has also entered into payment agreements with Blue Cross and other commercial insurance carriers. The basis for reimbursement under these agreements includes discounts from established charges and prospectively determined rates. As of August 1, 2014, the Hospital Blue Cross contract moved to APR-DRG for inpatient acute care services. As of January 1, 2024, the Hospital Blue Cross contract moved to a fee schedule for outpatient services.

Laws and regulations governing Medicare and Medicaid programs are extremely complex and subject to interpretation. As a result there is at least a reasonable possibility that recorded estimates will change by a material amount in the near term. Changes in estimated settlement amounts resulted in net patient revenue decreasing by approximately $43,000 for the year ended December 31, 2025.

A summary of patient and resident revenues and contractual adjustments is as follows:

	2025
Total Patient and Resident Revenues	$ 380,895,418
Contractual Adjustments	
Medicare	(68,372,896)
Medicaid	(4,338,279)
Commercial / HMO's	(149,084,635)
Provision of bad debts	(3,768,821)
Other	(19,275,548)
Total Contractual Adjustments	(244,840,179)
Net Patient and Resident Revenues	$ 136,055,239

Note 9: Adjustments to and Restatement of Beginning Balances

Change within Major and Nonmajor Fund Reporting

During fiscal year 2025, the 2019 Capital Project fund, 2024 Capital Project fund, and 5th Street Redevelopment fund were determined to be nonmajor. The 2025 Capital Project Fund and Ice Arena Construction fund were determined to be major. The effects of the changes within the financial reporting entity are shown in the financial statements above.

Note 9: Adjustments to and Restatement of Beginning Balances (Continued)

Change in Classification of Component Unit

During fiscal year 2025, the Economic Development Authority issued the 2025 Lease Revenue Bonds which will be paid back through lease revenue through the City of Northfield. This resulted in economic dependence from the City which resulted in the reclassification to a blended component unit.

Error Correction

During the current fiscal year, the City identified an error in the timing of MSA revenue recognition in prior periods. To correct this error, beginning fund balance has been restated as follows:

- Fund 420: An adjustment of $2,014,383 was recorded to recognize MSA revenue that should have been reported in the prior fiscal year.
- Fund 425: An adjustment of $265,932 was recorded to recognize MSA revenue that should have been recorded in the appropriate fiscal period going forward.

The adjustments correct the timing of revenue recognition only and do not impact current-year financial activity or cash flows.

Note 10: Other Information

A. Risk Management

The City is exposed to various risks of loss related to torts; theft of damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters for which the City carries insurance. The City obtains insurance through participation in the League of Minnesota Cities Insurance Trust (LMCIT) which is a risk-sharing pool with approximately 800 other governmental units. The City pays an annual premium to LMCIT for its workers' compensation and property and casualty insurance. The LMCIT is self-sustaining through member premiums and will reinsure for claims above a prescribed dollar amount for each insurance event. Settled claims have not exceeded the City's coverage in any of the past three fiscal years.

Liabilities are reported when it is probable that a loss has occurred, and the amount of the loss can be reasonably estimated. Liabilities, if any, include an amount for claims that have been incurred but not reported (IBNRs). The City's management is not aware of any incurred but not reported claims.

B. Contingent Liabilities

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial.

C. Federal and State Funds

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the City at December 31, 2025.

Note 10: Other Information (Continued)

D. Tax Increment Districts

The City's tax increment districts are subject to review by the State of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.

E. Legal Debt Margin

In accordance with Minnesota Statutes, the City may not incur or be subject to net debt in excess of three percent of the market value of taxable property within the City. Net debt is payable solely from ad valorem taxes and therefore excludes debt financed partially or entirely by special assessments, enterprise fund revenues or tax increments. As of December 31, 2025, the City is under the legal debt margin.

F. Concentrations

The City receives a significant amount of its annual General fund revenues from the State of Minnesota from the Local Government Aid (LGA) program. The amount received in 2025 was $3,870,140 for LGA. This accounted for 19.2 percent of General fund revenues.

G. Joint Powers Agreement

The cities of Northfield and Dundas, Minnesota and the townships of Bridgewater, Northfield, Webster, Forest, Waterford, Sciota and Greenvale, Minnesota (Rural Fire) formed the Northfield Area Fire and Rescue Service, Northfield, Minnesota (NAFRS), established under Minnesota Statutes, section 471.59 on April 1, 2014, to provide fire protection, suppression, prevention, technical rescue and non-transport emergency medical services to these communities. The Board consists of eight voting Board members which consists of five board members appointed by the Northfield City Council, two Board members appointed by Rural Fire and one Board member appointed by the Dundas City Council. There are also 5 ex-officio (nonvoting) Board members. The Board exercises legislative authority and determines all matters of policy. The Board appoints personnel responsible for the proper administration of all affairs relating to the Organization's activities.

Funding is provided by the communities at a ratio of 72.9 percent for Northfield, 6.0 percent for Dundas and 21.1 percent for Rural Fire. The percentages will be updated every two years.

The net position of NAFRS as of December 31, 2025 was $7,079,860. The City's portion of this is recorded as an investment in joint venture in the amount of $5,167,590 at year end.

H. Tax Abatements

As of December 31, 2025, the City has three agreements entered into by the City listed below that abate City property taxes. Below is information specific to the agreement:

The City entered into a tax increment financing agreement (Jefferson Square TIF) on December 18, 2009, with a developer in which the developer incurred costs to rehab a 50-unit rental housing project. In return, the City will reimburse the developer for some costs as the City collects future tax increment for the increased property value and tax capacity related to the housing development. The pay-as-you-go agreement has a maximum return to the developer of $505,551 over the life of the agreement. The agreement was negotiated under state law (Minnesota Statute 469.174-469.1799) and has a maximum duration of December 31, 2037. The calculation of taxes abated during the fiscal year is noted in the chart below.

Note 10: Other Information (Continued)

The City entered into a tax increment financing agreement (Spring Creek TIF) on November 20, 2009, with a developer in which the developer incurred costs to facilitate construction of a 28-unit affordable rental housing development. In return, the City will reimburse the developer for some costs as the City collects future tax increment for the increased property value and tax capacity related to the housing development. The pay-as-you-go agreement has a maximum return to the developer of $1,201,203 over the life of the agreement. The agreement was negotiated under state law (Minnesota Statute 469.174-469.1799) and has a maximum duration of December 31, 2040. The calculation of taxes abated during the fiscal year is noted in the chart below.

The City entered into a tax increment financing agreement (Aurora Pharmaceutical TIF) on September 7, 2018, with a developer in which the developer incurred costs to facilitate construction of an expansion to a facility within the "Master Development District". The pay-as-you-go TIF note was issued by the City to reimburse $169,939 of the developer's expenses to expand the facility. As the City collects future tax increment for the increased property value and tax capacity related to the development, these dollars will be used to pay the Note. The tax increment payments are only obligated through February 1, 2029. The calculation of taxes abated during the fiscal year is noted in the chart below.

The City entered into a tax increment financing agreement (5th and Washington) in October 2019, with a developer in which the developer incurred costs to facilitate construction of a multifamily rental housing facility within the "Master Development District". The pay-as-you-go agreement has a maximum return to the developer of $1,800,000 over the life of the agreement. The agreement was negotiated under state law (Minnesota Statute 469.174-469.1799) and has a maximum duration of February 1, 2048. The calculation of taxes abated during the fiscal year is noted in the chart below.

Lost revenue as it relates to tax abatements for the year ended December 31, 2025, was as follows:

	City Tax Rate (Year of Establishment)	Captured Tax Capacity	Amount of Taxes Abated in the Fiscal Year
Tax Increment Districts (PAYGO)			
Jefferson Square TIF	38.405%	$ 8,675	$ 3,332
Spring Creek TIF	50.947%	17,414	8,872
5th and Washington	58.161%	139,786	81,301
Aurora Pharamaceutical	59.867%	642	384
Spring Creek Project	56.610%	14,927	8,450
Kraewood Project	59.867%	104,638	62,644
Total			$ 164,983

Note 11: Subsequent Events

Subsequent to year-end, the Hospital entered into an agreement to acquire the Allina Clinic in Northfield, Minnesota in the amount of $5,560,724. The acquisition was not completed as of the date of issuance, and its potential impact has not been reflected in the financial statements. The Hospital will issue a Taxable Hospital Subordinate Revenue Note, Series 2026C in the amount of $3,560,724 to fund this purchase. The remaining $2,000,000 will be paid in cash by the Hospital.

On February 10, 2026 the City issued General Obligation Water Revenue Bonds, Series 2026A in the amount of $12,335,000 to finance various utility improvements, including extending water lines to the future water treatment plant and installing infrastructure and improvements serving interim areas.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

City of Northfield, Minnesota
Required Supplementary Information
For the Year Ended December 31, 2025

Schedule of Employer's Share of PERA Net Pension Liability - General Employees Fund

Fiscal Year Ending	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability (a)	State's Proportionate Share of the Net Pension Liability Associated with the City (b)	Total (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll (a/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
06/30/25	0.0883 %	$ 24,076,887	$ 580,810	$24,657,697	$ 69,869,120	34.5 %	90.8 %
06/30/24	0.0867	28,009,450	724,267	28,733,717	66,043,554	42.4	86.7
06/30/23	0.7801	43,622,320	1,202,509	44,824,829	66,142,059	66.0	83.1
06/30/22	0.7146	60,952,576	1,787,032	62,739,608	59,601,395	102.3	76.7
06/30/21	0.7116	30,388,509	927,963	31,316,472	59,622,002	51.0	87.0
06/30/20	0.7253	43,485,050	1,340,986	44,826,036	51,721,254	84.1	79.0
06/30/19	0.7354	40,603,332	1,261,945	41,865,277	52,532,689	77.3	80.2
06/30/18	0.7442	41,285,165	1,354,032	42,639,197	51,536,488	80.1	79.5
06/30/17	0.7455	46,939,073	598,475	47,537,548	51,298,616	91.5	75.9
06/30/16	0.7125	57,859,590	755,451	58,615,041	48,384,386	119.6	68.9

Schedule of Employer's PERA Contributions - General Employees Fund

Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	City's Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
12/31/2025	$ 5,230,430	$ 5,230,430	$ -	$ 70,145,613	7.5 %
12/31/2024	4,995,156	4,995,156	-	66,308,907	7.5
12/31/2023	4,957,112	4,957,112	-	66,100,452	7.5
12/31/2022	4,532,694	4,532,694	-	60,050,448	7.5
12/31/2021	4,176,540	4,176,540	-	59,829,788	7.0
12/31/2020	3,695,577	3,695,577	-	52,001,705	7.1
12/31/2019	3,985,018	3,985,018	-	52,834,725	7.5
12/31/2018	3,816,880	3,816,880	-	51,632,613	7.4
12/31/2017	3,653,609	3,653,609	-	51,299,443	7.1
12/31/2016	3,441,249	3,441,249	-	48,626,595	7.1

Notes to the Required Supplementary Information - General Employee Retirement Fund

Changes in Actuarial Assumptions

2025 - The combined service annuity loading factors increased from 15% to 19% for vested, terminated members and from 3% to 44% for non-vested, terminated members. The assumed post-retirement benefit increase changed from 1.25% to 1.5%.

2024 - The following changes in assumptions are effective with the July 1, 2024 valuation, as recommended in the most recent experience study (dated June 29, 2023): Rates of merit and seniority were adjusted, resulting in slightly higher rates. Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members. Minor increase in assumed withdrawals for males and females. Lower rates of disability. Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study. Minor changes to form of payment assumptions for male and female retirees. Minor changes to assumptions made with respect to missing participant data.

2023 - The investment return assumption and single discount rate were changed from 6.5 percent to 7.0 percent.

2022 - The mortality improvement scale was changed from Scale MP-2020 to Scale MP 2021.

2021 - The investment return and single discount rates were changed from 7.50 percent to 6.50 percent for financial reporting purposes. The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

2020 - The price inflation assumption was decreased from 2.50% to 2.25%. The payroll growth assumption was decreased from 3.25% to 3.00%. Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25% less than previous rates. Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements. Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter. Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females. The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the PUB-2010 General/Teacher disabled annuitant mortality table, with adjustments. The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019. The assumed spouse age difference was changed from two years older for females to one year older. The assumed number of married male new retirees electing the 100% Joint & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

2019 - The mortality projection scale was changed from MP-2017 to MP-2018.

2018 - The mortality projection scale was changed from MP-2015 to MP-2017. The assumed benefit increase was changed from 1.00 percent per year through 2044 and 2.50 percent per year thereafter to 1.25 percent per year.

2017 - The Combined Service Annuity (CSA) loads were changed from 0.8 percent for active members and 60 percent for vested and non-vested deferred members. The revised CSA loads are now 0.0 percent for active member liability, 15.0 percent for vested deferred member liability and 3.0 percent for non-vested deferred member liability. The assumed post-retirement benefit increase rate was changed from 1.0 percent per year for all years to 1.0 percent per year through 2044 and 2.5 percent per year thereafter.

Notes to the Required Supplementary Information - General Employee Retirement Fund (Continued)

2016 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2035 and 2.5 percent per year thereafter to 1.0 percent per year for all future years. The assumed investment return was changed from 7.9 percent to 7.5 percent. The single discount rate was changed from 7.9 percent to 7.5 percent. Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation.

Changes in Plan Provisions

2025 - The post-retirement benefit increase formula changed to 100% of the Social Security annual increase, between 1% and 1.75%, beginning January 1, 2026. If the funded ratio (on a market value of assets basis) is less than 85% for the last two consecutive annual valuations or is less than 80% in the most recent actuarial valuation, the maximum is reduced to 1.5%. Previously, the benefit increase was 50% of the Social Security annual increase, between 1% and 1.5%.The 1% additional employer contribution is eliminated when the plan reaches 98% funded status (on an actuarial value of assets basis); this contribution was previously scheduled to stop when the plan reached 100% funded status.

2024 - The workers' compensation offset for disability benefits was eliminated. The actuarial equivalent factors updated to reflect the changes in assumptions.

2023 - An additional one-time direct state aid contribution of $170.1 million will be contributed to the Plan on October 1, 2023. The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service. The benefit increase delay for early retirements on or after January 1, 2024, was eliminated. A one-time, non-compounding benefit increase of 2.5 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

2022 - There were no changes in plan provisions since the previous valuation.

2021 - There were no changes in plan provisions since the previous valuation.

2020 - Augmentation for current privatized members was reduced to 2.0% for the period July 1, 2020 through December 31, 2023 and 0.0% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

2019 - The employer supplemental contribution was changed prospectively, decreasing from $31.0 million to $21.0 million per year. The state's special funding contribution was changed prospectively, requiring $16.0 million due per year through 2031.

2018 - The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024. Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018. Deferred augmentation was changed to 0.00 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply. Contribution stabilizer provisions were repealed. Postretirement benefit increases were changed from 1.00 percent per year with a provision to increase to 2.50 percent upon attainment of 90.00 percent funding ratio to 50.00 percent of the Social Security Cost of Living Adjustment, not less than 1.00 percent and not more than 1.50 percent, beginning January 1, 2019. For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors. Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 - The State's contribution for the Minneapolis Employees Retirement Fund equals $16,000,000 in 2017 and 2018, and $6,000,000 thereafter. The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from $21,000,000 to $31,000,000 in calendar years 2019 to 2031. The state's contribution changed from $16,000,000 to $6,000,000 in calendar years 2019 to 2031.

2016 - There were no changes in plan provisions since the previous valuation.

Schedule of Employer's Share of PERA Net Pension Liability - Police and Fire Fund

Fiscal Year Ending	City's Proportion of the Net Pension Liability	City's Proportionate Share of the Net Pension Liability (a)	State's Proportionate Share of the Net Pension Liability Associated with the City (b)	Total (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of Covered Payroll (a/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
06/30/25	0.1959 %	$ 2,294,896	$ 79,552	$ 2,374,448	$ 2,972,610	77.2 %	90.8 %
06/30/24	0.2133	2,805,677	106,951	2,912,628	2,953,106	95.0	87.0
06/30/23	0.2128	3,674,779	148,042	3,822,821	2,794,352	131.5	86.5
06/30/22	0.2007	8,733,671	381,412	9,115,083	2,437,503	358.3	70.5
06/30/21	0.1862	1,437,267	64,625	1,501,892	2,200,536	65.3	93.7
06/30/20	0.1936	2,551,855	60,099	2,611,954	2,184,797	116.8	87.2
06/30/19	0.1873	1,993,998	-	1,993,998	1,976,819	100.9	89.3
06/30/18	0.1800	1,918,615	-	1,918,615	1,897,321	101.1	88.8
06/30/17	0.1690	2,281,701	-	2,281,701	1,731,626	131.8	85.4
06/30/16	0.1760	7,063,186	-	7,063,186	1,697,313	416.1	63.9

Schedule of Employer's PERA Contributions - Police and Fire Fund

Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	City's Covered Payroll (c)	Contributions as a Percentage of Covered Payroll (b/c)
12/31/2025	$ 545,374	$ 545,374	$ -	$ 3,081,209	17.70 %
12/31/2024	529,324	529,324	-	5,990,533	8.84
12/31/2023	500,914	500,914	-	2,830,024	17.70
12/31/2022	460,425	460,425	-	2,601,272	17.70
12/31/2021	398,926	398,926	-	2,253,819	17.70
12/31/2020	406,257	406,257	-	2,295,239	17.70
12/31/2019	350,130	350,130	-	2,065,665	16.95
12/31/2018	315,132	315,132	-	1,945,261	16.20
12/31/2017	294,689	294,689	-	1,819,069	16.20
12/31/2016	273,813	273,813	-	1,690,205	16.20

Notes to the Required Supplementary Information - Police and Fire Fund

Changes in Actuarial Assumptions

2025 - Assumed rates of salary increases were reduced slightly. Assumed rates of retirement were adjusted, resulting in an overall increase in unreduced (full) retirements and an overall increase in reduced (early) retirements. Assumed rates of withdrawal were modified; the new rates will increase predicted terminations, especially in the first few years of employment. Assumed rates of disabled retirement were significantly increased, especially for ages over age 30. Continued use of Pub-2010 Public Safety Mortality Table with rates adjusted to better fit observed experience. Percent married assumption for female retirees lowered from 70% to 65%. Minor changes were made to form of payment assumptions for retirees. Minor changes were made to assumptions made with respect to missing participant data. The combined service annuity load changed from 33% to 13% for vested, terminated members and from 2% to 38% for non-vested, terminated members.

2024 - The following changes in assumptions are effective with the July 1, 2024 valuation, as recommended in the most recent experience study (dated June 29, 2023): Rates of merit and seniority were adjusted, resulting in slightly higher rates. Assumed rates of retirement were adjusted as follows: increase the rate of assumed unreduced retirements, slight adjustments to Rule of 90 retirement rates, and slight adjustments to early retirement rates for Tier 1 and Tier 2 members. Minor increase in assumed withdrawals for males and females. Lower rates of disability. Continued use of Pub-2010 general mortality table with slight rate adjustments as recommended in the most recent experience study. Minor changes to form of payment assumptions for male and female retirees. Minor changes to assumptions made with respect to missing participant data.

2023 - The investment return assumption was changed from 6.5 percent to 7.0 percent. The single discount rate changed from 5.4 percent to 7.0 percent.

2022 - The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021. The single discount rate changed from 6.50 to 5.40 percent.

2021 - The investment return and single discount rates were changed from 7.50 percent to 6.50 percent, for financial reporting purposes. The inflation assumption was changed from 2.50 percent to 2.25 percent. The payroll growth assumption was changed from 3.25 percent to 3.00 percent. The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 Public Safety Mortality table. The mortality improvement scale was changed from MP-2019 to MN-2020. The base mortality table for disabled annuitants was changed from the RP-2014 healthy annuitant mortality table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety disabled annuitant mortality table (with future mortality improvement according to Scale MP-2020). Assumed rates of salary increase were modified as recommended in the July 14, 2020 experience study. The overall impact is a decrease in gross salary increase rates. Assumed rates of retirement were changed as recommended in the July 14, 2020 experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements. Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations. Assumed rates of disability increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities. Assumed percent married for active female members was changed from 60 percent to 70 percent. Minor changes to the form of payment assumptions were applied.

2020 - The mortality projection scale was changed from MP-2018 to MP-2019.

2019 - The mortality projection scale was changed from MP-2017 to MP-2018.

2018 - The mortality projection scale was changed from MP-2016 to MP-2017.

Notes to the Required Supplementary Information - Police and Fire Fund (Continued)

2017 - Assumed salary increases were changed as recommended in the June 30, 2016, experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates. Assumed rates of retirement were changed, resulting in fewer retirements. The Combined Service Annuity (CSA) load was 30 percent for vested and non-vested deferred members. The CSA has been changed to 33 percent for vested members and 2 percent for non-vested members. The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees. Assumed termination rates were decreased to 3.0 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall. Assumed percentage of married female members was decreased from 65 percent to 60 percent. Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females. The assumed percentage of female members electing joint and survivor annuities was increased. The assumed post-retirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent per year through 2064 and 2.50 percent thereafter. The single discount rate was changed from 5.6 percent to 7.5 percent.

2016 - The assumed post-retirement benefit increase rate was changed from 1.0 percent per year through 2037 and 2.5 percent per year thereafter to 1.0 percent per year for all future years. The assumed investment return was changed from 7.9 percent to 7.5 percent. The single discount rate was changed from 7.9 percent to 5.6 percent. The assumed future salary increases, payroll growth and inflation were decreased by 0.25 percent to 3.25 percent for payroll growth and 2.50 percent for inflation.

Changes in Plan Provisions

2025 - The period of time needed for benefit recipients to receive their first benefit increase was reduced by one year (from 36 months to 24 months for a full increase). The January 1, 2026 benefit increase changed from 1% to 3%; subsequent January 1 increases will be 1%.
The threshold to end the $9 million annual state aid contribution changed from the earlier of July 1, 2048 or 90% funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years to 100% funded for both PERA Police & Fire and MSRS State Patrol for three consecutive years (on an actuarial value of assets basis). The threshold to end the additional $9 million annual state aid contribution changed from the earlier of July 1, 20248 or 100% funded for a minimum of three consecutive years to 110% funded for a minimum of three consecutive years (on an actuarial value of assets basis). An additional $17.7 million in direct state aid will be paid annually each October 1 beginning October 1, 2025 through June 30, 2048. Joint and survivor actuarial equivalent factors were updated to reflect changes in assumptions.

2024 - The State contribution of $9.0 million per year will continue until the earlier of 1) both the Police and Fire Plan and the State Patrol Retirement Fund attain 90.0 percent funded status for three consecutive years (on an actuarial value of assets basis) or 2) July 1, 2048. The contribution was previously due to expire after attaining a 90.0 percent funded status for one year. The additional $9.0 million contribution will continue until the Police and Fire Plan is fully funded for a minimum of three consecutive years on an actuarial value of assets basis, or July 1, 2048, whichever is earlier. This contribution was previously due to expire upon attainment of fully funded status on an actuarial value of assets basis for one year (or July 1, 2048 if earlier).

2023 - An additional one-time direct state aid contribution of $19.4 million will be contributed to the Plan on October 1, 2023. The vesting requirement for new hires after June 30, 2014 was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50 percent vesting after five years increasing incrementally to 100 percent after 10 years. A one-time, non-compounding benefit increase of 3.0 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024. Psychological treatment is required effective July 1, 2023 prior to approval for a duty disability benefit for a psychological condition relating to the member’s occupation. The total and permanent duty disability benefit was increased, effective July 1, 2023.

Notes to the Required Supplementary Information - Police and Fire Fund (Continued)

2022 - There were no changes in plan provisions since the previous valuation.

2021 - There were no changes in plan provisions since the previous valuation.

2020 - There were no changes in plan provisions since the previous valuation.

2019 - There were no changes in plan provisions since the previous valuation.

2018 - As set by Statute, the assumed post-retirement benefit increase was changed from 1.0 percent per year through 2064 and 2.5 percent per year, thereafter, to 1.0 percent for all years, with no trigger. An end date of July 1, 2048, was added to the existing $9.0 million state contribution. New annual state aid will equal $4.5 million in fiscal years 2019 and 2020, and $9.0 million thereafter until the plan reaches 100 percent funding, or July 1, 2048, if earlier. Member contributions were changed from 10.80 percent to 11.30 percent of pay, effective January 1, 2019, and 11.80 percent of pay, effective January 1, 2020. Employer contributions were changed from 16.20 percent to 16.95 percent of pay, effective January 1, 2019, and 17.70 percent of pay, effective January 1, 2020. Interest credited on member contributions decreased from 4.00 percent to 3.00 percent, beginning July 1, 2018. Deferred augmentation was changed to 0.00 percent, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply. Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 - Assumed salary increases were changed as recommended in the June 30, 2016, experience study. The net effect is proposed rates that average 0.34 percent lower than the previous rates. Assumed rates of retirement were changed, resulting in fewer retirements. The combined service annuity (CSA) load was 30.00 percent for vested and non-vested, deferred members. The CSA has been changed to 33.00 percent for vested members and 2.00 percent for non-vested members. The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees. Assumed termination rates were decreased to 3.00 percent for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall. Assumed percentage of married female members was decreased from 65.00 percent to 60.00 percent. Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females. The assumed percentage of female members electing joint and survivor annuities was increased. The assumed postretirement benefit increase rate was changed from 1.00 percent for all years to 1.00 percent per year through 2064 and 2.50 percent thereafter. The single discount rate was changed from 5.60 percent per annum to 7.50 percent per annum.

2016 - There were no changes in plan provisions since the previous valuation.

Schedule of Changes in the City's Total OPEB Liability and Related Ratios

	2025	2024	2023	2022	2021	2020	2019	2018
Total OPEB Liability								
Service cost	$ 68,058	$ 78,837	$ 72,946	$ 91,274	$ 88,616	$ 100,849	$ 84,014	$ 90,105
Interest	62,983	66,912	37,781	38,207	67,861	84,327	73,255	71,092
Differences between expected and actual experience	148,725	-	(82,430)	-	(494,523)	-	31,873	-
Changes in assumptions	(95,578)	24,056	(131,864)	-	54,482	108,962	(72,876)	-
Benefit payments	(140,510)	(118,787)	(118,952)	(145,802)	(151,411)	(170,090)	(98,299)	(80,972)
Net Change in Total OPEB Liability	43,678	51,018	(222,519)	(16,321)	(434,975)	124,048	17,967	80,225
Total OPEB Liability - Beginning	1,703,790	1,652,772	1,875,291	1,891,612	2,326,587	2,202,539	2,184,572	2,104,347
Total OPEB Liability - Ending	$ 1,747,468	$ 1,703,790	$ 1,652,772	$ 1,875,291	$ 1,891,612	$ 2,326,587	$ 2,202,539	$ 2,184,572
Primary Government	$ 1,717,236	$ 1,655,724	$ 1,610,698	$ 1,831,094	$ 1,858,873	$ 2,293,876	$ 2,164,581	$ 2,144,983
Component Unit - EDA	-	21,302	16,498	16,614	15,956	20,521	19,609	20,348
Component Unit - HRA	30,232	26,764	25,576	27,583	16,783	12,190	18,349	19,241
Total OPEB Obligation	$ 1,747,468	$ 1,703,790	$ 1,652,772	$ 1,875,291	$ 1,891,612	$ 2,326,587	$ 2,202,539	$ 2,184,572
Covered-Employee Payroll	$ 10,878,858	$ 9,450,543	$ 9,175,284	$ 7,222,133	$ 6,266,456	$ 5,733,488	$ 5,733,488	$ 5,733,488
City's Total OPEB Liability as a Percentage of Covered-Employee Payroll	16.06 %	18.03 %	18.01 %	25.97 %	30.19 %	40.58 %	38.42 %	38.10 %

Note: Schedule is intended to show 10-year trend. Additional years will be reported as they become available. There are no assets accumulated in a GASB-compliant trust.

Notes to the Required Supplementary Information - Total OPEB Liability and Related Ratios

Changes in Actuarial Funding Method

2025 - No changes noted.

2024 - No changes noted.

2023 - No changes noted.

2022 - No changes noted.

2021 - No changes noted.

2020 - No changes noted.

2019 - No changes noted.

2018 - The actuarial cost method was changed from projected unit credit to entry age as prescribed by GASB 75.

Notes to the Required Supplementary Information - Total OPEB Liability and Related Ratios (Continued)

Changes in Actuarial Assumptions

2025 – The discount rate changed from 3.70% to 4.20%. The health care trend rates were updated. The retirement, withdrawal, and salary increase rates for non-police were updated to reflect the latest experience study.

2024 – The discount rate was changed from 4.00% to 3.70%.

2023 - The health care trend rates were changed to better anticipate short-term and long-term medical increases. The mortality tables were updated from the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2020 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2021 Generational Improvement Scale. The inflation rate was changed from 2.00% to 2.50%. The discount rate was changed from 2.00% to 4.00%. The retirement, withdrawal, and salary increase rates for public safety were updated to reflect the latest experience study.

2022 - No changes noted.

2021 - The health care trend rates were changed to better anticipate short-term and long-term medical increases. The mortality tables were updated from the RP-2014 Mortality Tables (Blue Collar for Public Safety, White Collar for Others) with MP - 2018 Generational Improvement Scale to the Pub-2010 Public Retirement Plans Headcount-Weighted Mortality Tables (General, Safety) with MP-2020 Generational Improvement Scale. The retirement and withdrawal rates for non-public safety employees were updated. The salary increase rates were changed from a flat 3.00% per year for all employees to rates which vary by service and employee classification. The inflation rate changed from 2.50% to 2.00%. The discount rate was changed from 2.90% to 2.00%. These changes increased the liability $54,482.

2020 - The discount rate was changed from 3.80% to 2.90%.

2019 - The healthcare trend rates were changed to better anticipate short-term and long-term medical increases. The mortality tables were updated from the RP-2014 White Collar Mortality Tables with MP-2016 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel) to the RP-2014 White Collar Mortality Tables with MP-2018 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel). The retirement and withdrawal tables for Police and Fire Personnel were updated. The discount rate was changed from 3.30% to 3.80%.

2018 - The discount rate was changed from 3.50% to 3.30%.

City of Northfield, Minnesota
Budgetary Comparison Schedule
General Fund
For the Year Ended December 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Revenues			
Taxes	$ 11,882,614	$ 11,812,389	$ (70,225)
Licenses and permits	645,200	713,658	68,458
Intergovernmental	4,810,254	5,325,291	515,037
Charges for services	1,596,655	1,683,169	86,514
Fines and forfeits	58,500	112,155	53,655
Investment earnings	250,000	307,449	57,449
Miscellaneous	216,023	144,592	(71,431)
Total Revenues	19,459,246	20,098,703	639,457
Expenditures			
Current			
General government	4,245,524	3,813,578	431,946
Public safety	7,698,899	7,729,577	(30,678)
Public works	3,762,683	3,822,623	(59,940)
Culture and recreation	3,919,007	4,008,324	(89,317)
Miscellaneous	287,787	188,493	99,294
Capital outlay			
General government	1,000	-	1,000
Public works	3,000	-	3,000
Culture and recreation	23,500	85,607	(62,107)
Debt service			
Principal	12,000	-	12,000
Interest and other	1,806	-	1,806
Total Expenditures	19,955,206	19,648,202	307,004
Excess (Deficiency) of Revenues Over (Under) Expenditures	(495,960)	450,501	946,461
Other Financing Sources (Uses)			
Transfers in	277,000	277,000	-
Net Change in Fund Balances	(218,960)	727,501	946,461
Fund Balances, January 1	11,262,996	11,262,996	-
Fund Balances, December 31	$ 11,044,036	$ 11,990,497	$ 946,461

The notes to the financial statements are an integral part of this statement.

Notes to the Required Supplementary Information - Budgetary Reporting

A. Budgetary Comparison Schedule

The budgetary comparison schedule presents the comparison of the original and legally amended budget with actual amounts on a departmental level for the General and Special Revenue funds. The departmental level budgets are adopted on a basis consistent with generally accepted accounting principles. The fund balance reports revenue in the period in which they become measurable and available.

B. Summary of Significant Budget Variances

The General fund revenues and expenditures varied significantly from final budget amounts as noted below:

Revenues

- Intergovernmental revenues were over budget due to receiving FEMA and EAB Shade Tree grants that were unbudgeted in 2025.

Expenditures

- General Government expenses varied significantly from budget due to budgeting for land development/zoning code that did not occur and will be moved into 2026.

C. Budgetary Compliance

There were no budgetary compliance violations for the fiscal year ending December 31, 2025.

COMBINING AND INDIVIDUAL FUND
FINANCIAL STATEMENTS AND SCHEDULES

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

City of Northfield, Minnesota
Combining Balance Sheet
Nonmajor Governmental Funds
December 31, 2025

	Nonmajor Special Revenue	Nonmajor Capital Projects	Total
Assets			
Cash and temporary investments	$ 4,432,781	$ 6,467,077	$ 10,899,858
Receivables			
Interest	15,715	23,881	39,596
Delinquent taxes	3,706	-	3,706
Accounts	390,002	-	390,002
Notes, net of allowances	728,809	-	728,809
Leases	81,721	-	81,721
Special assessments	-	199,457	199,457
Intergovernmental	1,728	1,560,709	1,562,437
Prepaid items	4,511	-	4,511
Land held for resale	213,234	49,937	263,171
Total Assets	$ 5,872,207	$ 8,301,061	$ 14,173,268
Liabilities			
Accounts payable	$ 350,348	$ 868,954	$ 1,219,302
Contracts payable	-	213,025	213,025
Due to other governments	41,449	-	41,449
Deposits payable	-	71,965	71,965
Accrued wages payable	15,907	-	15,907
Due to other funds	53,028	734,769	787,797
Advance from other funds	-	1,268,107	1,268,107
Total Liabilities	460,732	3,156,820	3,617,552
Deferred Inflows of Resources			
Unavailable revenue			
Taxes	3,706	-	3,706
Special assessments	-	199,457	199,457
Intergovernmental resources	-	673,703	673,703
Deferred lease resources	75,034	-	75,034
Total Deferred Inflows of Resources	78,740	873,160	951,900
Fund Balances			
Nonspendable			
Prepaid items	4,511	-	4,511
Land held for resale	-	-	-
Restricted			
Library	329,238	-	329,238
Public safety activities	46,845	-	46,845
Arts and culture	224,483	-	224,483
Redevelopment and housing	193,008	-	193,008
Economic development	2,265,809		2,265,809
Capital projects	-	1,989,639	1,989,639
Committed			
Carbon reduction	291,533	-	291,533
Utility franchise fees	1,371,064	-	1,371,064
Motor vehicle operations	501,763	-	501,763
Communications	179,397	-	179,397
Assigned			
Capital projects	-	4,213,757	4,213,757
Unassigned	(74,916)	(1,932,315)	(2,007,231)
Total Fund Balances	5,332,735	4,271,081	9,603,816
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 5,872,207	$ 8,301,061	$ 14,173,268

City of Northfield, Minnesota
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Nonmajor Governmental Funds
For the Year Ended December 31, 2025

	Nonmajor Special Revenue	Nonmajor Capital Projects	Total
Revenues			
Taxes			
Property taxes	$ 722,362	$ 1,425,486	$ 2,147,848
Tax increment	455,762	-	455,762
Franchise fees	1,474,830	-	1,474,830
Special assessments	-	60,057	60,057
Intergovernmental			
Federal	37,196	-	37,196
State	48,000	3,301,104	3,349,104
Charges for services			
General government	370,810	-	370,810
Culture and recreation	405,867	4,896	410,763
Communication	26,694	-	26,694
Investment earnings	210,949	267,873	478,822
Miscellaneous			
Other	28,838	966,802	995,640
Contributions and donations	53,634	186,342	239,976
Total Revenues	3,834,942	6,212,560	10,047,502
Expenditures			
Current			
General government	673,398	-	673,398
Public safety	17,156	-	17,156
Culture and recreation	656,426	4,361	660,787
Housing and economic development	874,805	-	874,805
Miscellaneous	178,170	-	178,170
Capital outlay			
General government	-	141,400	141,400
Public safety	-	281,595	281,595
Public works	-	1,468,346	1,468,346
Culture and recreation	190,178	3,057,613	3,247,791
Housing and economic development	-	7,647	7,647
Transit	-	647,980	647,980
Debt service			
Interest and other charges	-	6,040	6,040
Issuance fees	-	2,663	2,663
Total Expenditures	2,590,133	5,617,645	8,207,778
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,244,809	594,915	1,839,724
Other Financing Sources (Uses)			
Sale of capital assets	-	110,397	110,397
Transfers in	149,817	-	149,817
Debt issued	-	375,000	375,000
Transfers out	(967,000)	(34,657)	(1,001,657)
Bond premiums	-	35,600	35,600
Total Other Financing Sources (Uses)	(817,183)	486,340	(330,843)
Net Change in Fund Balances	427,626	1,081,255	1,508,881
Fund Balances, January 1, as Previously Presented	2,665,023	3,053,552	5,718,575
Change to the financial reporting entity (Note 9)			
Change from nonmajor to major fund	-	1,463,307	1,463,307
Change from major to nonmajor fund	-	(3,607,348)	(3,607,348)
Change from discrete to blended component unit	2,240,086	-	2,240,086
Error correction (Note 9)	-	2,280,315	2,280,315
Fund Balances, January 1, as Restated	4,905,109	3,189,826	8,094,935
Fund Balances, December 31	$ 5,332,735	$ 4,271,081	$ 9,603,816

THIS PAGE IS LEFT

BLANK INTENTIONALLY

NONMAJOR SPECIAL REVENUE FUNDS

Special revenue funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Community Resource Center - accounts for financial activity associated with the operations of the City's Community Resource Center.

Motor Vehicle - accounts for the issuance of licenses for motor vehicles, drivers and recreational vehicles.

Communication - accounts for the use of franchise fees.

Library Gift - accounts for donations received specifically for library purposes.

G.W. Bunday - accounts for bequests restricted for library purposes.

Scriver Memorial - accounts for the investment income to purchase library books and materials.

L.J. Gustafson - accounts for bequests restricted for library purposes.

Myrtle Houston Trust - established with a bequest from the Myrtle Houston Revocable Trust. The funds are designated for children's programs at the library.

C.C Cloherty Endowed Book - the funds are designated for programs at the library.

Arts and Culture - accounts for community grants related to the fine arts.

Community Development Block Grant - accounts for the use of CDBG funds.

TZD Enforcement - accounts for the federal grant dollars used to develop areas for improving traffic safety initiatives.

Jefferson Square TIF - accounts for the financial activity associated with the TIF District.

Master Development TIF - accounts for the financial activity of TIF District No. 4.

Utility Franchise Fee - accounts for the financial activity related to the utility franchise fee.

Carbon Reduction - accounts for the financial activity related to the Carbon reduction.

Economic Development Authority - accounts for the financial activity related to the blended component unit of the Economic Development Authority.

Spring Creek TIF – accounts for the activity associated with the TIF District.

Aurora TIF – accounts for the activity associated with the TIF District.

Washington TIF – accounts for the activity associated with the TIF District.

Maple Brook TIF – accounts for the activity associated with the TIF District.

Spring Creek II TIF – accounts for the activity associated with the TIF District.

Kraewood TIF – accounts for the activity associated with the TIF District.

Archer TIF – accounts for the activity associated with the TIF District.

Heritage Lofts Housing – accounts for the activity associated with the TIF District.

City of Northfield, Minnesota
Nonmajor Special Revenue Funds
Combining Balance Sheet (Continued on the Following Pages)
December 31, 2025

	211 Community Resource Center	215 Motor Vehicle Fund	229 Communication Fund	240 Library Gift Fund	241 G.W. Bunday Fund	242 Scriver Memorial Fund
Assets						
Cash and temporary investments	$ -	$ 540,119	$ 143,600	$ 51,275	$ 29,933	$ 159,563
Receivables						
Interest	-	2,780	1,073	221	132	706
Delinquent taxes	139	-	-	-	-	-
Accounts	12,091	8,024	38,579	-	-	-
Notes, net of allowances	-	-	-	-	-	-
Leases	81,721	-	-	-	-	-
Intergovernmental	37	-	-	-	-	-
Prepaid items	-	2,069	-	-	-	-
Land held for resale	-	-	-	-	-	-
Total Assets	$ 93,988	$ 552,992	$ 183,252	$ 51,496	$ 30,065	$ 160,269
Liabilities						
Accounts payable	$ 40,553	$ 36	$ 124	$ 5,341	$ -	$ -
Due to other governments	-	41,449	-	-	-	-
Accrued wages payable	-	7,675	3,731	-	-	-
Due to other funds	38,743	-	-	-	-	-
Total Liabilities	79,296	49,160	3,855	5,341	-	-
Deferred Inflows of Resources						
Unavailable revenue						
Taxes	139	-	-	-	-	-
Deferred lease resources	75,034	-	-	-	-	-
Total Deferred Inflows of Resources	75,173	-	-	-	-	-
Fund Balances						
Nonspendable						
Prepaid items	-	2,069	-	-	-	-
Restricted						
Library	-	-	-	46,155	30,065	160,269
Public safety activities	-	-	-	-	-	-
Arts and culture	-	-	-	-	-	-
Redevelopment and housing	-	-	-	-	-	-
Economic Development	-	-	-	-	-	-
Committed						
Carbon reduction	-	-	-	-	-	-
Future projects	-	-	-	-	-	-
Communications	-	-	179,397	-	-	-
Motor vehicle operations	-	501,763	-	-	-	-
Unassigned	(60,481)	-	-	-	-	-
Total Fund Balances	(60,481)	503,832	179,397	46,155	30,065	160,269
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 93,988	$ 552,992	$ 183,252	$ 51,496	$ 30,065	$ 160,269

243 L.J. Gustafson Fund	244 Myrtle Houston Fund	245 C.C. Cloherty Endowed Book Fund	246 Arts and Culture Fund	250 Community Development Block Grant Fund	252 TZD Enforcement Fund	271 Jefferson Square TIF Fund	270 Master Development TIF Fund
$ 30,493	$ 46,628	$ 15,229	$ 225,733	$ -	$ 46,670	$ 25,141	$ 46,654
136	206	68	1,073	-	175	99	208
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
$ 30,629	$ 46,834	$ 15,297	$ 226,806	$ -	$ 46,845	$ 25,240	$ 46,862
$ -	$ -	$ 11	$ 2,323	$ -	$ -	$ -	$ -
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	14,085	-	-	-
-	-	11	2,323	14,085	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
30,629	46,834	15,286	-	-	-	-	-
-	-	-	-	-	46,845	-	-
-	-	-	224,483	-	-	-	-
-	-	-	-	-	-	25,240	46,862
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	(14,085)	-	-	-
30,629	46,834	15,286	224,483	(14,085)	46,845	25,240	46,862
$ 30,629	$ 46,834	$ 15,297	$ 226,806	$ -	$ 46,845	$ 25,240	$ 46,862

City of Northfield, Minnesota
Nonmajor Special Revenue Funds
Combining Balance Sheet (Continued)
December 31, 2025

	255 Utility Franchise Fee Fund	257 Carbon Reduction Fund	290 Economic Development Authority	385 Spring Creek TIF Fund	386 Aurora TIF Fund
Assets					
Cash and temporary investments	$ 1,118,168	$ 290,695	$ 1,329,670	$ 45,456	$ 39,139
Receivables					
Interest	6,141	1,084	832	161	180
Delinquent taxes	-	-	3,567	-	-
Accounts	331,308	-	-	-	-
Notes, net of allowances	-	-	728,809	-	-
Leases	-	-	-	-	-
Intergovernmental	-	-	1,691	-	-
Prepaid items	-	-	2,442	-	-
Land held for resale	-	-	213,234	-	-
Total Assets	$ 1,455,617	$ 291,779	$ 2,280,245	$ 45,617	$ 39,319
Liabilities					
Accounts payable	$ 84,553	$ 246	$ 3,926	$ 11,335	$ 285
Due to other governments	-	-	-	-	-
Accrued wages payable	-	-	4,501	-	-
Due to other funds	-	-	-	-	-
Total Liabilities	84,553	246	8,427	11,335	285
Deferred Inflows of Resources					
Unavailable revenue					
Taxes	-	-	3,567	-	-
Deferred lease resources	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	3,567	-	-
Fund Balances					
Nonspendable					
Prepaid items	-	-	2,442	-	-
Restricted					
Library	-	-	-	-	-
Public safety activities	-	-	-	-	-
Arts and culture	-	-	-	-	-
Redevelopment and housing	-	-	-	34,282	39,034
Economic Development	-	-	2,265,809	-	-
Committed					
Carbon reduction	-	291,533	-	-	-
Future projects	1,371,064	-	-	-	-
Communications	-	-	-	-	-
Motor vehicle operations	-	-	-	-	-
Unassigned	-	-	-	-	-
Total Fund Balances	1,371,064	291,533	2,268,251	34,282	39,034
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 1,455,617	$ 291,779	$ 2,280,245	$ 45,617	$ 39,319

387 Washington TIF Fund	388 Maple Brook TIF Fund	389 Spring Creek II TIF Fund	390 Kraewood TIF Fund	391 Archer TIF Fund	392 Heritage Lofts Housing	Total
$ 113,188	$ 53,701	$ 8,846	$ 72,032	$ -	$ 848	$ 4,432,781
194	97	2	147	-	-	15,715
-	-	-	-	-	-	3,706
-	-	-	-	-	-	390,002
-	-	-	-	-	-	728,809
-	-	-	-	-	-	81,721
-	-	-	-	-	-	1,728
-	-	-	-	-	-	4,511
-	-	-	-	-	-	213,234
$ 113,382	$ 53,798	$ 8,848	$ 72,179	$ -	$ 848	$ 5,872,207
$ 87,470	$ 40,135	$ 8,845	$ 65,015	$ 150	$ -	$ 350,348
-	-	-	-	-	-	41,449
-	-	-	-	-	-	15,907
-	-	-	-	200	-	53,028
87,470	40,135	8,845	65,015	350	-	460,732
-	-	-	-	-	-	3,706
-	-	-	-	-	-	75,034
-	-	-	-	-	-	78,740
-	-	-	-	-	-	4,511
-	-	-	-	-	-	329,238
-	-	-	-	-	-	46,845
-	-	-	-	-	-	224,483
25,912	13,663	3	7,164	-	848	193,008
-	-	-	-	-	-	2,265,809
-	-	-	-	-	-	291,533
-	-	-	-	-	-	1,371,064
-	-	-	-	-	-	179,397
-	-	-	-	-	-	501,763
-	-	-	-	(350)	-	(74,916)
25,912	13,663	3	7,164	(350)	848	5,332,735
$ 113,382	$ 53,798	$ 8,848	$ 72,179	$ -	$ 848	$ 5,872,207

City of Northfield, Minnesota
Nonmajor Special Revenue Funds
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances (Continued on the Following Pages)
For the Year Ended December 31, 2025

	211 Community Resource Center	215 Motor Vehicle Fund	229 Communication Fund	240 Library Gift Fund	241 G.W. Bunday Fund	242 Scriver Memorial Fund
Revenues						
Taxes						
Property taxes	$ 328,279	$ -	$ -	$ -	$ -	$ -
Tax increment	-	-	-	-	-	-
Franchise fees	-	-	139,243	-	-	-
Intergovernmental						
Federal	-	-	-	-	-	-
State	-	-	-	-	-	-
Charges for services						
General government	-	370,810	-	-	-	-
Communication	-	-	26,694	-	-	-
Culture and recreation	405,867	-	-	-		-
Investment earnings (loss)	(888)	28,450	8,949	2,232	1,341	7,119
Miscellaneous						
Contributions and donations	-	-	-	53,634	-	-
Other	4,531	2,168	-	-	-	-
Total Revenues	737,789	401,428	174,886	55,866	1,341	7,119
Expenditures						
Current						
General government	-	301,134	372,264	-	-	-
Public safety	-	-	-	-		-
Culture and recreation	502,593	-	-	52,976	-	746
Housing and economic development	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	
Capital outlay						
Culture and recreation	190,178	-	-	-	-	-
Total Expenditures	692,771	301,134	372,264	52,976	-	746
Excess (Deficiency) of Revenues Over (Under) Expenditures	45,018	100,294	(197,378)	2,890	1,341	6,373
Other Financing Sources (Uses)						
Transfers in	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-
Net Change in Fund Balances	45,018	100,294	(197,378)	2,890	1,341	6,373
Fund Balances, January 1, as Previously Presented	(105,499)	403,538	376,775	43,265	28,724	153,896
Change to the Financial Reporting Entity (Note 9)						
Change from discrete to blended component unit	-	-	-	-	-	-
Fund Balances, January 1, as Restated	(105,499)	403,538	376,775	43,265	28,724	153,896
Fund Balances, December 31	$ (60,481)	$ 503,832	$ 179,397	$ 46,155	$ 30,065	$ 160,269

243 L.J. Gustafson Fund	**244** Myrtle Houston Fund	**245** C.C. Cloherty Endowed Book Fund	**246** Arts and Culture Fund	**250** Community Development Block Grant Fund	**252** TZD Enforcement Fund	**271** Jefferson Square TIF Fund	**270** Master Development TIF Fund
$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
-	-	-	-	-	-	8,937	-
-	-	-	-	-	-	-	-
-	-	-	-	2,737	34,459	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
1,367	2,075	691	10,587	-	1,861	902	2,182
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
1,367	2,075	691	10,587	2,737	36,320	9,839	2,182
-	-	-	-	-	-	-	-
-	-	-	-	-	17,156	-	-
988	-	233	98,890	-	-	-	-
-	-	-	-	17,239	-	4,240	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
988	-	233	98,890	17,239	17,156	4,240	-
379	2,075	458	(88,303)	(14,502)	19,164	5,599	2,182
-	-	-	49,817	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	49,817	-	-	-	-
379	2,075	458	(38,486)	(14,502)	19,164	5,599	2,182
30,250	44,759	14,828	262,969	417	27,681	19,641	44,680
-	-	-	-	-	-	-	-
30,250	44,759	14,828	262,969	417	27,681	19,641	44,680
$ 30,629	$ 46,834	$ 15,286	$ 224,483	$ (14,085)	$ 46,845	$ 25,240	$ 46,862

City of Northfield, Minnesota
Nonmajor Special Revenue Funds
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances (Continued)
For the Year Ended December 31, 2025

	255 Utility Franchise Fee Fund	257 Carbon Reduction Fund	Formerly Discretely Presented Component Unit 290 Economic Development Authority	385 Spring Creek TIF Fund	386 Aurora TIF Fund
Revenues					
Taxes					
Property taxes	$ -	$ -	$ 394,083	$ -	$ -
Tax increment	-	-	-	24,659	-
Franchise fees	1,335,587	-	-	-	-
Intergovernmental					
Federal	-	-	-	-	-
State	-	48,000	-	-	-
Charges for services					
General government	-	-	-	-	-
Communication	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Investment earnings (loss)	68,922	10,651	56,787	1,606	1,801
Miscellaneous					
Contributions and donations	-	-	-	-	-
Other	-	-	22,139	-	-
Total Revenues	1,404,509	58,651	473,009	26,265	1,801
Expenditures					
Current					
General government	-	-	-	-	-
Public safety	-	-	-	-	-
Culture and recreation	-	-	-	-	-
Housing and economic development	-	17,129	377,844	22,816	1,018
Miscellaneous	84,553	93,617	-	-	-
Capital outlay					
Culture and recreation	-	-	-	-	-
Total Expenditures	84,553	110,746	377,844	22,816	1,018
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,319,956	(52,095)	95,165	3,449	783
Other Financing Sources (Uses)					
Transfers in	-	100,000	-	-	-
Transfers out	(900,000)	-	(67,000)	-	-
Total Other Financing Sources (Uses)	(900,000)	100,000	(67,000)	-	-
Net Change in Fund Balances	419,956	47,905	28,165	3,449	783
Fund Balances, January 1, as Previously Presented	951,108	243,628	-	30,833	38,251
Change to the Financial Reporting Entity (Note 9)					
Change from discrete to blended component unit	-	-	2,240,086	-	-
Fund Balances, January 1, as Restated	951,108	243,628	2,240,086	30,833	38,251
Fund Balances, December 31	$ 1,371,064	$ 291,533	$ 2,268,251	$ 34,282	$ 39,034

387 Washington TIF Fund	388 Maple Brook TIF Fund	389 Spring Creek II TIF Fund	390 Kraewood TIF Fund	391 Archer TIF Fund	392 Heritage Lofts Housing	Total
$ -	$ -	$ -	$ -	$ -	$ -	$ 722,362
183,066	83,838	19,296	135,137	-	829	455,762
-	-	-	-	-	-	1,474,830
-	-	-	-	-	-	37,196
-	-	-	-	-	-	48,000
-	-	-	-	-	-	370,810
-	-	-	-	-	-	26,694
-	-	-	-	-	-	405,867
1,989	1,006	68	1,232	-	19	210,949
-	-	-	-	-	-	53,634
-	-	-	-	-	-	28,838
185,055	84,844	19,364	136,369	-	848	3,834,942
-	-	-	-	-	-	673,398
-	-	-	-	-	-	17,156
-	-	-	-	-	-	656,426
176,177	80,840	17,590	159,562	350	-	874,805
-	-	-	-	-	-	178,170
-	-	-	-	-	-	190,178
176,177	80,840	17,590	159,562	350	-	2,590,133
8,878	4,004	1,774	(23,193)	(350)	848	1,244,809
-	-	-	-	-	-	149,817
-	-	-	-	-	-	(967,000)
-	-	-	-	-	-	(817,183)
8,878	4,004	1,774	(23,193)	(350)	848	427,626
17,034	9,659	(1,771)	30,357	-	-	2,665,023
-	-	-	-	-	-	2,240,086
17,034	9,659	(1,771)	30,357	-	-	4,905,109
$ 25,912	$ 13,663	$ 3	$ 7,164	$ (350)	$ 848	$ 5,332,735

City of Northfield, Minnesota
Community Resource Center
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Taxes			
Property taxes	$ 328,156	$ 328,279	$ 123
Charges for services			
Culture and recreation	322,275	405,867	83,592
Investment earnings (loss)	-	(888)	(888)
Miscellaneous			
Other	-	4,531	4,531
Total Revenues	650,431	737,789	87,358
Expenditures			
Current			
Culture and recreation			
Supplies	149,000	101,813	47,187
Other services and charges	415,800	400,780	15,020
Capital outlay			
Culture and recreation	133,000	190,178	(57,178)
Total Expenditures	697,800	692,771	5,029
Net Change in Fund Balances	(47,369)	45,018	92,387
Fund Balances, January 1	(105,499)	(105,499)	-
Fund Balances, December 31	$ (152,868)	$ (60,481)	$ 92,387

City of Northfield, Minnesota
Motor Vehicle Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Charges for services			
General government	$ 281,900	$ 370,810	$ 88,910
Investment earnings	3,000	28,450	25,450
Miscellaneous	-	2,168	2,168
Total Revenues	284,900	401,428	116,528
Expenditures			
Current			
General government			
Personal services	252,955	270,627	(17,672)
Supplies	2,500	2,064	436
Other services and charges	29,354	28,443	911
Total Expenditures	284,809	301,134	(16,325)
Net Change in Fund Balances	91	100,294	100,203
Fund Balances, January 1	403,538	403,538	-
Fund Balances, December 31	$ 403,629	$ 503,832	$ 100,203

City of Northfield, Minnesota
Communication Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Taxes			
Franchise fees	$ 150,000	$ 139,243	$ (10,757)
Charges for services	30,000	26,694	(3,306)
Investment earnings	10,000	8,949	(1,051)
Total Revenues	190,000	174,886	(15,114)
Expenditures			
Current			
General government			
Personal services	233,687	214,681	19,006
Supplies	11,863	4,213	7,650
Other services and charges	123,279	153,370	(30,091)
Total Expenditures	368,829	372,264	(3,435)
Net Change in Fund Balances	(178,829)	(197,378)	(18,549)
Fund Balances, January 1	376,775	376,775	-
Fund Balances, December 31	$ 197,946	$ 179,397	$ (18,549)

City of Northfield, Minnesota
Library Gift Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ 500	$ 2,232	$ 1,732
Contributions and donations	12,000	53,634	41,634
Total Revenues	12,500	55,866	43,366
Expenditures			
Current			
Culture and recreation			
Other services and charges	12,500	52,976	(40,476)
Net Change in Fund Balances	-	2,890	2,890
Fund Balances, January 1	43,265	43,265	-
Fund Balances, December 31	$ 43,265	$ 46,155	$ 2,890

City of Northfield, Minnesota
G.W. Bunday Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ 150	$ 1,341	$ 1,191
Expenditures			
Current			
Culture and recreation			
Other services and charges	4,000	-	4,000
Net Change in Fund Balances	(3,850)	1,341	5,191
Fund Balances, January 1	28,724	28,724	-
Fund Balances, December 31	$ 24,874	$ 30,065	$ 5,191

City of Northfield, Minnesota
Scriver Memorial Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ 750	$ 7,119	$ 6,369
Expenditures			
Current			
Culture and recreation			
Other services and charges	750	746	4
Net Change in Fund Balances	-	6,373	6,373
Fund Balances, January 1	153,896	153,896	-
Fund Balances, December 31	$ 153,896	$ 160,269	$ 6,373

City of Northfield, Minnesota
L.J. Gustafson Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ 200	$ 1,367	$ 1,167
Expenditures			
Current			
Culture and recreation			
Other services and charges	1,500	988	512
Net Change in Fund Balances	(1,300)	379	1,679
Fund Balances, January 1	30,250	30,250	-
Fund Balances, December 31	$ 28,950	$ 30,629	$ 1,679

City of Northfield, Minnesota
Myrtle Houston Trust Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ 250	$ 2,075	$ 1,825
Expenditures			
Current			
Miscellaneous			
Other services and charges	1,000	-	1,000
Net Change in Fund Balances	(750)	2,075	2,825
Fund Balances, January 1	44,759	44,759	-
Fund Balances, December 31	$ 44,009	$ 46,834	$ 2,825

City of Northfield, Minnesota
C.C. Cloherty Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ 200	$ 691	$ 491
Expenditures			
Current			
Culture and recreation			
Other services and charges	200	233	(33)
Net Change in Fund Balances	-	458	458
Fund Balances, January 1	14,828	14,828	-
Fund Balances, December 31	$ 14,828	$ 15,286	$ 458

City of Northfield, Minnesota
Community Development Block Grant (CDBG) Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Intergovernmental			
Federal	$ 52,720	$ 2,737	$ (49,983)
Expenditures			
Current			
Housing and economic development			
Other services and charges	52,720	17,239	35,481
Net Change in Fund Balances	-	(14,502)	(14,502)
Fund Balances, January 1	417	417	-
Fund Balances, December 31	$ 417	$ (14,085)	$ (14,502)

City of Northfield, Minnesota
Master Development Tax Increment Financing Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Investment earnings	$ -	$ 2,182	$ 2,182
Fund Balances, January 1	46,000	44,680	-
Fund Balances, December 31	$ 46,000	$ 46,862	$ 2,182

City of Northfield, Minnesota
Economic Development Authority Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances
Budget and Actual
For the Year Ended December 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget
Revenues			
Taxes			
Tax increment	$ 395,848	$ 394,083	$ (1,765)
Investment earnings	11,500	56,787	45,287
Other	8,500	22,139	13,639
Total Revenues	415,848	473,009	57,161
Expenditures			
Current			
Housing and economic development			
Personal services	221,386	190,188	31,198
Supplies	500	458	42
Other services and charges	188,962	187,198	1,764
Total Expenditures	410,848	377,844	33,004
Excess (Deficiency) of Revenues Over (Under) Expenditures	5,000	95,165	90,165
Other Financing Sources (Uses)			
Transfers out	(72,000)	(67,000)	5,000
Net Change in Fund Balances	(67,000)	28,165	95,165
Fund Balances, January 1, as Previously Presented	-	-	-
Change to the Financial Reporting Entity (Note 9)			
Change from discrete to blended component unit	2,240,086	2,240,086	-
Fund Balances, January 1, as Restated	2,240,086	2,240,086	-
Fund Balances, December 31	$ 2,173,086	$ 2,268,251	$ 95,165

THIS PAGE IS LEFT

BLANK INTENTIONALLY

NONMAJOR CAPITAL PROJECT FUNDS

The Capital Project Funds account for financial resources to be used for acquisition or construction of major capital facilities (other than those financed by Proprietary Funds).

2019 Capital Project - accounts for projects financed by the 2019A bond issue.

2022 Capital Project - accounts for projects financed by the 2022A bond issue.

2023 Capital Project - accounts for projects financed by the 2023 bond issue.

2024 Capital Project - accounts for projects financed by the 2024 bond issue.

2026 Capital Project - accounts for projects to be financed by a future 2026 bond issue.

Park - accounts for park dedication fees and other contributions for park purposes.

City Facilities - accounts for the accumulation of resources for city facility purposes.

Equipment and Vehicle Replacement - accounts for the accumulation of resources to be used for City vehicle and equipment replacement purposes.

Hauberg Park - accounts for donations received for future park improvements.

Mill Town Trail - accounts for the funding and project costs for the trail project.

5th Street Redevelopment - accounts for the funding and project costs for the 5th Street Redevelopment.

Capital Reserve - accounts for monies set aside to help finance future City facilities and other capital improvements.

City of Northfield, Minnesota
Nonmajor Capital Projects Funds
Combining Balance Sheet (Continued on the Following Page)
December 31, 2025

	420 *Formerly Major* 2019 Capital Project Fund	**423** 2022 Capital Project Fund	**424** 2023 Capital Project Fund	**425** *Formerly Major* 2024 Capital Project Fund	**427** 2026 Capital Project Fund	**451** Park Fund
Assets						
Cash and temporary investments	$ 557,258	$ -	$ -	$ 276,290	$ -	$ 1,950,804
Receivables						
Interest	2,460	-	219	2,434	-	6,502
Special assessments						
Current	-	-	-	13,207	-	-
Noncurrent	-	-	-	-	-	-
Intergovernmental	-	-	-	-	673,703	-
Land held for resale	-	-	-	-	-	-
Total Assets	$ 559,718	$ -	$ 219	$ 291,931	$ 673,703	$ 1,957,306
Liabilities						
Accounts payable	$ -	$ -	$ -	$ 688	$ 59,017	$ 12,139
Contracts payable	-	11,943	-	70,616	-	-
Deposits payable	-	-	-	-	-	-
Due to other funds	-	153,787	666	-	467,440	-
Advance from other funds	-	-	-	-	-	-
Total Liabilities	-	165,730	666	71,304	526,457	12,139
Deferred Inflows of Resources						
Unavailable revenue						
Special assessments	-	-	-	13,207	-	-
Intergovernmental	-	-	-	-	673,703	-
Total Deferred Inflows of Resources	-	-	-	13,207	673,703	-
Fund Balances						
Restricted						
Capital projects	-	-	-	44,472	-	1,945,167
Assigned						
Capital projects	559,718	-	-	162,948	-	-
Unassigned	-	(165,730)	(447)	-	(526,457)	-
Total Fund Balance	559,718	(165,730)	(447)	207,420	(526,457)	1,945,167
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 559,718	$ -	$ 219	$ 291,931	$ 673,703	$ 1,957,306

454	455	456	458	465	475	
City Facilities Fund	Equipment and Vehicle Replacement	Hauberg Park	Mill Town Trail	5th Street Redevelopment	Capital Reserve Fund	Total
$ 804,418	$ 1,866,089	$ 14,921	$ -	$ -	$ 997,297	$ 6,467,077
4,648	3,283	64	-	316	3,955	23,881
-	-	-	-	-	-	13,207
-	-	-	-	-	186,250	186,250
-	-	-	886,549	-	457	1,560,709
-	-	-	-	-	49,937	49,937
$ 809,066	$ 1,869,372	$ 14,985	$ 886,549	$ 316	$ 1,237,896	$ 8,301,061
$ -	$ 202,563	$ -	$ 594,080	$ 467	$ -	$ 868,954
-	-	-	130,466	-	-	213,025
-	-	-	-	7,149	64,816	71,965
-	-	-	32,237	80,639	-	734,769
116,365	-	-	-	1,151,742	-	1,268,107
116,365	202,563	-	756,783	1,239,997	64,816	3,156,820
-	-	-	-	-	186,250	199,457
-	-	-	-	-	-	673,703
-	-	-	-	-	186,250	873,160
-	-	-	-	-	-	1,989,639
692,701	1,666,809	14,985	129,766	-	986,830	4,213,757
-	-	-	-	(1,239,681)	-	(1,932,315)
692,701	1,666,809	14,985	129,766	(1,239,681)	986,830	4,271,081
$ 809,066	$ 1,869,372	$ 14,985	$ 886,549	$ 316	$ 1,237,896	$ 8,301,061

City of Northfield, Minnesota
Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances (Continued on the Following Pages)
For the Year Ended December 31, 2025

	420	423	424	425
	Formerly Major			*Formerly Major*
	2019 Capital Project Fund	2022 Capital Project Fund	2023 Capital Project Fund	2024 Capital Project Fund
Revenues				
Taxes				
Property taxes	$ -	$ -	$ -	$ -
Intergovernmental				
State	-	-	-	187,025
Special assessments	-	-	-	60,057
Charges for services				
Culture and recreation	-	-	-	-
Investment earnings (loss)	24,423	-	(5,098)	24,179
Miscellaneous				
Other	-	-	-	-
Contributions and donations	-	-	-	-
Total Revenues	24,423	-	(5,098)	271,261
Expenditures				
Current				
Culture and recreation	-	-	-	-
Capital outlay				
General government	-	-	-	-
Public safety	-	-	-	-
Public works	-	2,203	119,050	398,632
Culture and recreation	-	-	-	-
Housing and economic development	-	-	-	-
Transit	-	-	-	-
Debt service				
Interest and other	-	-	-	-
Bond issuance costs	-	-	-	-
Total Expenditures	-	2,203	119,050	398,632
Excess (Deficiency) of Revenues Over (Under) Expenditures	24,423	(2,203)	(124,148)	(127,371)
Other Financing Sources (Uses)				
Sale of capital assets	-	-	-	-
Transfers out	-	-	-	-
Bond premiums	-	-	-	-
Bonds issued	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balances	24,423	(2,203)	(124,148)	(127,371)
Fund Balances, January 1, as Previously Presented	-	(163,527)	123,701	-
Change to the Financial Reporting Entity (Note 9)				
Change from nonmajor to major fund	-	-	-	-
Change from major to nonmajor fund	(1,479,088)	-	-	68,859
Error Correction (Note 9)	2,014,383	-	-	265,932
Fund Balances, January 1, as Restated	535,295	(163,527)	123,701	334,791
Fund Balances, December 31	$ 559,718	$ (165,730)	$ (447)	$ 207,420

426 *Formerly Nonmajor* 2025 Capital Project Fund	427 2026 Capital Project Fund	451 Park Fund	454 City Facilities Fund	455 Equipment and Vehicle Replacement	456 Hauberg Park
	$ -	$ 444,344	$ 287,106	$ 494,864	$ -
	-	-	69,717	-	-
	-	-	-	-	-
	-	4,896	-	-	-
	-	68,775	43,513	64,855	385
	-	-	-	332	1,310
	-	186,342	-	-	-
	-	704,357	400,336	560,051	1,695
	-	4,361	-	-	-
	-	-	141,400	-	-
	-	-	20,639	260,956	-
	372,501	-	-	575,960	-
	-	42,520	75,163	26,000	-
	-	-	-	-	-
	-	-	647,980	-	-
	-	-	2,703	3,337	-
	-	-	-	2,663	-
	372,501	46,881	887,885	868,916	-
	(372,501)	657,476	(487,549)	(308,865)	1,695
	-	-	-	110,397	-
	-	-	-	-	-
	-	-	-	35,600	-
	-	-	-	375,000	-
	-	-	-	520,997	-
	(372,501)	657,476	(487,549)	212,132	1,695
(1,247,732)	(153,956)	1,287,691	1,180,250	1,454,677	13,290
1,247,732	-	-	-	-	-
	-	-	-	-	-
	-	-	-	-	-
	(153,956)	1,287,691	1,180,250	1,454,677	13,290
	$ (526,457)	$ 1,945,167	$ 692,701	$ 1,666,809	$ 14,985

City of Northfield, Minnesota
Nonmajor Capital Projects Funds
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
(Continued) For the Year Ended December 31, 2025

	458	459 *Formerly Nonmajor*	465 *Formerly Major*	475	
	Mill Town Trail	Ice Arena Construction	5th Street Redevelopment	Capital Reserve Fund	Total
Revenues					
Taxes					
Property taxes	$ -		$ -	$ 199,172	$ 1,425,486
Intergovernmental					
State	3,044,362		-	-	3,301,104
Special assessments	-		-	-	60,057
Charges for services					
Culture and recreation	-		-	-	4,896
Investment earnings	2,691		5,085	39,065	267,873
Miscellaneous					
Other	5,160		960,000	-	966,802
Contributions and donations	-		-	-	186,342
Total Revenues	3,052,213		965,085	238,237	6,212,560
Expenditures					
Current					
Culture and recreation	-		-	-	4,361
Capital outlay					
General government	-		-	-	141,400
Public safety	-		-	-	281,595
Public works	-		-	-	1,468,346
Culture and recreation	2,913,930		-	-	3,057,613
Housing and economic development	-		7,647	-	7,647
Transit	-		-	-	647,980
Debt service					
Interest and other	-		-	-	6,040
Bond issuance costs	-		-	-	2,663
Total Expenditures	2,913,930		7,647	-	5,617,645
Excess (Deficiency) of Revenues Over (Under) Expenditures	138,283		957,438	238,237	594,915
Other Financing Sources (Uses)					
Sale of capital assets	-		-	-	110,397
Transfers out	-		-	(34,657)	(34,657)
Bond premiums	-		-	-	35,600
Bonds issued	-		-	-	375,000
Total Other Financing Sources (Uses)	-		-	(34,657)	486,340
Net Change in Fund Balances	138,283		957,438	203,580	1,081,255
Fund Balances, January 1, as Previously Presented	(8,517)	(215,575)	-	783,250	3,053,552
Change to the financial reporting entity (Note 9)					
Change from nonmajor to major fund	-	215,575	-	-	1,463,307
Change from major to nonmajor fund	-		(2,197,119)	-	(3,607,348)
Error Correction (Note 9)	-		-	-	2,280,315
Fund Balances, January 1, as Restated	(8,517)		(2,197,119)	783,250	3,189,826
Fund Balances, December 31	$ 129,766		$ (1,239,681)	$ 986,830	$ 4,271,081

THE GENERAL FUND

The General fund is used to account for resources traditionally associated with the City which are not required legally or by sound financial management to be accounted for in another fund.

THIS PAGE IS LEFT

BLANK INTENTIONALLY

City of Northfield, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued on Following Pages)
For the Year Ended December 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Revenues			
Taxes			
Property taxes	$ 11,702,614	$ 11,609,968	$ (92,646)
Hotel-motel tax	180,000	202,421	22,421
Total taxes	11,882,614	11,812,389	(70,225)
Licenses and permits			
Business	80,200	80,245	45
Nonbusiness	565,000	633,413	68,413
Total licenses and permits	645,200	713,658	68,458
Intergovernmental			
Federal			
FEMA	-	133,217	133,217
Coronavirus capital projects fund	-	25,586	25,586
Other	-	16,261	16,261
State			
Local government aid	3,870,133	3,870,140	7
Property tax credits	-	396	396
Street maintenance aid	205,000	289,693	84,693
Fire aid	219,718	286,047	66,329
Police aid	264,976	318,746	53,770
Other state aid	39,691	179,070	139,379
County			
Library aid	198,236	206,135	7,899
Highway	12,500	-	(12,500)
Total intergovernmental	4,810,254	5,325,291	515,037
Charges for services			
General government	1,005,205	1,038,008	32,803
Public safety	67,000	74,100	7,100
Streets and highways	119,850	144,965	25,115
Culture and recreation	404,600	426,096	21,496
Total charges for services	1,596,655	1,683,169	86,514
Fines and forfeits	58,500	112,155	53,655
Investment earnings	250,000	307,449	57,449
Miscellaneous			
Contributions and donations	1,477	5,900	4,423
Other	214,546	138,692	(75,854)
Total miscellaneous	216,023	144,592	(71,431)
Total Revenues	19,459,246	20,098,703	639,457

City of Northfield, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Expenditures			
Current			
General Government			
Mayor and Council			
Personal services	$ 81,328	$ 80,581	$ 747
Supplies	4,750	3,727	1,023
Other services and charges	385,234	291,557	93,677
Total Mayor and Council	471,312	375,865	95,447
City clerk			
Personal services	256,119	255,086	1,033
Supplies	1,900	1,003	897
Other services and charges	36,817	15,579	21,238
Total city clerk	294,836	271,668	23,168
Administration			
Personal services	372,529	380,462	(7,933)
Supplies	4,600	575	4,025
Other services and charges	371,884	363,337	8,547
Total administration	749,013	744,374	4,639
Finance			
Personal services	672,941	626,367	46,574
Supplies	4,000	7,261	(3,261)
Other services and charges	176,328	125,301	51,027
Total finance	853,269	758,929	94,340
Elections			
Personal services	5,000	12	4,988
Supplies	1,500	1,095	405
Other services and charges	11,500	7,696	3,804
Total elections	18,000	8,803	9,197
Human resources			
Personal services	470,572	484,443	(13,871)
Supplies	2,497	361	2,136
Other services and charges	239,519	228,929	10,590
Total human resources	712,588	713,733	(1,145)
Community development			
Personal services	202,023	218,696	(16,673)
Supplies	3,000	4,010	(1,010)
Other services and charges	282,655	92,720	189,935
Total community development	487,678	315,426	172,252

City of Northfield, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Expenditures (Continued)			
Current (Continued)			
General Government (Continued)			
City hall operations			
Supplies	$ 64,800	$ 62,925	$ 1,875
Other services and charges	104,421	101,808	2,613
Total City hall operations	169,221	164,733	4,488
Planning and zoning			
Personal services	285,483	259,538	25,945
Supplies	300	68	232
Other services and charges	12,661	9,278	3,383
Total planning and zoning	298,444	268,884	29,560
Insurance	191,163	191,163	-
Total General Government	4,245,524	3,813,578	431,946
Public Safety			
Police protection			
Personal services	5,307,936	5,134,174	173,762
Supplies	275,600	199,298	76,302
Other services and charges	573,669	539,307	34,362
Total police protection	6,157,205	5,872,779	284,426
Fire protection			
Personal services	219,718	286,047	(66,329)
Other services and charges	762,012	1,101,859	(339,847)
Total fire protection	981,730	1,387,906	(406,176)
Building inspection			
Personal services	504,466	431,928	72,538
Supplies	5,500	3,698	1,802
Other services and charges	49,998	33,266	16,732
Total building inspection	559,964	468,892	91,072
Total Public Safety	7,698,899	7,729,577	(30,678)
Public Works			
Engineering			
Personal services	731,722	756,628	(24,906)
Supplies	17,700	11,818	5,882
Other services and charges	147,370	156,824	(9,454)
Total engineering	896,792	925,270	(28,478)
Streets			
Personal services	1,309,531	1,189,063	120,468
Supplies	295,600	312,167	(16,567)
Other services and charges	607,180	642,363	(35,183)
Total streets	2,212,311	2,143,593	68,718

City of Northfield, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Expenditures (Continued)			
Current (Continued)			
Public Works (Continued)			
Street lighting			
Supplies	$ 35,000	$ 95,953	$ (60,953)
Other services and charges	250,000	264,798	(14,798)
Total street lighting	285,000	360,751	(75,751)
Facilities			
Personal services	244,694	259,705	(15,011)
Supplies	11,700	16,906	(5,206)
Other services and charges	112,186	116,398	(4,212)
Total facilities	368,580	393,009	(24,429)
Total Public Works	3,762,683	3,822,623	(59,940)
Culture and Recreation			
Ice arena			
Personal services	165,669	156,324	9,345
Supplies	36,550	28,132	8,418
Other services and charges	235,651	239,339	(3,688)
Total ice arena	437,870	423,795	14,075
Swimming pool			
Personal services	159,516	145,797	13,719
Supplies	56,500	53,086	3,414
Other services and charges	55,800	63,600	(7,800)
Total swimming pool	271,816	262,483	9,333
General parks			
Personal services	235,795	221,914	13,881
Supplies	60,000	67,433	(7,433)
Other services and charges	419,100	444,597	(25,497)
Total general parks	714,895	733,944	(19,049)
Recreation administration			
Personal services	129,313	136,812	(7,499)
Other services and charges	154,313	154,133	180
Total recreation administration	283,626	290,945	(7,319)
Library			
Personal services	1,584,898	1,731,167	(146,269)
Supplies	75,500	72,104	3,396
Other services and charges	550,402	493,886	56,516
Total library	2,210,800	2,297,157	(86,357)
Total Culture and Recreation	3,919,007	4,008,324	(89,317)

City of Northfield, Minnesota
General Fund
Schedule of Revenues, Expenditures and Changes in Fund Balances -
Budget and Actual (Continued)
For the Year Ended December 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts	Variance with Final Budget
Expenditures (Continued)			
Current (Continued)			
Miscellaneous			
Unallocated			
Other services and charges	$ 287,787	$ 188,493	$ 99,294
Total Current	19,913,900	19,562,595	351,305
Capital outlay			
General government	1,000	-	1,000
Public works	3,000	-	3,000
Culture and recreation	23,500	85,607	(62,107)
Total capital outlay	27,500	85,607	(58,107)
Debt service			
Principal	12,000	-	12,000
Interest and other charges	1,806	-	1,806
Total debt service	13,806	-	13,806
Total Expenditures	19,955,206	19,648,202	307,004
Excess (Deficiency) of Revenues Over (Under) Expenditures	(495,960)	450,501	946,461
Other Financing Sources (Uses)			
Transfers in	277,000	277,000	-
Net Change in Fund Balances	(218,960)	727,501	946,461
Fund Balances, January 1	11,262,996	11,262,996	-
Fund Balances, December 31	$ 11,044,036	$ 11,990,497	$ 946,461

THIS PAGE IS LEFT

BLANK INTENTIONALLY

DEBT SERVICE FUNDS

Debt Service funds are used to account for the accumulation of resources and payment of general obligation bond principal and interest from governmental resources and special assessment bond principal and interest from special assessment levies when the City is obligated in some manner for the payment.

City of Northfield, Minnesota
Debt Service Funds
Combining Balance Sheet (Continued on the Following Pages)
December 31, 2025

	315	316	317	318	319
	2014A Bonds Fund	2015A Bonds Fund	2016C Bonds Fund	2017A Bonds Fund	2018B Bonds Fund
Assets					
Cash and temporary investments	$ 37,032	$ 199,797	$ 224,540	$ 180,346	$ 334,943
Receivables					
Interest	206	613	1,005	605	995
Special assessments					
Current	-	1,782	7,027	38,796	38,457
Delinquent	240	-	-	-	-
Intergovernmental	-	-	-	-	-
Total Assets	$ 37,478	$ 202,192	$ 232,572	$ 219,747	$ 374,395
Liabilities					
Accounts payable	$ 150	$ 5,150	$ 150	$ 150	$ 150
Due to other funds	-	-	-	-	-
Total Liabilities	150	5,150	150	150	150
Deferred Inflows of Resources					
Unavailable revenue					
Special assessments	240	1,782	7,027	38,764	38,457
Fund Balances					
Restricted					
Debt service	37,088	195,260	225,395	180,833	335,788
Total Liabilities, Deferred Inflow of Resources and Fund Balances	$ 37,478	$ 202,192	$ 232,572	$ 219,747	$ 374,395

320 2019A Bonds Fund	321 2020A Bonds Fund	322 2021A Bonds Fund	323 2022A Bonds Fund	324 2023B Bonds Fund	325 2024A Bonds Fund	352 2014A (2006A) Public Project Revenue Refunding Bonds
$ 333,997	$ 1,608,823	$ 1,112,069	$ 429,557	$ 608,049	$ 300,906	$ 9,109
776	6,077	5,725	943	1,030	287	41
156,450	148,479	503,674	-	-	-	-
404	1,614	36,393	-	-	-	-
-	-	-	-	-	-	-
$ 491,627	$ 1,764,993	$ 1,657,861	$ 430,500	$ 609,079	$ 301,193	$ 9,150
$ 150	$ 150	$ 250	$ 150	$ 150	$ 150	$ -
-	-	-	-	-	-	-
150	150	250	150	150	150	-
156,854	150,002	540,067	-	-	-	-
334,623	1,614,841	1,117,544	430,350	608,929	301,043	9,150
$ 491,627	$ 1,764,993	$ 1,657,861	$ 430,500	$ 609,079	$ 301,193	$ 9,150

City of Northfield, Minnesota
Debt Service Funds
Combining Balance Sheet (Continued)
December 31, 2025

	354	357	358	359
	2012 COPS Debt Fund	2018A NAFRS Debt Service	2021 Equipment Certificates	2022 Equipment Certificates
Assets				
Cash and temporary investments	$ 399,145	$ 438,251	$ 87,439	$ 69,538
Receivables				
Interest	729	1,243	227	147
Special assessments				
Current	-	-	-	-
Delinquent	-	-	-	-
Intergovernmental	-	-	-	-
Total Assets	$ 399,874	$ 439,494	$ 87,666	$ 69,685
Liabilities				
Accounts payable	$ 150	$ 625	$ 150	$ 150
Due to other funds	-	-	-	-
Total Liabilities	150	625	150	150
Deferred Inflows of Resources				
Unavailable revenue				
Special assessments	-	-	-	-
Fund Balances				
Restricted				
Debt service	399,724	438,869	87,516	69,535
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$ 399,874	$ 439,494	$ 87,666	$ 69,685

360	361	379	382	
2023B Equipment Certificates	2024A Equipment Certificates	2017B Refunding TIF Bonds	Riverfront TIF Bonds	Total
$ 73,112	$ 105,479	$ 396,628	$ 397,607	$ 7,346,367
227	126	1,232	945	23,179
54	-	-	-	894,719
-	-	-	-	38,651
-	-	1,315	36	1,351
$ 73,393	$ 105,605	$ 399,175	$ 398,588	$ 8,304,267
$ 150	$ 150	$ 150	$ 77,613	$ 85,888
-	-	-	-	-
150	150	150	77,613	85,888
-	-	-	-	933,193
73,243	105,455	399,025	320,975	7,285,186
$ 73,393	$ 105,605	$ 399,175	$ 398,588	$ 8,304,267

City of Northfield, Minnesota
Debt Service Funds
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances (Continued on the Following Pages)
For the Year Ended December 31, 2025

	315	316	317	318	319
	2014A Bonds Fund	2015A Bonds Fund	2016C Bonds Fund	2017A Bonds Fund	2018B Bonds Fund
Revenues					
Taxes					
Property taxes	$ -	$ 85,000	$ -	$ 55,000	$ 175,000
Tax increment	-	-	-	-	-
Special assessments	1,047	25,156	7,173	21,650	18,656
Investment earnings (loss)	1,588	5,893	9,847	5,909	10,241
Miscellaneous	-	-	-	-	-
Total Revenues	2,635	116,049	17,020	82,559	203,897
Expenditures					
Current					
Housing and economic development	-	-	-	-	-
Debt service					
Principal	125,000	165,000	85,000	95,000	175,000
Interest and other charges	2,359	10,807	4,231	7,841	25,513
Total Expenditures	127,359	175,807	89,231	102,841	200,513
Excess (Deficiency) of Revenues Over (Under) Expenditures	(124,724)	(59,758)	(72,211)	(20,282)	3,384
Other Financing Sources (Uses)					
Transfers in	-	-	-	-	-
Net Change in Fund Balances	(124,724)	(59,758)	(72,211)	(20,282)	3,384
Fund Balances, January 1	161,812	255,018	297,606	201,115	332,404
Fund Balances, December 31	$ 37,088	$ 195,260	$ 225,395	$ 180,833	$ 335,788

320	321	322	323	324	325	352
2019A Bonds Fund	2020A Bonds Fund	2021A Bonds Fund	2022A Bonds Fund	2023B Bonds Fund	2024A Bonds Fund	2014A (2006A) Public Project Revenue Refunding Bonds
$ 215,000	$ 390,000	$ 129,000	$ 393,300	$ 729,438	$ 589,900	$ -
-	-	-	-	-	-	-
56,980	37,048	379,734	892	-	-	-
7,590	60,626	31,976	9,820	11,413	3,397	114
-	-	-	-	-	-	-
279,570	487,674	540,710	404,012	740,851	593,297	114
-	-	-	-	-	-	-
235,000	430,000	385,000	270,000	155,000	-	-
34,387	77,795	50,696	103,575	348,750	292,254	-
269,387	507,795	435,696	373,575	503,750	292,254	-
10,183	(20,121)	105,014	30,437	237,101	301,043	114
-	-	140,000	-	-	-	-
10,183	(20,121)	245,014	30,437	237,101	301,043	114
324,440	1,634,962	872,530	399,913	371,828	-	9,036
$ 334,623	$ 1,614,841	$ 1,117,544	$ 430,350	$ 608,929	$ 301,043	$ 9,150

City of Northfield, Minnesota
Debt Service Funds
Combining Schedule of Revenues, Expenditures and Changes in Fund Balances (Continued)
For the Year Ended December 31, 2025

	354	357	358	359
	2012 COPS Debt Fund	2018A NAFRS Debt Service	2021 Equipment Certificates	2022 Equipment Certificates
Revenues				
Taxes				
Property taxes	$ 410,000	$ 185,000	$ 60,500	$ 64,500
Tax increment	-	-	-	-
Special assessments	-	-	-	-
Investment earnings (loss)	7,472	12,449	2,337	1,519
Miscellaneous	-	81,078	-	-
Total Revenues	417,472	278,527	62,837	66,019
Expenditures				
Current				
Housing and economic development	-	-	-	-
Debt service				
Principal	315,000	180,000	50,000	50,000
Interest and other	71,173	104,208	5,050	12,800
Total Expenditures	386,173	284,208	55,050	62,800
Excess (Deficiency) of Revenues Over (Under) Expenditures	31,299	(5,681)	7,787	3,219
Other Financing Sources (Uses)				
Transfers in	-	-	-	-
Net Change in Fund Balances	31,299	(5,681)	7,787	3,219
Fund Balances, January 1	368,425	444,550	79,729	66,316
Fund Balances, December 31	$ 399,724	$ 438,869	$ 87,516	$ 69,535

360	361	379	382	
2023B Equipment Certificates	2023B Equipment Certificates	2017B Refunding TIF Bonds	Riverfront TIF Bonds	Total
$ 41,000	$ 152,100	$ -	$ -	$ 3,674,738
-	-	193,047	369,163	562,210
55	-	-	-	548,391
2,023	1,505	12,758	9,668	208,145
-	-	-	-	81,078
43,078	153,605	205,805	378,831	5,074,562
-	-	-	126,094	126,094
20,000	-	60,000	156,591	2,951,591
15,150	48,150	3,552	26,174	1,244,465
35,150	48,150	63,552	308,859	4,322,150
7,928	105,455	142,253	69,972	752,412
-	-	-	-	140,000
7,928	105,455	142,253	69,972	892,412
65,315	-	256,772	251,003	6,392,774
$ 73,243	$ 105,455	$ 399,025	$ 320,975	$ 7,285,186

City of Northfield, Minnesota
Combining Statements of Net Position
Nonmajor Proprietary Funds
December 31, 2025

	603 Garbage	609 Liquor Store	Total
Assets			
Current Assets			
Cash and temporary investments	$ 1,688,714	$ 2,108,411	$ 3,797,125
Receivables			
Interest	7,648	8,480	16,128
Accounts	145,954	19,273	165,227
Intergovernmental	1,036	-	1,036
Inventories	-	328,652	328,652
Prepaid items	-	5,388	5,388
Total Current Assets	1,843,352	2,470,204	4,313,556
Noncurrent Assets			
Capital assets			
Buildings	20,383	193,804	214,187
Infrastructure	-	56,835	56,835
Machinery, equipment and vehicles	320,566	111,847	432,413
Less accumulated depreciation	(75,765)	(332,385)	(408,150)
Total Capital Assets	265,184	30,101	295,285
Total Assets	2,108,536	2,500,305	4,608,841
Deferred Outflows of Resources			
Deferred pension resources	3,508	41,665	45,173
Deferred other postemployment benefit resources	1,183	10,608	11,791
Total Deferred Outflows of Resources	4,691	52,273	56,964
Liabilities			
Current Liabilities			
Accounts payable	103,664	113,346	217,010
Due to other governments	7,512	32,523	40,035
Accrued wages payable	1,383	16,680	18,063
Compensated absences payable - current portion	-	22,095	22,095
Other postemployment benefits liability - current portion	696	6,246	6,942
Total Current Liabilities	113,255	190,890	304,145
Noncurrent Liabilities			
Compensated absences payable, net of current portion	-	24,868	24,868
Net pension liability	11,944	141,849	153,793
Other postemployment benefits liability	5,240	46,989	52,229
Total Noncurrent Liabilities	17,184	213,706	230,890
Total Liabilities	130,439	404,596	535,035
Deferred Inflows of Resources			
Deferred pension resources	7,941	94,310	102,251
Deferred other postemployment benefit resources	1,174	10,530	11,704
Total Deferred Inflows of Resources	9,115	104,840	113,955
Net Position			
Net investment in capital assets	265,184	30,101	295,285
Unrestricted	1,708,489	2,013,041	3,721,530
Total Net Position	$ 1,973,673	$ 2,043,142	$ 4,016,815

City of Northfield, Minnesota
Combining Statements of Revenues, Expenses and Changes in Net Position
Nonmajor Proprietary Funds
For the Year Ended December 31, 2025

	603 Garbage	609 Liquor	Total
Operating Revenues			
Sales	$ 1,053,836	$ 2,767,162	$ 3,820,998
Cost of sales	-	(1,974,156)	(1,974,156)
Gross Profit	1,053,836	793,006	1,846,842
Other income	6,392	1,172	7,564
Total Operating Revenues	1,060,228	794,178	1,854,406
Operating Expenses			
Personal services	64,675	487,186	551,861
Pension expense	949	(3,948)	(2,999)
Supplies	662	23,664	24,326
Other services and charges	960,924	152,504	1,113,428
Insurance	4,239	4,873	9,112
Utilities	662	16,341	17,003
Depreciation	17,164	4,020	21,184
Total Operating Expenses	1,049,275	684,640	1,733,915
Operating Income (Loss)	10,953	109,538	120,491
Nonoperating Revenues (Expenses)			
Investment income	75,759	86,710	162,469
Income Before Transfers	86,712	196,248	282,960
Transfers out	-	(50,000)	(50,000)
Change in Net Position	86,712	146,248	232,960
Net Position, January 1	1,886,961	1,896,894	3,783,855
Net Position, December 31	$ 1,973,673	$ 2,043,142	$ 4,016,815

City of Northfield, Minnesota
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2025

	603 Garbage	609 Liquor	Total
Cash Flows from Operating Activities			
Receipts from customers and users	$ 1,048,177	$ 2,767,155	$ 3,815,332
Payments to suppliers and vendors	(950,113)	(2,157,309)	(3,107,422)
Payments to and on behalf of employees	(66,037)	(522,051)	(588,088)
Other receipts	6,392	1,172	7,564
Net Cash Provided (Used) by Operating Activities	38,419	88,967	127,386
Cash Flows from Noncapital Financing Activities			
Transfers to other funds	-	(50,000)	(50,000)
Cash Flows from Capital and Related Financing Activities			
Acquisition of capital assets	(188,565)	-	(188,565)
Cash Flows from Investing Activities			
Investment income received	74,623	84,820	159,443
Net Increase (Decrease) in Cash and Cash Equivalents	(75,523)	123,787	48,264
Cash and Cash Equivalents, January 1	1,764,237	1,984,624	3,748,861
Cash and Cash Equivalents, December 31	$ 1,688,714	$ 2,108,411	$ 3,797,125
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Operating income (loss)	$ 10,953	$ 109,538	$ 120,491
Adjustments to reconcile operating income to net cash provided (used) by operating activities			
Depreciation	17,164	4,020	21,184
(Increase) decrease in assets			
Accounts receivable	(5,673)	(7)	(5,680)
Due from other governments	14	-	14
Inventories	-	12,062	12,062
Prepaid items	-	(784)	(784)
(Increase) decrease in deferred outflows of resources			
Deferred pension resources	(525)	(3,701)	(4,226)
Deferred other postemployment benefit resources	(469)	(3,559)	(4,028)
Increase (decrease) in liabilities			
Accounts payable	17,205	(1,325)	15,880
Due to other governments	118	328	446
Accrued wages payable	304	2,529	2,833
Other postemployment benefits liability	406	(1,320)	(914)
Compensated absences payable	-	2,689	2,689
Net pension liability	(284)	(13,746)	(14,030)
Increase (decrease) in deferred inflows of resources			
Deferred pension resources	(749)	(16,266)	(17,015)
Deferred other postemployment benefit resources	(45)	(1,491)	(1,536)
Net Cash Provided (Used) by Operating Activities	$ 38,419	$ 88,967	$ 127,386

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the government and to other government units, on a cost reimbursement basis.

Information Technology Fund - accounts for the accumulation and allocations of costs associated with technology.

Insurance Fund - accounts for the accumulation and allocation of costs associated with property and liability insurance.

City of Northfield, Minnesota
Internal Service Funds
Combining Statement of Net Position
December 31, 2025

	701 Information	705 Insurance	Total
Assets			
Current Assets			
Cash and temporary investments	$ 901,968	$ 1,365,043	$ 2,267,011
Receivables			
Interest	4,283	6,089	10,372
Prepaid items	1,572	21,392	22,964
Total Current Assets	907,823	1,392,524	2,300,347
Noncurrent Assets			
Capital assets			
Machinery and equipment	459,349	-	459,349
Less accumulated depreciation	(390,735)	-	(390,735)
Total Capital Assets	68,614	-	68,614
Total Assets	976,437	1,392,524	2,368,961
Deferred Outflows of Resources			
Deferred pension resources	31,805	3,390	35,195
Deferred other postemployment benefit resources	4,722	1,205	5,927
Total Deferred Outflows of Resources	36,527	4,595	41,122
Liabilities			
Current Liabilities			
Accounts payable	86,075	16,398	102,473
Accrued wages payable	11,486	651	12,137
Other postemployment benefits liability - current portion	2,780	710	3,490
Total Current Liabilities	100,341	17,759	118,100
Noncurrent Liabilities			
Net pension liability	108,280	11,540	119,820
Other postemployment benefits liability	20,915	5,338	26,253
Total Noncurrent Liabilities	129,195	16,878	146,073
Total Liabilities	229,536	34,637	264,173
Deferred Inflows of Resources			
Deferred pension resources	71,991	7,673	79,664
Deferred other postemployment benefit resources	4,687	1,196	5,883
Total Deferred Inflows of Resources	76,678	8,869	85,547
Net Position			
Net investment in capital assets	68,614	-	68,614
Unrestricted	638,136	1,353,613	1,991,749
Total Net Position	$ 706,750	$ 1,353,613	$ 2,060,363

City of Northfield, Minnesota
Internal Service Funds
Combining Statement of Revenues, Expenses and Changes in Net Position
Proprietary Funds
For the Year Ended December 31, 2025

	701 Information	705 Insurance	Total
Operating Revenues			
Charges for services	$ 916,872	$ 684,026	$ 1,600,898
Operating Expenses			
Personal services	356,435	371,963	728,398
Supplies	153,551	-	153,551
Other services and charges	363,632	295,460	659,092
Depreciation	26,215	-	26,215
Total Operating Expenses	899,833	667,423	1,567,256
Operating Income (Loss)	17,039	16,603	33,642
Nonoperating Revenues			
Investment income	45,195	63,499	108,694
Change in Net Position	62,234	80,102	142,336
Net Position, January 1	644,516	1,273,511	1,918,027
Net Position, December 31	$ 706,750	$ 1,353,613	$ 2,060,363

City of Northfield, Minnesota
Internal Service Funds
Combining Statement of Cash Flows
For the Year Ended December 31, 2025

	701 Information	705 Insurance	Total
Cash Flows from Operating Activities			
Receipts from customers and users	$ 916,872	$ 684,026	$ 1,600,898
Payments to suppliers and vendors	(450,556)	(284,728)	(735,284)
Payments to and on behalf of employees	(381,826)	(374,848)	(756,674)
Net Cash Provided (Used) by Operating Activities	84,490	24,450	108,940
Cash Flows from Capital and Related Financing Activities			
Acquisition of capital assets	(9,383)	-	(9,383)
Cash Flows from Investing Activities			
Investment income received	44,372	64,671	109,043
Net Increase (Decrease) in Cash and Cash Equivalents	119,479	89,121	208,600
Cash and Cash Equivalents, January 1	782,489	1,275,922	2,058,411
Cash and Cash Equivalents, December 31	$ 901,968	$ 1,365,043	$ 2,267,011
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities			
Operating income (loss)	$ 17,039	$ 16,603	$ 33,642
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities			
Depreciation	26,215	-	26,215
(Increase) decrease in assets			
Prepaid items	25	(524)	(499)
(Increase) decrease in deferred outflows of resources			
Deferred pension resources	(3,084)	(322)	(3,406)
Deferred other postemployment benefit resources	(1,581)	(437)	(2,018)
Increase (decrease) in liabilities			
Accounts payable	66,602	11,256	77,858
Accrued wages payable	1,651	177	1,828
Net pension liability	(9,432)	(1,031)	(10,463)
Other postemployment benefits liability	(614)	103	(511)
(Increase) decrease in deferred inflows of resources			
Deferred pension resources	(11,662)	(1,261)	(12,923)
Deferred other postemployment benefit resources	(669)	(114)	(783)
Net Cash Provided (Used) by Operating Activities	$ 84,490	$ 24,450	$ 108,940

COMPONENT UNITS

Housing and Redevelopment Authority – This component unit was established to account for the financial activities of the HRA.

Municipal Hospital – This component unit was established to account for the financial activities of the Municipal Hospital.

City of Northfield, Minnesota
Discretely Presented Component Unit - Housing Redevelopment Authority
Combining Balance Sheet - Governmental Funds
December 31, 2025

Assets		
Cash and temporary investments	$	433,915
Receivables		
Interest		1,555
Delinquent taxes		3,634
Intergovernmental		1,725
Prepaid items		2,442
Land held for resale		1,233,576
Total Assets	$	1,676,847
Liabilities		
Accounts payable	$	14,346
Deposits payable		700
Accrued wages payable		6,442
Total Liabilities		21,488
Deferred Inflows of Resources		
Unavailable revenue		
Taxes		3,634
Fund Balances		
Nonspendable		
Land held for resale		1,233,576
Prepaid items		2,442
Restricted		
Affordable housing		106,941
Unassigned		308,766
Total Fund Balances		1,651,725
Total Liabilities, Deferred Inflows of Resources and Fund Balances	$	1,676,847
Total Fund Balances - Governmental Funds	$	1,651,725
Amounts reported for governmental activities in the statement of net position are different because		
Net capital assets used in governmental activities are not financial resources and therefore are not reported as assets in the funds.		232,128
Long-term liabilities are not due and payable in the current period and therefore are not reported in the funds.		
Net pension liability		(52,529)
Other postemployment benefit liability		(30,232)
Long-term assets are not available to pay current-period expenditures and, therefore, are unavailable in the funds.		
Delinquent property taxes receivable		3,634
Governmental funds do not report long-term amounts related to pensions.		
Deferred outflows of resources		15,432
Deferred inflows of resources		(34,923)
Governmental funds do not report long-term amounts related to other postemployment benefits.		
Deferred inflows of other postemployment benefit resources		(5,980)
Deferred outflows of other postemployment benefit resources		6,024
Total Net Position - Governmental Activities	$	1,785,279

City of Northfield, Minnesota
Discretely Presented Component Unit - Housing Redevelopment Authority
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds
For the Year Ended December 31, 2025

Revenues		
Taxes	$	402,108
Intergovernmental - State		31,885
Charges for services		9,600
Investment earnings		14,286
Payment from primary government		17,129
Miscellaneous		224,141
Total Revenues		699,149
Expenditures		
Current		
Housing and economic development		
Personal services		218,742
Supplies		381
Other services and charges		326,761
Payment to primary government		67,000
Total Expenditures		612,884
Excess (Deficiency) of Revenues Over (Under) Expenditures		86,265
Fund Balances, January 1		1,565,460
Fund Balances, December 31	$	1,651,725
Amounts reported for governmental activities in the statement of activities are different because		
Net change in fund balances - governmental funds	$	86,265
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of those assets is allocated over the estimated useful lives and reported as depreciation expense.		
Depreciation expense		(13,144)
Long-term pension activity is not reported in governmental funds.		
Pension expense		(5,779)
Direct aid contributions		(194)
Delinquent property taxes receivable will be collected this year, but are not available soon enough to pay for the current period's expenditures, and therefore are unavailable in the funds.		
Property taxes		1,309
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Other postemployment benefit costs		(985)
Change in Net Position - Governmental Activities	$	67,472

City of Northfield, Minnesota
Discretely Presented Component Unit - Municipal Hospital
Statement of Net Position
For the Year Ended December 31, 2025

Assets	
Current Assets	
Cash and cash equivalents	$ 5,392,520
Current portion of noncurrent cash and cash equivalents	1,279,238
Patient receivables, less allowance for uncollectible accounts $11,783,000	26,665,144
Accounts receivable - other	196,798
Inventories	2,210,488
Prepaid items	1,683,350
Total Current Assets	37,427,538
Noncurrent Cash and Investments	
Internally Designated for Health Benefits	1,279,238
Internally Designated for Capital Improvements	37,122,305
Restricted by Bond Agreement	17,824
Less current portion of noncurrent cash and investments	(1,279,238)
Total Noncurrent Cash and Investments	37,140,129
Other Assets	335,412
Capital Assets, Net	27,497,890
Total Assets	102,400,969
Deferred Outflows of Resources	
Deferred pension resources	4,850,943
Total Assets and Deferred Outflows of Resources	$ 107,251,912
Liabilities	
Current Liabilities	
Current maturities of long-term debt	$ 951,713
Accounts payable, trade	3,912,766
Accrued payroll and benefits	9,496,134
Accrued interest payable	56,749
Unearned revenue	27,483
Third party payor settlements payable	387,000
Total Current Liabilities	14,831,845
Noncurrent Liabilities	
Long-term debt, less current maturities	15,189,508
Net pension liability	21,151,031
Total Noncurrent Liabilities	36,340,539
Total Liabilities	51,172,384
Deferred Inflows of Resources	
Deferred pension resources	15,304,394
Net Position	
Net investment in capital assets	11,356,669
Restricted by bond agreement	17,824
Unrestricted	29,400,641
Total Net Position	40,775,134
Total Liabilities, Deferred Inflows of Resources and Net Position	$ 107,251,912

City of Northfield, Minnesota
Discretely Presented Component Unit - Municipal Hospital
Statement of Revenues, Expenses and Changes in Fund Net Position
For the Year Ended December 31, 2025

Operating Revenues	
Net patient and resident service revenue	$ 136,055,239
Other revenues	1,585,879
Total Operating Revenues	137,641,118
Operating Expenses	
Salaries and wages	66,188,312
Employee benefits	10,020,116
Supplies and drugs	24,097,534
Purchased services	19,179,525
Utilities	1,324,539
Other	6,449,798
Depreciation and amortization	5,480,766
Interest	730,805
Taxes and surcharges	2,951,356
Total Operating Expenses	136,422,751
Operating Income (Loss)	1,218,367
Nonoperating Revenues (Expenses)	
Investment income	2,862,844
Noncapital Grants and Contributions	219,329
Gain (loss) on the sale/disposal of capital assets	263,244
Miscellaneous	(75,000)
Total Nonoperating Revenues (Expenses)	3,270,417
Excess (Deficiency) of Revenues Over (Under) Expenses	4,488,784
Capital Grants and Contributions	102,797
Change in Net Position	4,591,581
Net Position, January 1	36,183,553
Net Position, December 31	$ 40,775,134

City of Northfield, Minnesota
Discretely Presented Component Unit - Municipal Hospital
Statement of Cash Flows
For the Year Ended December 31, 2025

Cash Flows from Operating Activities	
Cash received from patients and third party payors	$ 134,081,156
Cash paid to employees	(75,872,329)
Cash paid to suppliers	(59,576,129)
Other receipts and payments, net	1,617,033
Net Cash Provided (Used) by Operating Activities	249,731
Cash Flows from Noncapital Financing Activities	
Noncapital grants and contributions	219,329
Miscellaneous expenses	(75,000)
Net Cash Provided (Used) by Noncapital Financing Activities	144,329
Cash Flows from Capital and Related Financing Activities	
Proceeds from sale of capital assets	322,946
Purchase of capital assets	(1,776,428)
Proceeds from issuance of long-term debt	3,805,000
Principal payments on long-term debt	(4,803,880)
Capital grants and contributions	102,797
Interest payments on long-term debt	(695,521)
Net Cash Provided (Used) by Capital and Related Financing Activities	(3,045,086)
Cash Flows from Investing Activities	
(Increase) decrease in noncurrent cash and investments	4,906,497
Investment income	2,862,844
Net Cash Provided (Used) by Investing Activities	7,769,341
Net Increase (Decrease) in Cash and Cash Equivalents	5,118,315
Cash and Cash Equivalents, January 1	274,205
Cash and Cash Equivalents, December 31	$ 5,392,520
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities	
Operating income (loss)	$ 1,218,367
Adjustments to reconcile operating income (loss) to net cash provided by operating activities	
Depreciation	5,480,766
Interest	730,805
Provision for bad debt expense	3,768,821
(Increase) decrease in assets	
Patient receivables	(5,821,033)
Inventories, prepaids and other receivables	462,356
(Increase) decrease in deferred outflows of resources	
Deferred pension resources	627,427
Increase (decrease) in liabilities	
Accounts payable	(794,614)
Third-party payor settlements payable	78,129
Accrued expenses	336,099
Net pension liability	(3,651,975)
(Increase) decrease in deferred inflows of resources	
Deferred pension resources	(2,185,417)
Net Cash Provided (Used) by Operating Activities	$ 249,731
Schedule of Noncash Investing Capital and Financing Activities	
Capital assets acquired by lease obligation	$ 331,721

STATISTICAL SECTION (UNAUDITED)

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

THIS PAGE IS LEFT

BLANK INTENTIONALLY

STATISTICAL SECTION (UNAUDITED)

This part of the City of Northfield's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

Financial Trends

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the government's current levels of outstanding debt and the government's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

City of Northfield, Minnesota
Net Position by Component
2016 - 2025
(Accrual Basis of Accounting)

	Fiscal Year				
	2025	Restated 2024	Restated 2023	2022	2021
Governmental Activities					
Net investment in capital assets	$ 52,517,292	$ 48,120,220	$ 42,801,132	$ 41,300,947	$ 39,434,081
Restricted	12,070,591	11,195,612	7,869,991	6,982,652	7,419,113
Unrestricted	14,321,840	10,735,626	7,834,552	5,144,473	9,296,850
Total Governmental Activities Net Position	78,909,723	70,051,458	58,505,675	53,428,072	56,150,044
Business-type Activities					
Net investment in capital assets	38,692,175	31,902,536	33,767,743	32,677,989	32,891,088
Unrestricted	20,719,563	20,173,035	19,107,812	16,508,267	14,727,714
Total Business-type Activities Net Position	59,411,738	52,075,571	52,875,555	49,186,256	47,618,802
Primary Government					
Net investment in capital assets	91,209,467	80,022,756	76,568,875	73,978,936	72,325,169
Restricted	12,070,591	11,195,612	7,869,991	6,982,652	7,419,113
Unrestricted	35,041,403	30,908,661	26,942,364	21,652,740	24,024,564
Total Primary Government Net Position	$ 138,321,461	$ 122,127,029	$ 111,381,230	$ 102,614,328	$ 103,768,846

Table 1

Fiscal Year				
2020	2019	2018	2017	2016
$ 40,073,838	$ 37,588,910	$ 36,036,469	$ 35,086,458	$ 35,941,654
5,752,199	4,982,397	5,454,996	5,615,513	4,603,145
6,459,697	6,306,493	7,225,012	8,200,388	5,780,200
52,285,734	48,877,800	48,716,477	48,902,359	46,324,999
32,017,801	28,248,889	25,470,459	24,721,543	23,301,761
13,399,287	14,356,086	13,947,708	12,362,466	11,431,459
45,417,088	42,604,975	39,418,167	37,084,009	34,733,220
72,091,639	65,837,799	61,506,928	59,808,001	59,243,415
5,752,199	4,982,397	5,454,996	5,615,513	4,603,145
19,858,984	20,662,579	21,172,720	20,562,854	17,211,659
$ 97,702,822	$ 91,482,775	$ 88,134,644	$ 85,986,368	$ 81,058,219

City of Northfield, Minnesota
Changes in Net Position (Continued on the Following Pages)
2016 - 2025
(Accrual Basis of Accounting)

	Fiscal Year			
	2025	Restated 2024	Restated 2023	2022
Expenses				
Governmental activities				
General government	$ 4,423,803	$ 4,951,881	$ 4,140,291	$ 4,569,897
Public safety	7,362,726	7,752,181	7,346,035	7,336,398
Public works/streets	6,825,000	6,659,029	6,441,116	6,287,000
Culture and recreation	5,450,039	5,173,993	4,755,072	4,434,800
Housing and economic development	1,107,745	732,379	715,510	594,722
Transit	30,864	108,463	54,838	54,837
Miscellaneous	366,663	215,642	262,645	240,115
Interest on long-term debt	1,916,181	1,116,224	632,685	672,008
Total governmental activities expenses	27,483,021	26,709,792	24,348,192	24,189,777
Business-type activities				
Water	2,192,341	2,455,327	2,234,724	2,184,043
Wastewater	4,581,157	4,548,062	3,860,711	3,807,882
Garbage	1,049,120	1,065,066	984,523	929,018
Storm water drainage	1,022,476	814,983	933,397	920,017
Municipal Liquor Store	2,657,974	2,734,247	2,750,941	2,703,643
Total Business-type Activities Expenses	11,503,068	11,617,685	10,764,296	10,544,603
Total Primary Government Expenses	$ 38,986,089	$ 38,327,477	$ 35,112,488	$ 34,734,380
Program Revenues				
Governmental Activities				
Charges for services				
Licenses and permits	$ -	$ -	$ -	$ -
Other public works	155,747	568,275	109,611	171,151
Parks and recreation	628,949	573,933	594,825	391,475
Other activities	2,756,790	2,621,463	2,551,580	2,508,362
Operating grants and contributions	2,343,738	1,407,437	2,109,834	1,702,417
Capital grants and contributions	7,429,772	2,867,355	3,194,188	215,549
Total Governmental Activities Program Revenues	13,314,996	8,038,463	8,560,038	4,988,954
Business-type Activities				
Charges for services				
Water	4,071,264	2,883,280	2,621,302	2,130,582
Wastewater	5,501,550	5,093,835	5,106,902	5,307,855
Municipal Liquor Store	2,768,247	2,848,907	2,863,583	2,797,955
Other activities	2,799,137	2,502,786	2,320,822	2,107,186
Capital grants and contributions	-	-	-	-
Operating grants and contributions	-	-	157,209	29,341
Total Business-type Activities Program Revenues	15,140,198	13,328,808	13,069,818	12,372,919
Total Primary Government Program Revenues	$ 28,455,194	$ 21,367,271	$ 21,629,856	$ 17,361,873

Table 2

Fiscal Year					
2021	2020	2019	2018	2017	2016
$ 3,654,574	$ 4,491,926	$ 2,930,109	$ 2,778,597	$ 2,583,745	$ 2,542,003
4,454,656	5,110,574	5,884,599	4,336,925	3,850,606	5,195,075
5,154,868	4,928,177	5,272,769	5,017,361	5,183,024	4,642,307
3,773,614	3,646,866	3,691,317	3,307,807	3,050,928	2,934,423
399,931	375,633	126,751	226,477	188,361	282,094
25,938	25,938	25,938	25,938	25,938	53,658
142,725	89,529	190,537	121,480	132,307	112,509
681,847	695,457	736,814	669,303	521,233	582,762
18,288,153	19,364,100	18,858,834	16,483,888	15,536,142	16,344,831
1,923,931	1,726,354	1,631,940	1,539,698	1,655,023	1,544,092
3,429,783	3,783,972	4,175,037	4,710,701	3,244,493	3,120,760
950,778	835,774	840,429	954,165	742,024	715,898
678,361	727,063	743,286	581,240	458,757	404,546
2,692,996	2,553,893	2,799,519	2,764,049	2,939,174	2,935,516
9,675,849	9,627,056	10,190,211	10,549,853	9,039,471	8,720,812
$ 27,964,002	$ 28,991,156	$ 29,049,045	$ 27,033,741	$ 24,575,613	$ 25,065,643
$ 797,166	$ 633,539	$ 572,386	$ 627,896	$ 859,249	$ 679,474
100,291	202,482	133,824	145,827	110,099	199,106
459,705	287,100	366,083	432,403	441,206	466,522
1,279,903	1,210,107	1,304,158	1,044,846	991,258	990,659
1,412,390	2,866,949	1,641,596	919,115	872,076	1,085,300
812,001	3,308,340	1,936,637	1,548,732	1,617,174	2,790,632
4,861,456	8,508,517	5,954,684	4,718,819	4,891,062	6,211,693
2,120,107	2,214,235	2,010,971	2,049,922	2,103,303	2,069,419
4,969,964	4,886,287	4,641,574	4,538,992	4,378,493	4,276,262
2,871,877	2,806,155	2,914,301	2,907,451	3,064,270	3,148,215
2,039,351	1,974,963	1,905,471	1,826,453	1,780,512	1,747,036
-	334,321	-	1,649,099	-	527,156
64,286	-	221,425	15,405	18,079	7,500
12,065,585	12,215,961	11,693,742	12,987,322	11,344,657	11,775,588
$ 16,927,041	$ 20,724,478	$ 17,648,426	$ 17,706,141	$ 16,235,719	$ 17,987,281

City of Northfield, Minnesota
Changes in Net Position (Continued)
2016 - 2025
(accrual basis of accounting)

	Fiscal Year			
	2025	2024	2023	2022
Program Revenues - Continued				
Net (expense)/revenue				
Governmental activities	$ (14,168,025)	$ (18,671,329)	$ (15,788,154)	$ (19,200,823)
Business-type activities	3,637,130	1,711,123	2,305,522	1,828,316
Total Primary Government Net Expense	$ (10,530,895)	$ (16,960,206)	$ (13,482,632)	$ (17,372,507)
General Revenues and Other Changes in Net Position				
Governmental activities				
Taxes				
Property taxes	$ 18,541,203	$ 15,646,775	$ 14,411,913	$ 12,027,538
Franchise taxes	1,474,830	1,407,683	1,375,359	1,337,548
Hotel/motel taxes	202,421	200,779	206,269	181,046
Unrestricted grants and contributions	4,208,796	3,984,260	3,406,604	3,450,210
Investment earnings	1,191,205	968,018	1,314,039	(526,828)
Miscellaneous	140,489	1,130,406	73,812	79,794
Contributions of capital assets	-	-	-	(125,164)
Transfers	(2,732,654)	3,742,067	77,761	54,707
Total Governmental Activities	23,026,290	27,079,988	20,865,757	16,478,851
Business-type Activities				
Investment earnings (loss)	966,383	1,216,486	1,348,450	(331,319)
Gain on sale of capital assets	-	14,474	41,629	-
Transfers of capital assets	-	-	-	125,164
Transfers	2,732,654	(3,742,067)	(6,302)	(54,707)
Extraordinary item - impairment gain on fire and flood damage net of insurance recovery	-	-	-	-
Total Business-type Activities	3,699,037	(2,511,107)	1,383,777	(260,862)
Total Primary Government	$ 26,725,327	$ 24,568,881	$ 22,249,534	$ 16,217,989
Changes in Net Position				
Governmental activities	$ 8,858,265	$ 8,408,659	$ 5,077,603	$ (2,721,972)
Business-type activities	7,336,167	(799,984)	3,689,299	1,567,454
Total Primary Government	$ 16,194,432	$ 7,608,675	$ 8,766,902	$ (1,154,518)

Table 2 (Continued)

Fiscal Year					
2021	2020	2019	2018	2017	2016
$ (13,426,697)	$ (10,855,583)	$ (12,904,150)	$ (11,765,069)	$ (10,645,080)	$ (10,133,138)
2,389,736	2,588,905	1,503,531	2,437,469	2,305,186	3,054,776
$ (11,036,961)	$ (8,266,678)	$ (11,400,619)	$ (9,327,600)	$ (8,339,894)	$ (7,078,362)
$ 10,729,467	$ 10,314,775	$ 9,343,724	$ 8,861,136	$ 8,211,742	$ 8,080,765
1,097,698	191,478	197,626	201,452	200,007	206,945
147,947	94,748	179,686	125,994	116,745	116,895
5,536,476	3,254,785	3,079,906	3,344,284	3,649,679	3,539,565
(274,855)	251,495	378,618	258,412	78,011	100,699
57,582	103,704	76,432	136,840	77,029	58,147
(56,917)	-	-	(111,265)	-	-
53,609	1,549,994	153,192	45,000	35,000	125,000
17,291,007	15,760,979	13,409,184	12,861,853	12,368,213	12,228,016
(191,330)	257,669	391,992	203,058	80,603	104,139
-	18,071	-	16,666	-	-
56,917	-	-	111,265	-	(527,156)
(53,609)	(1,549,994)	(153,192)	(45,000)	(35,000)	(125,000)
-	-	1,444,477	-	-	-
(188,022)	(1,274,254)	1,683,277	285,989	45,603	(548,017)
$ 17,102,985	$ 14,486,725	$ 15,092,461	$ 13,147,842	$ 12,413,816	$ 11,679,999
$ 3,864,310	$ 4,905,396	$ 505,034	$ 1,096,784	$ 1,723,133	$ 2,094,878
2,201,714	1,314,651	3,186,808	2,723,458	2,350,789	2,506,759
$ 6,066,024	$ 6,220,047	$ 3,691,842	$ 3,820,242	$ 4,073,922	$ 4,601,637

THIS PAGE IS LEFT

BLANK INTENTIONALLY

City of Northfield, Minnesota
Governmental Activities Tax Revenues by Source
2016 - 2025
(Accrual Basis of Accounting)

Table 3

Fiscal Year	General Property Taxes	Tax Increment Taxes	Hotel-Motel Tax	Franchise Tax	Total
2025	$ 17,523,231	$ 1,017,972	$ 202,421	$ 1,474,830	$ 20,218,454
2024	14,634,161	1,012,614	200,779	1,407,683	17,255,237
2023	13,544,649	867,264	206,269	1,375,359	15,993,541
2022	11,359,699	667,839	181,046	1,337,548	13,546,132
2021	10,184,843	544,624	147,947	1,097,698	11,975,112
2020	9,836,441	478,334	94,748	191,478	10,601,001
2019	8,961,746	381,978	179,686	197,626	9,721,036
2018	8,519,918	341,218	125,994	201,452	9,188,582
2017	7,878,710	333,032	116,745	200,007	8,528,494
2016	7,758,176	322,589	116,895	206,945	8,404,605

City of Northfield, Minnesota
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2025	2024	2023	2022
General Fund				
Nonspendable	$ 162,284	$ 155,456	$ 144,289	$ 236,076
Restricted	22,288	22,038	31,037	32,315
Committed	-	-	-	335,694
Assigned	-	-	-	-
Unassigned	11,805,925	11,085,502	10,623,411	9,213,672
Total General Fund	$ 11,990,497	$ 11,262,996	$ 10,798,737	$ 9,817,757
All Other Governmental Funds				
Nonspendable	$ 4,511	$ 3,916	$ 2,463	$ 3,368
Restricted	26,338,244	8,600,993	9,744,485	8,045,898
Committed	2,343,757	2,039,992	1,960,665	1,166,281
Assigned	4,213,757	3,431,467	2,782,592	1,141,052
Unassigned	(3,101,816)	(5,572,367)	(5,163,570)	(3,820,800)
Total All Other Governmental Funds	$ 29,798,453	$ 8,504,001	$ 9,326,635	$ 6,535,799

Table 4

Fiscal Year					
2021	2020	2019	2018	2017	2016
$ 122,799	$ 115,374	$ 106,932	$ 93,737	$ 103,591	$ 115,936
37,129	13,815	13,520	9,137	6,733	6,491
785,044	74,000	71,742	71,742	71,742	71,742
-	-	-	-	-	-
8,859,509	8,830,986	7,924,356	7,796,388	7,466,114	7,121,262
$ 9,804,481	$ 9,034,175	$ 8,116,550	$ 7,971,004	$ 7,648,180	$ 7,315,431
$ 2,669	$ 2,363	$ 1,679	$ 609	$ 2,316	$ 2,881
9,387,932	6,407,991	5,028,837	6,811,822	6,055,095	6,266,885
1,205,558	1,209,220	1,164,691	1,079,664	1,165,600	888,424
1,001,729	1,841,754	1,603,298	1,468,808	1,508,874	1,745,125
(1,784,220)	(2,264,400)	(1,812,606)	(503,057)	(272,495)	(228,172)
$ 9,813,668	$ 7,196,928	$ 5,985,899	$ 8,857,846	$ 8,459,390	$ 8,675,143

City of Northfield, Minnesota
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year			
	2025	2024	2023	2022
Revenues				
Taxes	$ 20,127,777	$ 17,241,528	$ 15,924,034	$ 13,504,532
Licenses, fees and permits	713,658	711,146	921,559	850,749
Fines and forfeits	112,155	114,144	105,160	99,912
Charges for services	2,491,436	2,698,862	2,107,318	2,152,142
Special assessments	608,448	548,056	430,236	447,465
Intergovernmental	9,913,285	8,011,601	5,906,660	5,734,775
Investment earnings	1,191,205	968,018	1,314,039	(526,828)
Miscellaneous	3,552,938	497,680	587,071	629,334
Total Revenues	38,710,902	30,791,035	27,296,077	22,892,081
Expenditures				
Current:				
General government	4,486,976	4,584,820	4,127,343	4,114,981
Public safety	7,746,733	7,215,429	6,645,997	5,940,834
Public works	3,822,623	3,678,661	3,617,206	3,321,806
Culture and recreation	4,669,111	4,274,034	3,760,893	3,597,825
Transit	-	-	-	-
Housing and economic development	1,000,899	591,338	549,469	537,742
Nondepartmental	366,663	215,642	262,645	240,115
Capital Outlay:				
General government	141,400	-	35,011	471,392
Public safety	281,595	980,830	80,155	396,377
Public works	6,935,615	14,939,123	8,165,250	6,126,884
Culture and recreation	13,886,772	2,357,331	217,556	30,095
Transit	647,980	2,106,834	125,980	12,557
Housing and economic development	7,647	36,041	61,041	2,156,980
Debt Service:				
Principal	2,951,591	2,878,688	2,848,979	2,660,681
Interest and other	1,277,059	975,316	705,708	654,367
Issuance fees	377,423	52,464	47,138	78,688
Total Expenditures	48,600,087	44,886,551	31,250,371	30,341,324
Revenues over (under) expenditures	(9,889,185)	(14,095,516)	(3,954,294)	(7,449,243)
Other Financing Sources (Uses):				
Bonds issued	25,815,000	8,015,000	7,350,000	4,020,000
Bond premium/(discount)	1,400,180	771,663	478,892	87,840
Transfers in	1,066,817	7,581,378	1,608,197	1,387,803
Transfers out	(1,001,657)	(3,694,142)	(1,710,979)	(1,333,096)
Payment to refunded bond escrow agent	-	-	-	-
Sale of capital assets	110,397	1,063,242	-	22,103
Total Other Financing Sources (Uses)	27,390,737	13,737,141	7,726,110	4,184,650
Net Change in Fund Balances	$ 17,501,552	$ (358,375)	$ 3,771,816	$ (3,264,593)
Debt service as a percentage of noncapital expenditures	15.8%	15.5%	15.7%	15.4%

Table 5

Fiscal Year					
2021	2020	2019	2018	2017	2016
$ 11,952,739	$ 10,538,215	$ 9,699,385	$ 9,146,642	$ 8,501,718	$ 8,405,183
797,166	633,539	572,386	627,896	859,249	679,474
71,543	61,562	88,415	111,751	98,171	82,032
1,782,808	1,681,087	1,672,511	1,521,326	1,454,847	1,561,121
436,211	1,393,145	672,538	593,867	580,762	668,700
6,080,037	8,526,994	4,494,474	5,485,051	4,544,279	6,458,670
(274,855)	251,495	378,618	258,412	78,011	100,699
531,760	478,249	821,265	502,536	499,889	549,765
21,377,409	23,564,286	18,399,592	18,247,481	16,616,926	18,505,644
3,531,019	4,397,954	2,925,655	2,745,528	2,433,481	2,408,862
5,138,674	4,944,085	4,972,264	4,372,987	4,291,893	4,070,750
2,758,210	2,684,042	2,681,829	2,566,496	2,489,659	2,381,026
3,023,449	2,747,671	2,802,266	2,509,446	2,400,275	2,281,839
-	-	-	-	-	-
399,931	375,633	126,751	226,944	185,895	282,094
142,725	89,529	190,537	121,480	131,058	112,509
438,857	-	42,625	112,841	88,705	22,006
156,451	278,938	753,082	3,572,030	193,330	765,063
3,818,325	9,088,261	4,953,492	4,024,319	1,655,893	4,257,931
207,980	120,282	155,829	408,464	767,291	2,853,881
-	-	-	-	-	27,720
43,205	172,856	271,726	-	21,506	-
2,110,172	2,131,280	1,906,622	2,314,653	2,744,125	2,043,881
745,952	672,680	770,521	532,805	562,336	572,068
-	-	-	97,032	4,725	28,594
22,514,950	27,703,211	22,553,199	23,605,025	17,970,172	22,108,224
(1,137,541)	(4,138,925)	(4,153,607)	(5,357,544)	(1,353,246)	(3,602,580)
4,255,000	4,360,000	6,335,000	5,905,000	1,405,000	1,425,000
198,446	316,937	266,698	66,784	12,778	45,554
265,407	1,759,625	1,200,378	484,780	880,683	1,499,964
(236,798)	(209,631)	(1,047,186)	(439,780)	(845,683)	(1,374,964)
-	-	(5,020,000)	-	-	-
42,532	40,648	36,027	62,040	17,464	25,337
4,524,587	6,267,579	1,770,917	6,078,824	1,470,242	1,620,891
$ 3,387,046	$ 2,128,654	$ (2,382,690)	$ 721,280	$ 116,996	$ (1,981,689)
16.0%	15.5%	17.9%	21.3%	17.6%	21.3%

THIS PAGE IS LEFT

BLANK INTENTIONALLY

City of Northfield, Minnesota
Tax Capacity and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years

Table 6

Fiscal Year Ended December 31,	Residential Property	Commercial Property	Other	Total Tax Capacity	Total Direct Tax Rate	Taxable Market Value	Tax Capacity Value as a Percentage of TMV
2025	$ 19,580,971	$ 5,800,442	$ 169,499	$ 25,550,912	68.680 %	$ 2,328,302,300	1.10 %
2024	18,917,308	5,237,151	164,139	24,318,598	62.230	2,183,386,600	1.11
2023	17,189,376	4,828,275	156,805	22,174,456	62.643	2,002,958,800	1.11
2022	14,739,879	4,496,967	149,837	19,386,683	59.867	1,759,012,900	1.10
2021	13,631,599	4,405,435	241,595	18,278,629	56.661	1,658,005,700	1.10
2020	12,778,158	4,150,117	225,069	17,153,344	58.161	1,566,037,200	1.10
2019	11,921,696	3,960,955	221,365	16,104,016	53.220	1,474,689,900	1.09
2018	11,104,755	3,751,027	228,755	15,084,537	57.160	1,387,176,300	1.09
2017	10,533,222	3,580,397	210,583	14,324,202	55.670	1,322,187,500	1.08
2016	9,673,963	3,485,445	200,569	13,359,977	57.550	1,230,567,100	1.09

Source: Rice and Dakota County Auditor/Treasurer's Offices.

City of Northfield, Minnesota
Property Tax Rates
Direct and Overlapping Governments
Last Ten Fiscal Years

Fiscal Year	City of Northfield			Overlapping Rates County		
	Operating	Debt Service	Total City	Operating	Debt Service	Total County
2025	53.65 %	15.03 %	68.68 %	33.00 %	4.30 %	37.30 %
2024	49.70	12.53	62.23	32.69	2.44	35.13
2023	51.51	11.13	62.64	31.74	4.96	36.70
2022	48.53	11.33	59.86	35.40	3.94	39.34
2021	45.90	10.76	56.66	35.69	4.17	39.86
2020	47.26	10.90	58.16	35.17	4.37	39.54
2019	45.74	10.48	56.22	35.29	4.23	39.52
2018	46.04	11.12	57.16	35.70	4.56	40.26
2017	43.93	11.74	55.67	35.15	4.80	39.95
2016	45.97	11.67	57.64	35.80	5.08	40.88

Source: Rice County Auditor/Treasurer

*Overlapping rates are those of local and county governments that apply to property owners within the City. While a small portion of the City lies within Dakota County, only the Rice County tax rate is shown in this table as it is the predominant county.

Table 7

Overlapping Rates				
School Districts	Other Districts			
Total School	Special Districts	Total Direct Rates	Total Overlapping Rates	Total Direct and Overlapping Rates
32.74 %	3.47 %	68.68 %	73.51 %	142.19 %
20.38	3.36	62.23	58.87	121.10
23.82	3.26	62.64	63.78	126.42
27.02	3.49	59.86	69.85	129.71
29.96	3.37	56.66	73.19	129.85
30.47	3.39	58.16	73.40	131.56
31.22	3.45	56.22	74.19	130.41
33.15	3.40	57.16	76.81	133.97
30.94	3.42	55.67	74.31	129.98
32.90	3.66	57.64	77.44	135.08

City of Northfield, Minnesota
Principal Property Taxpayers
Current Year and Nine Years Ago

Table 8

	2025			2016		
Taxpayer	Taxable Tax Capacity	Rank	Percentage of Total City Capacity Value	Taxable Capacity Value	Rank	Percentage of Total City Capacity Value
Malt-O-Meal / Post	$607,162	1	2.38 %	$746,476	1	5.59 %
Hidden Valley Apartments	386,443	2	1.51	154,626	10	1.16
McLane Minnesota, Inc	291,648	3	1.14	373,336	3	2.79
Cardinal CG Company	272,532	4	1.07	182,616	7	1.37
St Olaf College	271,477	5	1.06			
Xcel Energy	250,584	6	0.98	539,416	2	4.04
Strobel & Werner Real Estate	240,938	7	0.94			
Timberfield Properties of Northfield, LLC	198,461	8	0.78			
5th Street Lofts LLC	147,101	9	0.58			
Union Pacific Railroad Co.	134,774	10	0.53			
Dayton Hudson Corp				228,682	4	1.71
Community Resource bank				203,946	5	1.53
Hayzin LLC				201,390	6	1.51
Allina Health Systems				177,384	8	1.33
Carleton College				155,876	9	1.17
	$ 2,801,120		10.96 %	$ 2,963,748		22.18 %

Source: City of Northfield Financial Records

City of Northfield, Minnesota
Property Tax Levies and Collections
Last Ten Fiscal Years

Table 9

Fiscal Year Ended December 31,	Taxes Levied For The Fiscal Year	Collected within the Fiscal Year of the Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2025	$ 16,931,822	$ 16,818,257	99.30 %	$ -	$ 16,818,257	99.30 %
2024	14,577,827	14,514,748	99.60	44,388	14,559,136	99.90
2023	13,403,796	13,316,769	99.40	79,133	13,395,902	99.90
2022	11,244,996	11,208,422	99.70	34,782	11,243,204	100.00
2021	10,067,146	10,035,663	99.70	30,382	10,066,045	100.00
2020	9,709,177	9,655,352	99.40	53,047	9,708,399	100.00
2019	8,849,117	8,807,734	99.50	40,758	8,848,492	100.00
2018	8,437,869	8,341,974	98.90	95,410	8,437,384	100.00
2017	7,797,481	7,727,970	99.10	69,044	7,797,014	100.00
2016	7,655,738	7,608,047	99.40	47,251	7,655,298	100.00

Sources: Rice County, Minnesota Auditor-Treasurer's Office and Dakota County, Minnesota Auditor-Treasurer's Office.

City of Northfield, Minnesota
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	Governmental Activities							
	General Obligation Bonds	Improvement Bonds	Tax Increment Bonds	General Obligation Revenue Bonds	Certificates of Participation	Financed Purchase Arrangement	Notes Payable	Total Governmental Activities
2025	$ 33,729,522	$ 5,620,954	$ -	$ 22,803,610	$ -	$ 92,067	$ 303,575	$ 62,549,728
2024	30,894,202	6,937,970	60,000	-	-	103,575	460,166	38,455,913
2023	23,245,554	8,322,697	146,500	236,711	-	115,083	627,354	32,693,899
2022	16,360,705	9,620,985	213,500	463,423	-	379,404	776,520	27,814,537
2021	12,962,436	10,989,273	275,500	685,134	-	635,950	905,164	26,453,457
2020	10,498,070	10,616,444	337,500	896,845	-	883,262	932,448	24,164,569
2019	9,336,704	8,657,985	399,500	1,108,557	-	961,057	1,038,813	21,502,616
2018	5,099,232	7,783,696	461,000	1,315,268	5,020,000	1,152,418	1,149,587	21,981,201
2017	861,313	7,534,079	527,500	1,516,979	5,295,000	1,361,046	1,256,212	18,352,129
2016	1,161,208	7,731,644	584,000	1,713,691	5,565,000	1,561,305	1,380,677	19,697,525

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

* Information not available at the time of the audit

Table 10

Percentage of Tax Capacity	Business-type Activities: Sewer/Storm and Water Bonds	Business-type Activities: Lease Payable	Business-type Activities: Total Business-Type Activities	Total Primary Government	Percentage of Personal Income	Per Capita
245 %	$ 19,911,550	$ -	$ 19,911,550	$ 82,461,278	- %	3,865
158	20,531,901	-	20,531,901	58,987,814	6.69	2,806
147	19,368,551	-	19,368,551	52,062,450	7.27	2,488
143	1,479,569	27,883	1,507,452	29,321,989	12.36	1,427
145	1,768,393	55,167	1,823,560	28,277,017	12.26	1,360
141	3,204,565	81,424	3,285,989	27,450,558	11.69	1,339
134	3,975,633	106,691	4,082,324	25,584,940	11.80	1,253
146	5,673,965	131,006	5,804,971	27,786,172	10.56	1,362
128	7,628,978	154,405	7,783,383	26,135,512	10.55	1,281
147	9,434,988	176,922	9,611,910	29,309,435	8.99	1,442

City of Northfield, Minnesota
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Table 11

Fiscal Year	General Obligation Bonds	Less: Amounts Available in Debt Service Fund	Total	Percentage of Estimated Actual Taxable Value of Property	Per Capita
2025	$ 33,729,522	$ 5,175,704	$ 28,553,818	1.23 %	$ 1,338
2024	30,894,202	4,321,196	26,573,006	1.22	1,264
2023	23,245,554	2,675,921	20,569,633	1.03	983
2022	16,360,705	1,962,965	14,397,740	0.82	701
2021	12,962,436	2,169,774	10,792,662	0.65	519
2020	10,498,070	1,909,368	8,588,702	0.55	419
2019	9,336,704	821,425	8,515,279	0.58	417
2018	5,099,232	105,043	4,994,189	0.36	245
2017	861,313	116,197	745,116	0.06	37
2016	1,161,208	454,243	706,965	0.06	35

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

City of Northfield, Minnesota
Computation of Direct and Overlapping Debt
December 31, 2025

Table 12

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable	Estimated Share of Overlapping Debt
Debt Repaid With Property Taxes			
School District			
ISD No. 659	$ 78,955,000	54.92 %	$ 43,362,086
Rice County	56,035,000	19.60	10,982,860
Subtotal - Overlapping Debt			54,344,946
City Direct Debt			62,549,728
Total Direct and Overlapping Debt			$ 116,894,674

Sources: Assessed value data used to estimate applicable percentages provided by the County Board of Equalization and Assessment. Debt outstanding data provided by the County.

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Northfield. This process recognized that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.

City of Northfield, Minnesota
Legal Debt Margin Information
Last Ten Fiscal Years

	2025	2024	2023	2022	2021
Debt Limit	$ 69,849,069	$ 65,501,598	$ 60,088,764	$ 52,770,387	$ 49,740,171
Total Net Debt Applicable to Limit	49,260,000	25,445,000	14,625,000	15,752,924	12,790,187
Legal Debt Margin	$ 20,589,069	$ 40,056,598	$ 45,463,764	$ 37,017,463	$ 36,949,984
Total net debt applicable to the limit as a percentage of debt limit	70.52%	38.85%	24.34%	29.85%	25.71%

Note: Minnesota Statute Section 475.53, subdivision 1 Limit on Net Debt except as otherwise provided in sections 475.51 to 475.74, no municipality except a school district or a city of the first class shall incur or be subject to a net debt in excess of 3 percent of the market value of taxable property therein.

Table 13

2020	2019	2018	2017	2016
$ 46,981,116	$ 44,240,697	$ 41,615,289	$ 39,665,625	$ 36,917,013
10,629,468	9,664,323	9,825,000	6,125,000	12,176,500
$ 36,351,648	$ 34,576,374	$ 31,790,289	$ 33,540,625	$ 24,740,513
22.62%	21.84%	23.61%	15.44%	32.98%

Legal Debt Margin Calculation for Fiscal Year 2025

Total Estimated Market Value	$ 2,328,302,300
Debt Limit (3% of Total Assessed Value)	69,849,069
Debt Applicable to Limit:	
General Obligation Bonds	49,260,000
Legal Debt Margin	$ 20,589,069

City of Northfield, Minnesota
Pledged-Revenue Coverage
Last Ten Fiscal Years

Year	Utility Revenue Bonds						
	Utility Service Charges	Less Operating Expenses	Net Available Revenue	Debt Service		Coverage	Special Assessment Collections
				Principal	Interest		
2025	$ 14,612,073	$ 7,306,354	$ 7,305,719	$ 540,000	$ 866,896	5.19	$ 548,391
2024	12,639,409	7,244,173	5,395,236	235,000	116,222	15.36	548,056
2023	12,306,404	5,703,781	6,602,623	225,000	117,103	19.30	429,167
2022	10,111,358	5,410,258	4,701,100	307,285	16,602	14.51	314,699
2021	9,793,015	4,479,599	5,313,416	1,456,171	60,317	3.50	431,342
2020	10,059,369	4,821,526	5,237,843	1,474,488	82,853	3.36	1,044,160
2019	9,890,968	5,250,437	4,640,531	1,679,488	102,543	2.60	366,219
2018	8,447,387	5,515,177	2,932,210	1,939,062	150,864	1.40	432,991
2017	8,217,766	4,066,046	4,151,720	1,794,062	200,148	2.08	575,626
2016	8,132,625	3,787,027	4,345,598	2,408,636	212,826	1.66	579,120

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest, depreciation, or amortization expenses.

Improvement Bonds						
Debt Service			Tax Increment	Debt Service		
Principal	Interest	Coverage	Collections	Principal	Interest	Coverage
$ 1,265,000	$ 129,543	0.39	$ 562,210	$ 216,591	$ 21,521	2.36
1,330,000	133,412	0.37	564,628	253,688	52,598	1.84
1,250,000	194,225	0.30	867,024	216,216	52,564	3.23
1,320,000	229,871	0.20	671,489	196,404	54,744	2.67
1,210,085	235,939	0.30	543,172	186,606	54,907	2.25
1,385,512	173,064	0.67	472,334	181,460	54,536	2.00
1,090,512	175,847	0.29	373,911	172,274	61,432	1.60
1,240,938	137,382	0.31	339,982	567,625	55,927	0.55
1,145,938	164,316	0.44	334,418	640,965	86,963	0.46
896,364	164,586	0.55	334,785	187,499	96,734	1.18

City of Northfield, Minnesota
Demographic and Economic Statistics
Last Ten Fiscal Years

Table 15

Fiscal Year	Population	Households	Personal Income	Per Capita Personal Income	Unemployment Rate
2025	21,334	6,901	*	*	3.60 %
2024	21,020	6,886	$ 3,945,502	$ 57,160	2.40
2023	20,924	6,817	3,784,858	55,702	2.10
2022	20,547	6,723	3,624,851	53,548	2.60
2021	20,790	6,723	3,466,996	51,545	2.70
2020	20,494	6,564	3,209,215	47,839	4.20
2019	20,426	6,522	3,019,915	45,092	3.20
2018	20,398	6,492	2,933,428	44,096	2.20
2017	20,405	6,461	2,756,600	41,787	3.50
2016	20,320	6,361	2,635,830	40,167	3.30

*Information not available

Sources: Population and households from the Minnesota Demographer's Office; personal income and per capita income is for the Faribault-Northfield Metropolitan SA from the Bureau Economic Analysis. U.S. Department of Commerce; unemployment rate is from the Minnesota Department of Employment and Economic Development.

City of Northfield, Minnesota
Principal Employers
Current Year and Nine Years Ago

Table 16

Employer	2025 Employees	2025 Rank	2025 Percentage of Total City Employment (a)	2016 Employees	2016 Rank	2016 Percentage of Total City Employment
Post Consumer Products	878	1	2.41 %	650	2	1.26 %
Carleton College	860	2	2.36	650	3	1.26
St Olaf College	860	3	2.36	860	1	1.67
ISD 659	576	4	1.58	600	4	1.17
McLane Minnesota Inc.	550	5	1.51	480	6	0.93
Lutheran Home - The Cannon Valley	500	6	1.37			0.00
Northfield Hospital	481	7	1.32	481	5	0.94
Multek Flexible Circuits	450	8	1.23	450	7	0.88
Taylor Truck Line, Inc.	360	9	0.99	360	8	0.70
Three Links Care Center	250	10	0.69	250	9	0.49
Cub Foods			0.00	160	10	0.31
Total	5,765		15.80 %	4,941		9.61 %

Source: Minnesota Department of Employment and Economic Development
Note a: Total employment is for Rice County.

City of Northfield, Minnesota
Full-Time Equivalent City Government Employees by Function
Last Ten Fiscal Years

Function	Full-time Equivalent Employees (a) as of December 31			
	2025	2024	2023	2022
General Government				
Management services	5.1	4.2	4.1	4.0
Finance	5.0	4.0	4.0	4.0
Human resources	3.0	3.0	5.2	5.0
Community development	3.0	2.0	3.0	3.0
Planning	2.0	2.0	2.0	2.0
Building inspections	3.8	3.8	3.1	3.0
Information technology	3.0	3.0	3.0	3.0
Police				
Officers	26.0	24.0	23.0	24.0
Civilians	5.7	7.0	8.0	8.0
Fire				
Firefighters and officers (b)				
Public Works				
Engineering	5.0	6.0	6.0	5.0
Streets and park maintenance	12.0	14.0	13.5	13.0
Economic Development	0.0	1.0	1.0	1.0
Housing	1.0	2.0	1.0	1.0
Buildings and Recreation Facilities	4.0	4.0	4.0	4.0
Library	20.9	19.9	14.8	14.6
Motor Vehicle	3.9	4.0	3.3	3.2
Water	7.0	8.0	7.6	7.0
Wastewater	6.0	6.0	5.8	6.0
Refuse	1.0	1.0	1.0	0.5
Storm Water	1.0	1.0	1.0	1.0
Liquor Operations	7.1	6.1	6.2	6.5
Total	125.5	126.0	120.6	118.8

Source: City Budget Office

(a) Excludes seasonal employees

Table 17

Full-time Equivalent Employees (a) as of December 31					
2021	2020	2019	2018	2017	2016
5.3	4.1	3.0	3.0	3.0	3.0
3.9	4.0	4.0	4.0	4.0	4.0
4.2	3.7	3.6	2.6	2.6	2.6
2.2	1.1	1.1	0.7	0.7	1.1
1.1	1.9	1.9	1.4	1.4	1.6
2.8	3.6	3.6	4.2	4.2	2.6
3.0	3.0	3.0	3.2	3.2	3.2
23.0	23.0	23.0	22.0	22.0	22.0
7.0	7.2	5.0	6.0	6.0	5.0
		-	-	-	-
5.2	5.0	4.6	4.8	4.8	4.3
12.7	13.2	13.3	10.5	10.5	8.6
1.0	1.2	1.2	1.2	1.2	1.7
1.0	1.1	1.1	1.1	1.1	0.5
4.0	4.0	3.4	3.1	3.1	3.4
13.9	13.6	13.1	11.8	11.8	11.5
3.0	3.0	3.2	3.2	3.2	2.6
7.2	6.1	5.4	6.8	6.8	4.9
5.6	7.1	8.8	6.9	6.9	7.5
0.5	1.0	1.0	1.0	1.0	0.0
1.0	1.4	1.4	0.4	0.4	1.4
6.4	6.4	7.0	7.0	7.0	7.0
114.0	114.7	111.8	104.9	104.9	98.5

City of Northfield, Minnesota
Operating Indicators by Function
Last Ten Fiscal Years

Function/Program	Fiscal Year 2025	2024	2023	2022
Police				
Traffic violations	1,108	1,155	1,829	1,250
Group A Crimes	543	633	622	606
Group B Crimes	269	263	263	331
Building Inspection				
Permits issued	848	1,037	1,360	3,020
Total value	$ 99,389,877	$ 67,567,197	$ 62,558,926	$ 72,611,379
Single-family home permits issued	21	10	16	16
Single-family home value	8,316,332	4,122,010	6,371,610	6,499,955
Library				
Population served	27,826	27,337	27,181	26,332
Circulation	320,055	316,785	298,811	285,060
Hours open	4,167	4,176	3,155	3,163
Cardholders	16,633	15,536	14,409	13,672
Visits	200,790	186,348	154,764	140,471
Water				
Connections	5,956	5,845	6,180	6,092
Total water pumped (millions of gallons)	675.0	685.0	738.8	725.6
Average daily consumption (millions of gallons)	1.9	1.9	2.0	1.9
Peak daily consumption (millions of gallons)	3.0	2.8	3.7	3.8
Wastewater				
Treatment capacity (millions of gallons)	5.2	5.2	5.2	5.2
Average daily volume treated (millions of gallons)	2.0	2.3	2.0	1.9

Sources: Various city departments.

Note: Indicators are not available for the general government public works and recreation functions.

Fiscal Year					
2021	2020	2019	2018	2017	2016
708	904	714	904	601	569
596	416	166	221	229	234
296	489	384	376	328	415
2,011	1,244	1,102	948	673	690
$ 103,058,714	$ 64,811,938	$ 43,985,221	$ 51,849,365	$ 102,549,565	$ 68,569,787
33	13	39	35	30	30
11,623,852	4,780,509	6,983,944	9,324,358	7,627,499	5,988,500
27,510	27,273	27,110	27,002	26,930	26,851
298,396	258,217	340,018	330,734	320,190	285,737
3,225	2,588	3,143	3,170	3,204	2,976
15,133	15,490	18,149	19,185	17,869	17,153
116,044	96,841	175,610	183,086	177,980	143,093
6,041	5,996	5,968	5,896	5,869	5,823
739.1	666.5	673.5	685.9	733	724.6
2.0	1.9	1.9	1.8	2.0	2.0
3.8	3.4	3.1	3.6	3.3	3.3
5.2	5.2	5.2	5.2	5.2	5.2
2.0	2.5	2.5	2.2	2.4	2.2

City of Northfield, Minnesota
Capital Asset Statistics by Function
Last Ten Fiscal Years

Function/Program	Fiscal Year 2025	2024	2023	2022
Police				
Stations	1	1	1	1
Fire Stations	1	1	1	1
Public Works				
Miles of street, local, county and state highways	107.40	106.93	106.93	106.10
Parks and Recreation				
Number of parks	46	46	46	46
Acreage	564	442	442	442
Playgrounds	21	21	21	21
Baseball/softball diamonds	10	10	10	10
Soccer/football fields	10	9	9	9
Community centers	-	1	1	1
Indoor ice arena	1	1	1	1
Outdoor pool	1	1	1	1
Water				
Storage capacity (thousands of gallons)	3,000	3,000	3,000	3,000
Wastewater				
Treatment capacity (millions of gallons)	5.2	5.2	5.2	5.2

Sources: Various City departments
Note: (a) No capital asset indicators are available for the general government of library function.

Table 19

Fiscal Year					
2021	2020	2019	2018	2017	2016
1	1	1	1	1	1
1	1	1	1	1	1
106.10	105.90	105.80	105.70	104.08	104.08
45	45	45	45	45	45
441	441	441	441	441	441
21	21	21	21	20	20
10	10	10	10	12	12
9	9	9	9	10	10
1	1	1	1	1	1
1	1	1	1	1	1
1	1	1	1	1	1
3,000	3,000	3,000	3,000	3,000	3,000
5.2	5.2	3.5	3.5	3.5	3.5

THIS PAGE IS LEFT

BLANK INTENTIONALLY

OTHER REQUIRED REPORTS

CITY OF NORTHFIELD
NORTHFIELD, MINNESOTA

FOR THE YEAR ENDED
DECEMBER 31, 2025

THIS PAGE IS LEFT

BLANK INTENTIONALLY

INDEPENDENT AUDITOR'S REPORT ON MINNESOTA LEGAL COMPLIANCE

Honorable Mayor and City Council
City of Northfield, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America, and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of Northfield, Minnesota (the City) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 26, 2026. Our report includes a reference to other auditors who audited the financial statements of the Northfield Municipal Hospital as described in our report on the City financial statements. This report does not include the results of the other auditors' testing of compliance that are reported on separately by those auditors.

In connection with our audit, nothing came to our attention that caused us to believe that the City failed to comply with the provisions of the contracting and bidding, deposits and investments, conflicts of interest, public indebtedness, claims and disbursements, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

This report is intended solely for the information and use of those charged with governance and management of the City and the State Auditor and is not intended to be and should not be used by anyone other than these specified parties.

Abdo
Mankato, Minnesota
May 26, 2026

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor and City Council
City of Northfield, Minnesota

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Northfield, Minnesota (the City), as of and for the year ended December 31, 2025, which collectively comprise the City's basic financial statements and have issued our report thereon dated May 26, 2026. We did not audit the financial statements of the Northfield Municipal Hospital discretely presented component unit. Those financial statements were audited by other auditors, whose report dated April 24, 2026, expressed an unmodified opinion on those statements.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and responses, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. We consider the deficiency described in the accompanying schedule of findings an responses as item 2025-002 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and responses as item 2025-001 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

The City's Responses to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City's responses to the findings identified in our audit and described in the accompanying schedule of findings and responses. The City's responses was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the responses.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Abdo
Mankato, Minnesota
May 26, 2026

Finding	Description
2025-001	**Preparation of Financial Statements**
Condition:	As in prior years, we were requested to draft the audited financial statements and related footnote disclosures as part of our regular audit services. Recent auditing standards require auditors to communicate this situation to the Council as an internal control deficiency. Ultimately, it is management's responsibility to provide for the preparation of your statements and footnotes, and the responsibility of the auditor to determine the fairness of presentation of those statements. However, based on recent auditing standards, it is our responsibility to inform you that this deficiency could result in a material misstatement of the financial statements that could have been prevented or detected by your management. Essentially, the auditors cannot be part of your internal control process.
Criteria:	Internal controls should be in place to ensure adequate internal control over safeguarding of assets and the reliability of financial records and reporting.
Cause:	From a practical standpoint, we prepare the statements and determine the fairness of the presentation at the same time in connection with our audit. This is not unusual for us to do with organizations of your size.
Effect:	The effectiveness of the internal control system relies on enforcement by management. The effect of deficiencies in internal controls can result in undetected errors. As in prior years, we have instructed management to review a draft of the auditor prepared financials in detail for accuracy; we have answered any questions that management might have and have encouraged research of any accounting guidance in connection with the adequacy and appropriateness of classification of disclosures in your statements. We are satisfied that the appropriate steps have been taken to provide you with the completed financial statements.
Recommendation:	Under these circumstances, the most effective controls lie in management's knowledge of the City's financial operations. It is the responsibility of management and those charged with governance to make the decision whether to accept the degree of risk associated with this condition because of cost and other considerations. Regarding the specific situation listed above, we would offer the following specific recommendation: 1) Utilize a disclosure checklist to ensure all required disclosures are present and agree to work papers, and 2) Agree your accounting software financial information to the amount reported in the financial statements.

Management Response:

For now, the City's management accepts the degree of risk associated with this condition and thoroughly reviews a draft of the financial statements.

Finding	Description
2025-002	**Material Audit Adjustments**
Condition:	During the audit, it was identified that Municipal State Aid (MSA) in a prior year was not recorded in the correct accounting period due to the advance draw of the MSA funds. As a result, MSA revenue was materially misstated in the current year financial statements, requiring a material audit adjustment to properly recognize the revenue in the prior period. There were also capital costs that needed to be recorded in the appropriate funds which resulted in material audit adjustments between project funds.
Criteria:	Government-Wide Financial Statements should recognize MSA revenue when it is earned and allotted to the City in accordance with generally accepted accounting principles (GAAP). Fund Financial Statements should recognize MSA revenue when it is both earned, allotted, and available, with amounts not meeting availability requirements reported as unavailable revenue. Also the capital costs needed to be allocated between appropriate funding sources which resulted in material audit adjustments.
Cause:	The misstatement occurred due to improper treatment of unavailable MSA revenue balances in the prior year. Unavailable revenue was incorrectly offset or carried forward rather than being appropriately recognized in the period in which the revenue was earned and allocated, resulting in revenue being recorded in an incorrect fiscal year. The project costs are tracked on an annual basis and have various funding sources that are reconciled at the end of the project which resulted in some transfers and costs being classified in the wrong funds.
Effect:	Because MSA revenue was not recorded in the proper period, Government-Wide and Fund Financial Statement revenues were materially misstated prior to adjustment. A material audit adjustment was required to correct the timing of revenue recognition and to fairly present the City's financial position and results of operations along with project funding for various capital project funds.
Recommendation:	We recommend the City enhance its year-end review procedures over MSA revenue and project funding sources for capital project funds.

Management Response:

The City will enhance its year-end review procedures over MSA revenue using the SAAS report from Minnesota Department of transportation and project cost tracking worksheet that will track the various funding sources.



Executive Governance Summary

City of Northfield

Northfield, Minnesota

For the year ended December 31, 2025

Abdo
Lighting the path forward

5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090

100 Warren Street, Ste 600
Mankato, MN 56001
P 507.625.2727

14500 N Northsight Blvd, Ste 321
Scottsdale, AZ 85260
P 480.864.5579

May 26, 2026

Management, Honorable Mayor and City Council
City of Northfield, Minnesota

We have audited the financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund and the aggregate remaining fund information of the City of Northfield (the City) for the year ended December 31, 2025. We did not audit the financial statements of the Northfield Municipal Hospital discretely presented component unit. Those financial statements were audited by other auditors, whose report has been furnished to us, and our opinion insofar as it relates to the amounts included for the Northfield Municipal Hospital, is based solely on the report of the other auditors. Professional standards require that we provide you with the following information about our responsibilities under generally accepted auditing standards, *Governmental Auditing Standards,* as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated December 1, 2025. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

In planning and performing our audit, we considered the City's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses and therefore, there can be no assurance that all deficiencies, significant deficiencies, or material weaknesses have been identified. However, as described below, we identified certain deficiencies in internal control over financial reporting that we consider to be material weaknesses and other deficiencies that we consider to be significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. We consider the deficiency described below as finding 2025-002 to be a material weakness.

A *significant deficiency* is a deficiency or a combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described below as finding 2025-001 to be a significant deficiency.

2025-001 **Preparation of Financial Statements**

Condition: As in prior years, we were requested to draft the audited financial statements and related footnote disclosures as part of our regular audit services. Recent auditing standards require auditors to communicate this situation to the Council as an internal control deficiency. Ultimately, it is management's responsibility to provide for the preparation of your statements and footnotes, and the responsibility of the auditor to determine the fairness of presentation of those statements. However, based on recent auditing standards, it is our responsibility to inform you that this deficiency could result in a material misstatement of the financial statements that could have been prevented or detected by your management. Essentially, the auditors cannot be part of your internal control process.

Criteria: Internal controls should be in place to ensure adequate internal control over safeguarding of assets and the reliability of financial records and reporting.

Cause: From a practical standpoint, we prepare the statements and determine the fairness of the presentation at the same time in connection with our audit. This is not unusual for us to do with organizations of your size.

Effect: The effectiveness of the internal control system relies on enforcement by management. The effect of deficiencies in internal controls can result in undetected errors. As in prior years, we have instructed management to review a draft of the auditor prepared financials in detail for accuracy; we have answered any questions that management might have and have encouraged research of any accounting guidance in connection with the adequacy and appropriateness of classification of disclosures in your statements. We are satisfied that the appropriate steps have been taken to provide you with the completed financial statements.

Recommendation: Under these circumstances, the most effective controls lie in management's knowledge of the City's financial operations. It is the responsibility of management and those charged with governance to make the decision whether to accept the degree of risk associated with this condition because of cost and other considerations. Regarding the specific situation listed above, we would offer the following specific recommendation: 1) Utilize a disclosure checklist to ensure all required disclosures are present and agree to work papers, and 2) Agree your accounting software financial information to the amount reported in the financial statements.

Management Response:

For now, the City's management accepts the degree of risk associated with this condition and thoroughly reviews a draft of the financial statements.

2025-002 **Material Audit Adjustments**

Condition: During the audit, it was identified that Municipal State Aid (MSA) in a prior year was not recorded in the correct accounting period due to the advance draw of the MSA funds. As a result, MSA revenue was materially misstated in the current year financial statements, requiring a material audit adjustment to properly recognize the revenue in the prior period. There were also capital costs that needed to be recorded in the appropriate funds which resulted in material audit adjustments between project funds.

Criteria: Government-Wide Financial Statements should recognize MSA revenue when it is earned and allotted to the City in accordance with generally accepted accounting principles (GAAP). Fund Financial Statements should recognize MSA revenue when it is both earned, allotted, and available, with amounts not meeting availability requirements reported as unavailable revenue. Also the capital costs needed to be allocated between appropriate funding sources which resulted in material audit adjustments.

Cause: The misstatement occurred due to improper treatment of unavailable MSA revenue balances in the prior year. Unavailable revenue was incorrectly offset or carried forward rather than being appropriately recognized in the period in which the revenue was earned and allocated, resulting in revenue being recorded in an incorrect fiscal year. The project costs are tracked on an annual basis and have various funding sources that are reconciled at the end of the project which resulted in some transfers and costs being classified in the wrong funds.

Effect: Because MSA revenue was not recorded in the proper period, Government-Wide and Fund Financial Statement revenues were materially misstated prior to adjustment. A material audit adjustment was required to correct the timing of revenue recognition and to fairly present the City's financial position and results of operations along with project funding for various capital project funds.

Recommendation: We recommend the City enhance its year-end review procedures over MSA revenue and project funding sources for capital project funds.

Management Response:

The City will enhance its year-end review procedures over MSA revenue using the SAAS report from Minnesota Department of transportation and project cost tracking worksheet that will track the various funding sources.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Minnesota statutes.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 of the financial statements. No new accounting policies were adopted and the application of existing policies were not changed during the year ended December 31, 2025. We noted no transactions entered into by the governmental unit during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period, except as noted in 9.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the City are described below:

- Management's estimate of capital asset basis is based on estimated historical cost of the capital assets and depreciation is based on the estimated useful lives of capital assets.
- Compensated absences are based on vacation and sick hours accrued at year end and future usages.
- Other postemployment benefits are based on an actuarial calculation. We evaluated the key factors and assumptions used to develop these accounting estimates in determining that it is reasonable in relation to the financial statements taken as a whole.
- Management's estimate of its pension liability is based on several factors including, but not limited to, anticipated investment return rate, retirement age for active employees, life expectancy, salary increases and form of annuity payment upon retirement.
- Management's estimate of its lease receivable is based on the present value of lease payments expected to be received during the lease term.

The disclosures in the financial statements are neutral, consistent, and clear. Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. In addition, one of the misstatements detected as a result of audit procedures and corrected by management was material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

We also assisted in preparing a number of year-end accounting entries. These were necessary to adjust the City's records at year end to correct ending balances. The City should establish more detailed processes and procedures to reduce the total number of entries needed. The City will receive better, more timely information if the preparation of year-end entries is completed internally.

Disagreements with Management

For purposes of this letter professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated May 26, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the City's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the required supplementary information (RSI) (Management's Discussion and Analysis, the Schedules of Employer's Share of the Net Pension Liability, the Schedules of Employer's Contributions, and the Schedule of Changes in Net Pension Liability (Asset) and Related Ratios), Schedule of changes in the City's OPEB Liability and related ratios and the budgetary comparison schedule and related note disclosures which is information that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information (combining and individual fund financial statements and schedules), which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory section or statistical sections, which accompany the financial statements but is not RSI. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

Future Accounting Standard Changes

The following Governmental Accounting Standards Board (GASB) Statements have been issued and may have an impact on future City financial statements:

GASB Statement No. 103 – Financial Reporting Model Improvements	Effective: 12/31/2026
GASB Statement No. 104 – Disclosure of Certain Capital Assets	Effective: 12/31/2026

Further information on upcoming GASB pronouncements.

* * * *

Restriction on Use

The purpose of this communication is solely for the information and use of the City Council and management of the City and is not intended to be and should not be used by anyone other than those specified parties.

Our audit would not necessarily disclose all weaknesses in the system because it was based on selected tests of the accounting records and related data. The comments and recommendations in the report are purely constructive in nature and should be read in this context.

If you have any questions or wish to discuss any of the items contained in this letter, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service and for the courtesy and cooperation extended to us by your staff.



Abdo
Mankato, Minnesota
May 26, 2026

File #: 26-300, **Version:** 1

City Council Meeting Date: June 9, 2026

To: Mayor and City Council
City Administrator

From: Brenda Angelstad, Finance Director
David Bennett, Public Works Director/City Engineer

Review and Discussion of 5-year Capital Improvement Plan (CIP).

Action Requested:
The Northfield City Council will receive a report on 5-year 2027-2031 CIP Plan.

Summary Report:
Staff will provide a report on the 5-year draft 2027-2031 CIP Plan. The attached presentation will discuss both the CIP and CEP.

Alternative Options:
This is the initial CIP plan. This is a good opportunity for questions and clarifications to begin deliberation in July and August on preparing for the preliminary CIP adoption in September that will be proposed for final consideration in December. In particular, focusing on 2027 through 2029 items as the most immediate years coming forward for implementation.

Financial Impacts:
See CIP Plan.

Tentative Timelines:
The City Council will consider adoption of a preliminary CIP at the 2nd meeting in September. A final CIP is scheduled for consideration of adoption at the first meeting in December.

THE CITY OF
NORTHFIELD
MINNESOTA
ESTD 1855

2027-2031

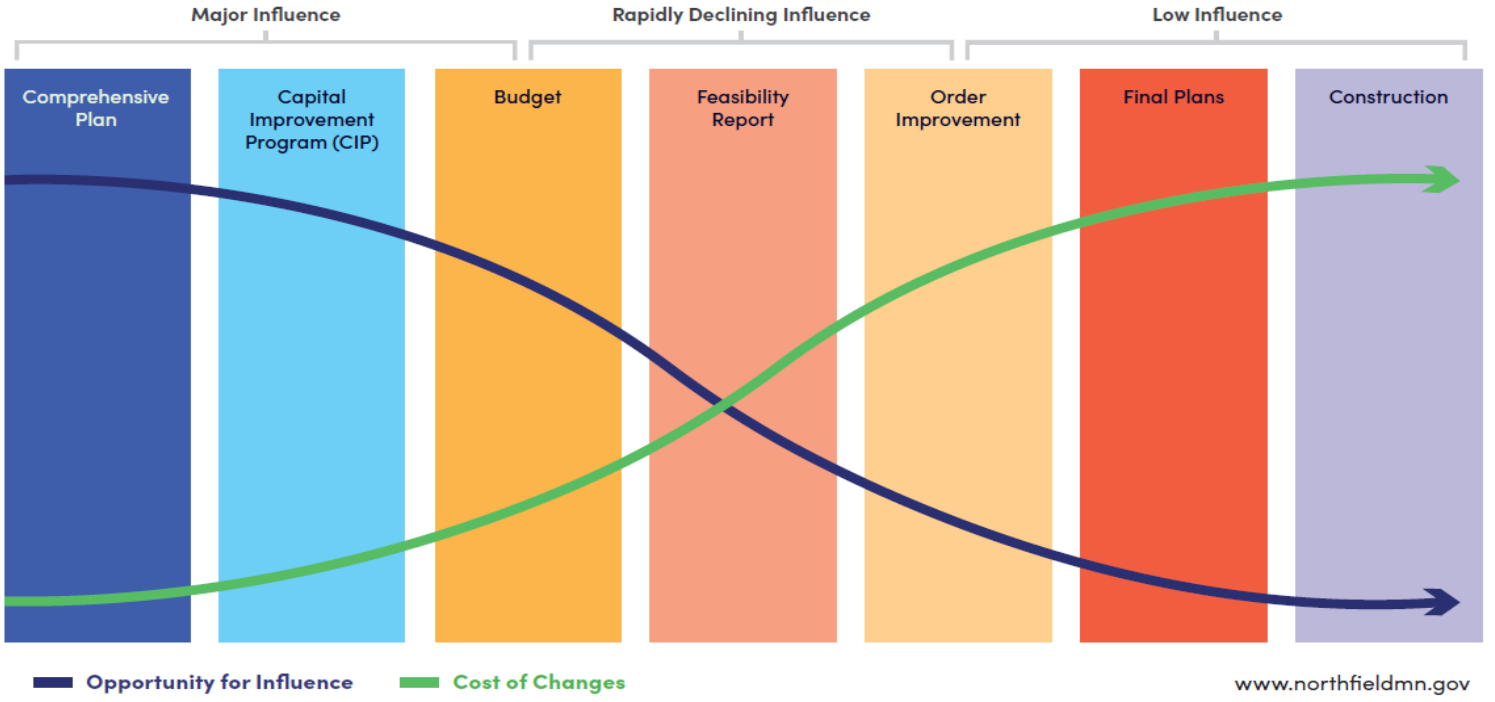
Continued Utility Fund Discussion
Draft Capital Improvement Plan
Draft Capital Equipment Plan

City Council
June 9, 2026

Agenda

1. Continued Discussion on Utility Funds from May 12, 2026
   a. Pause for Input/Questions/Comments
2. Engineering – Street Improvement Projects
   a. Pause for Input/Question/Comments focus on 2027 - 2029 Improvement Projects
3. Streets & Parks
   a. Pause for Input/Question/Comments on Upcoming Park Improvement Projects
4. Facilities
   a. Pause for Input/Question/Comments on Upcoming 2027-2029 Facility Improvements
5. Fleet
   a. Pause for Input/Question/Comments on Upcoming Fleet

Project Influence



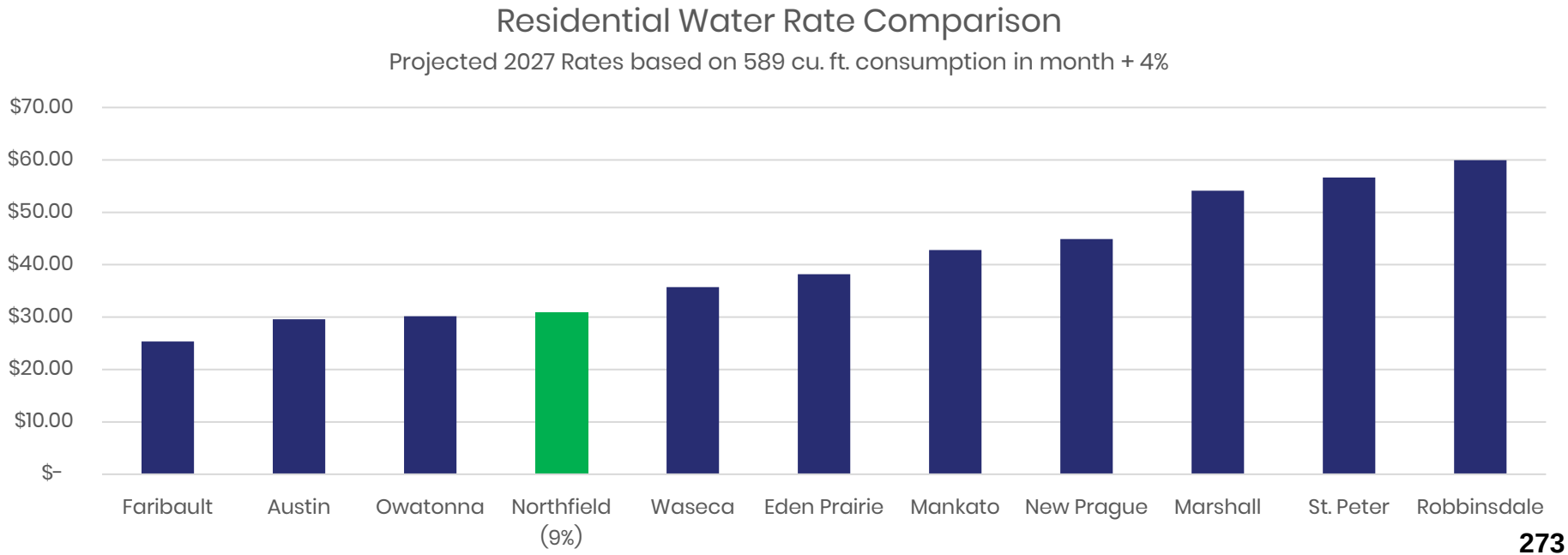
THE CITY OF
NORTHFIELD
MINNESOTA
ESTD 1855

Continued Utility Funds Capital Planning and Budgeting Discussion from May 12, 2026

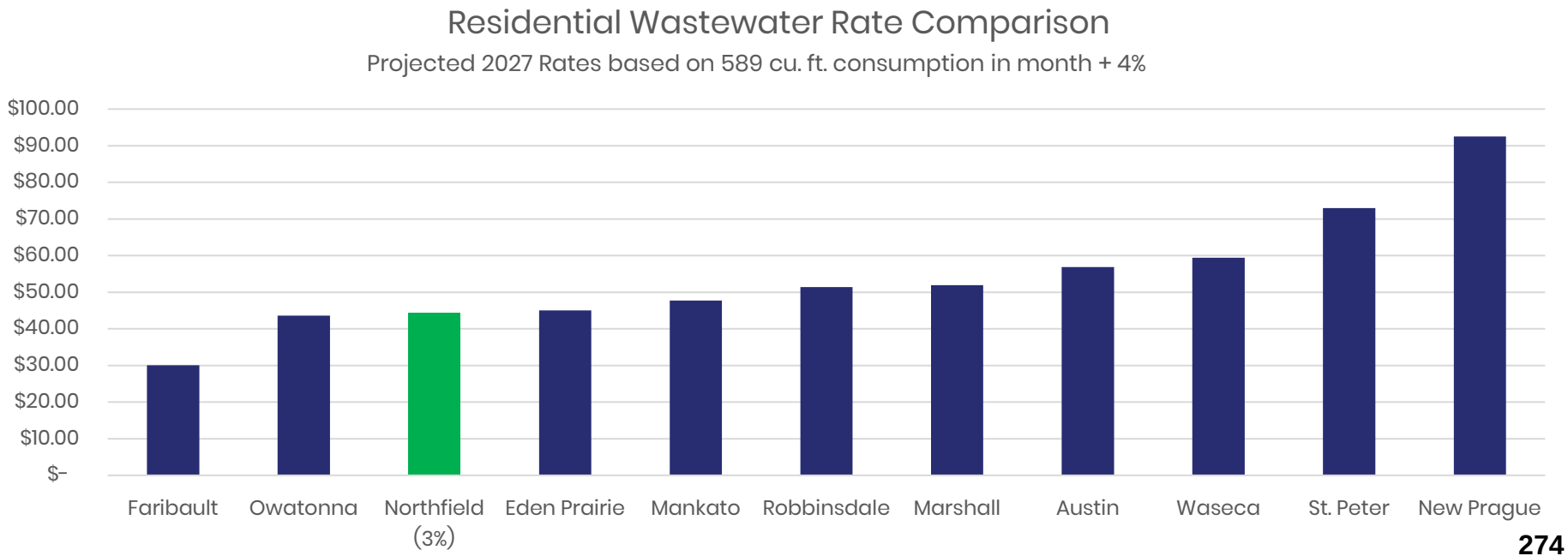
Rate Study Recommendations

- **2025 Utility Rate Study Update**
  - Projects Rates from 2026 – 2035
- **Recommended Utility Rates 2027**
  - Water – 9.0% through 2030
  - Wastewater – 3.0%
  - Stormwater – 5.0% through 2027, then 2%
  - Garbage – 6.5% through 2027, then 3%

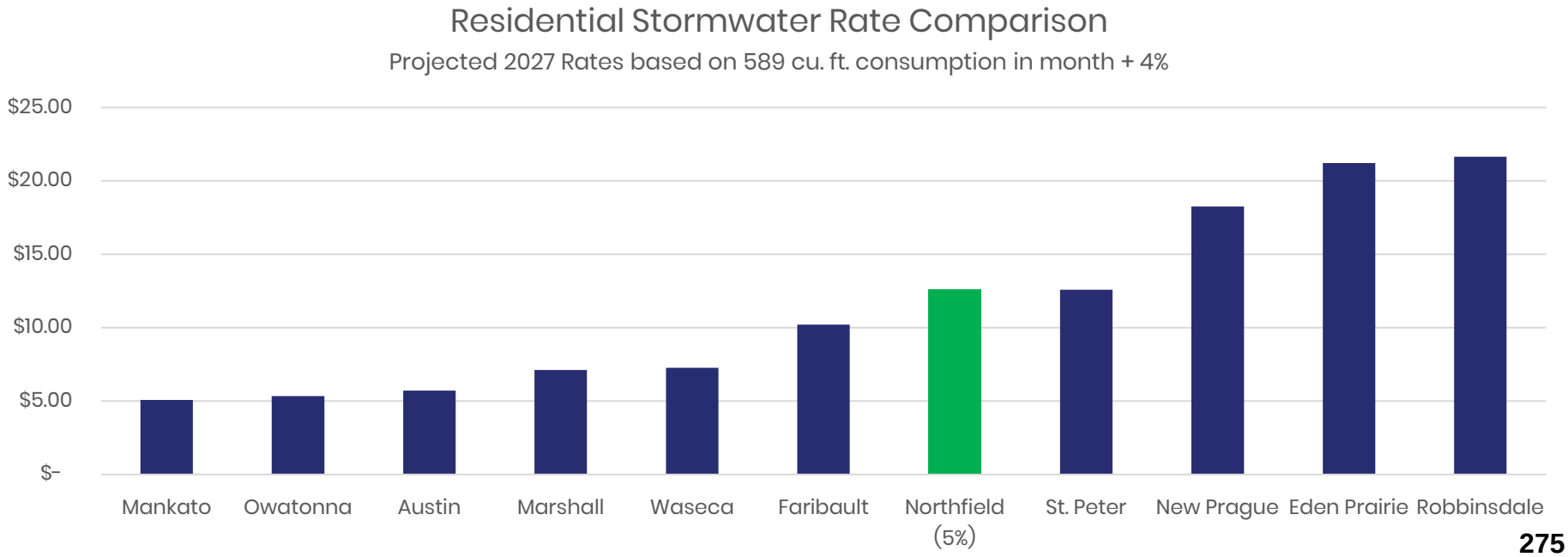
Comparable Water Rates



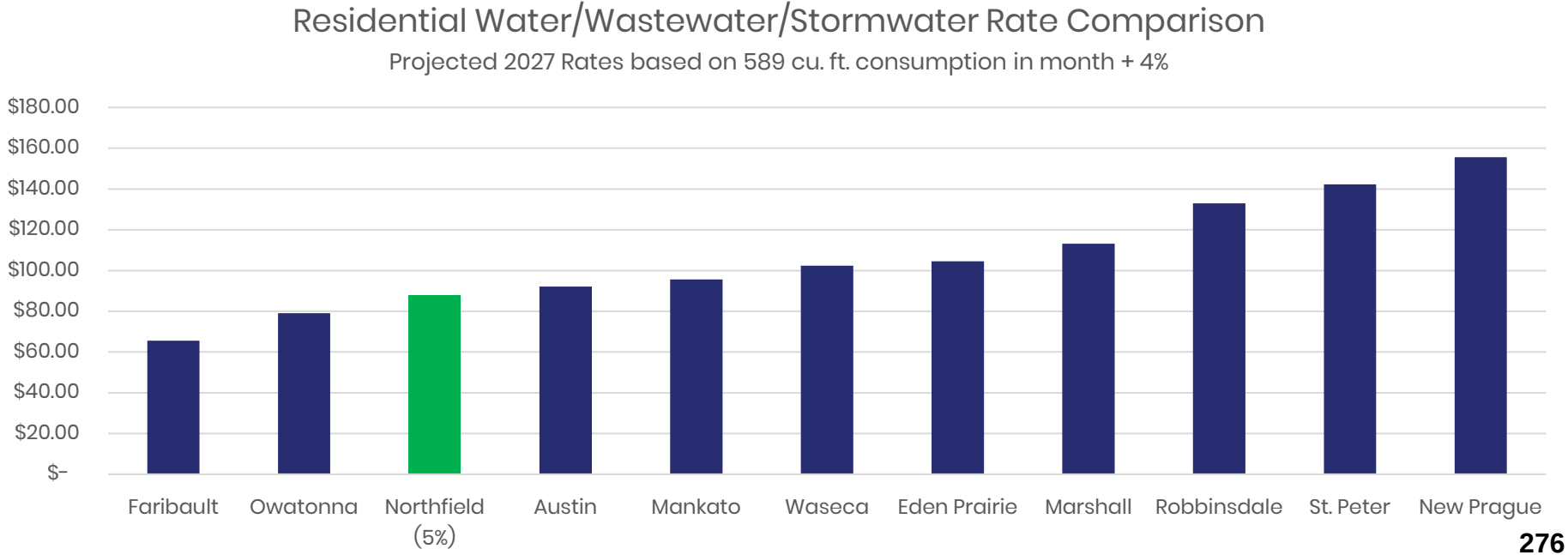
Comparable Wastewater Rates



Comparable Stormwater Rates



Comparable Water, Wastewater & Stormwater Rates



Projected Residential Utility Bill based on Rate Study

Sample Bills - Residential								
Average Residential								
589	cubic feet							
0.33	acre lot							
	2025	**2026**	**2027**	**2028**	**2029**	**2029**	**2030**
Water	$ 25.97	$ 28.31	$ 30.85	$ 33.63	$ 36.66	$ 39.96	$ 41.16
Sewer	$ 41.74	$ 42.99	$ 44.28	$ 45.61	$ 46.98	$ 48.39	$ 49.84
Garbage (35 gal)	$ 12.55	$ 13.30	$ 13.77	$ 14.25	$ 14.75	$ 15.27	$ 15.80
Storm Water	$ 11.41	$ 11.98	$ 12.58	$ 12.83	$ 13.09	$ 13.35	$ 13.62
	$ 91.67	$ 96.58	$ 101.49	$ 106.32	$ 111.47	$ 116.96	$ 120.41

- Combined 5% Increase from 2026 to 2027

Meter Replacement

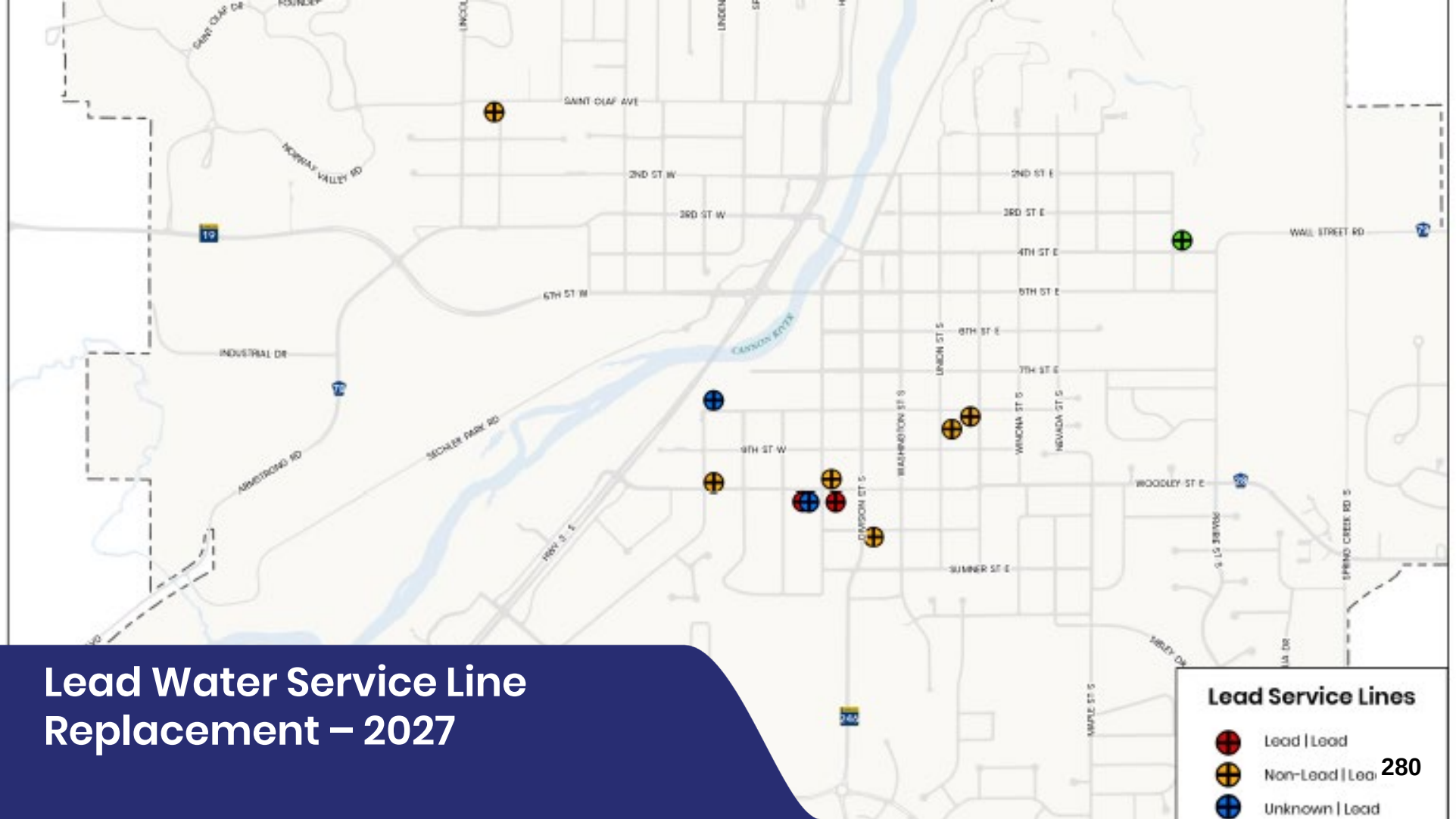


Items to consider for future years

- Gallons or cubic feet
- Leak detection options – resident monitoring/portal

Part-Time Administrative Associate

- Part-Time Permanent Utilities Administrative Associate
  - Schedule water meter replacement appointments and maintain databases related to water meter replacement project
  - Communicate with public potential water leaks
    - Once have new water meters and collector system, we will have the ability to see leaks and communicate with residents. Currently, do not have staff capacity to proactively reach out to residents
  - Provide general utilities administrative functions
    - Currently provided by both Street and Parks Administrative Associate and Engineering Administrative Associate and Wastewater Supervisor, Utilities Supervisor and Utilities Manager



Lead Water Service Line Replacement – 2027

Lead Water Service Line Replacement – Policy Question

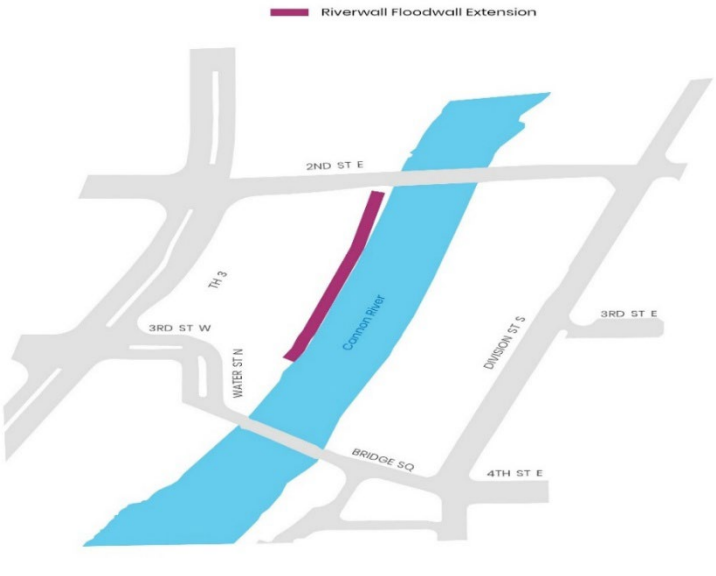
- Staff recommending replacement of all lead or galvanized (5 services) requiring replacement services not on TH 246 for 2027.
- Staff is determining if able to use excess funding from 2024 lead service line project for 2027 service replacement, if grant funding is not available, should staff pursue complete service line replacement at City cost? ~$15,000 each service, $75,000 – $100,000 Project total

Northwest Area Trunk Sewer Extension

- 2026 – 30% Plans and Environmental Work Getting Complete
- Staff recommends at the conclusion of the preliminary design move into final design and work with council on timing for acquisition/construction phases.
- Final Design included in 2027 budget ($1,000,000)

CIP [Storm Projects]

West River Wall Floodwall Extension – 2027

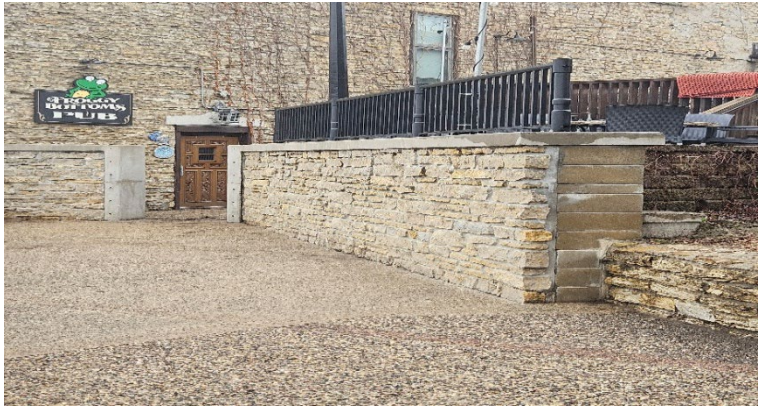


Project Area

•West Side River wall from Froggy Bottoms to the Second Street Bridge

Project Scope

•Interior River Wall Floodwall Extension



Note: Current CIP and Rate Study 50% Grant ($2 Million)/50% Storm Fund ($2 Million)

City applied for Project Grant that in 2024 and 2026 and wasn't successful. Should City budget for Design in 2027?

CIP [Storm Projects]

Flood Protection Project – 2028

CIP $2.5 Million ($2 Million Storm Fund Included in Rate Study, $500,000 Grant)

1. 1300 Parmeadow Drive
    1. City will be pursuing grants, property appraisal ordered.
    2. Staff will bring more info. later this year to Council on this.

2. The other 4 properties (6 & 7 Lincoln Lane, 514 Sumner Street, 206 Plum Street)
    1. This wouldn't be grant eligible, due to not in floodplain
    2. City purchase and either modify, redevelop, or remove structure? – Council direction to come back with additional options related to redevelop/different housing. Saff has reengaged with 3 of 4 property owners at this time. Staff will bring more info. to Council on this.

Garbage Fund
Compost Site

Compost Site Emergency Exit

•Resident using the site can get trapped within the site when train blocks the driveway. This can be for extended periods of time due to railyard behind Post, and trains switching cars.

•2024 Feasibility Memo prepared, 2024 approximate cost is $800,000. The primary cost is for the box culvers to cross Heath Creek.

Staff Recommendation – Due to cost of emergency exit, explore environmental/permitting requirements for new compost site in 2027, and possible new site locations.

CIP and Rate Study Include $1 Million for this project from Garbage Fund

Next Steps

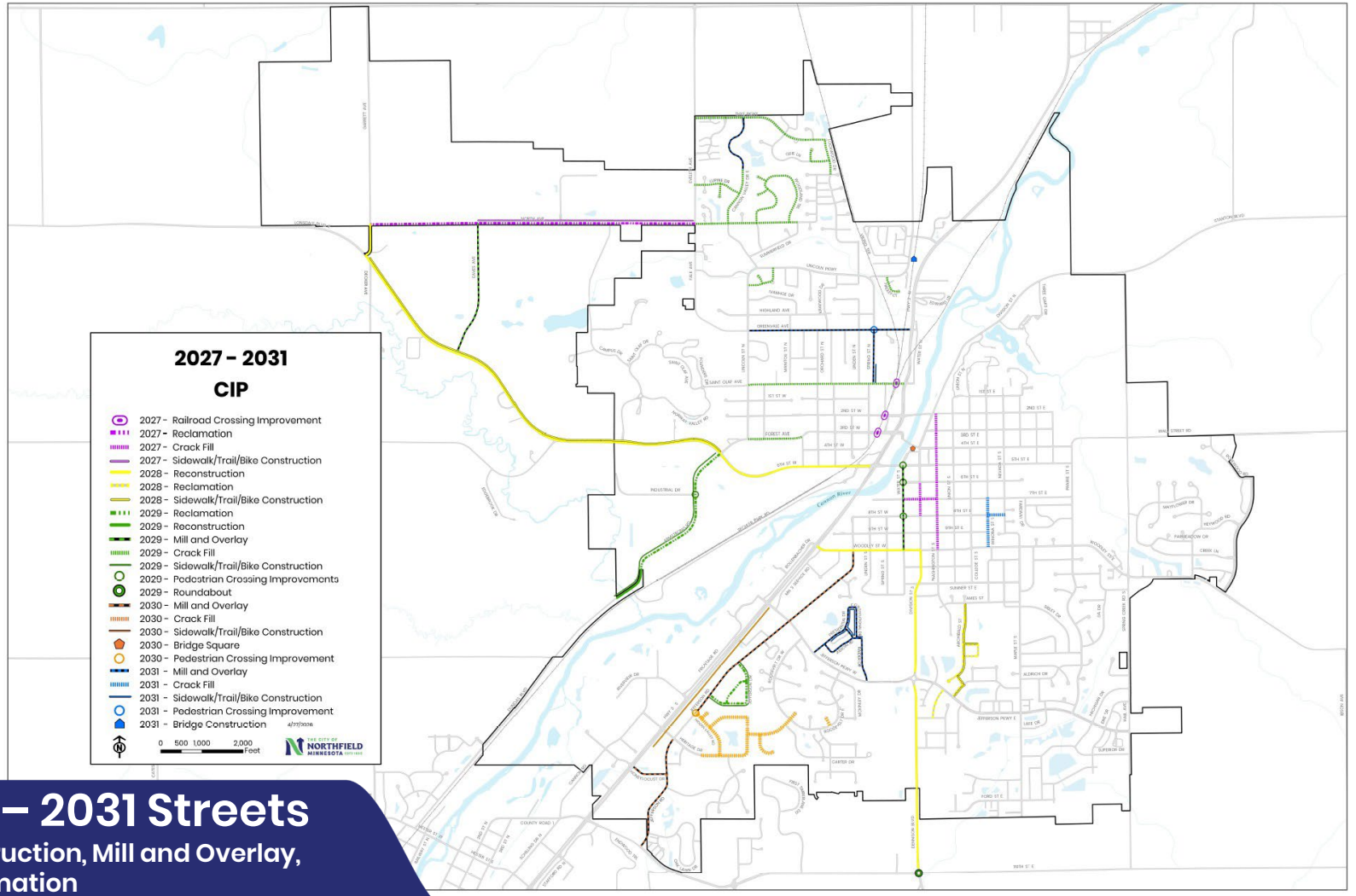
- Proposed adoption of Utility Rates September 22, 2026

Pause here for Utility Fund Questions/Comments



Engineering Division

2027-2031 CIP/CEP



2027 – 2031 Streets

Reconstruction, Mill and Overlay, & Reclamation

2027 - Eliminated Decker Avenue from North Avenue to TH 19

- Schedule with the 2028 TH 19 Project

2028 – Moved Armstrong Road Reclamation and Reconstruction to 2029

- Aligns with Rice County's Plan

2028 – Extended TH 246 Reconstruction to CSAH 1

2028 – Eliminated Protecting Bikeways on Fourth Street and Heritage Drive

2029 – Moved Spring Creek Road Reclamation out of the 5-year Plan

2029 – Added TH 246/CSAH 1 Roundabout

- Received $750,000 HSIP Grant for construction

2030 – Extended Jefferson Road from Woodley Street to Hidden Valley Road

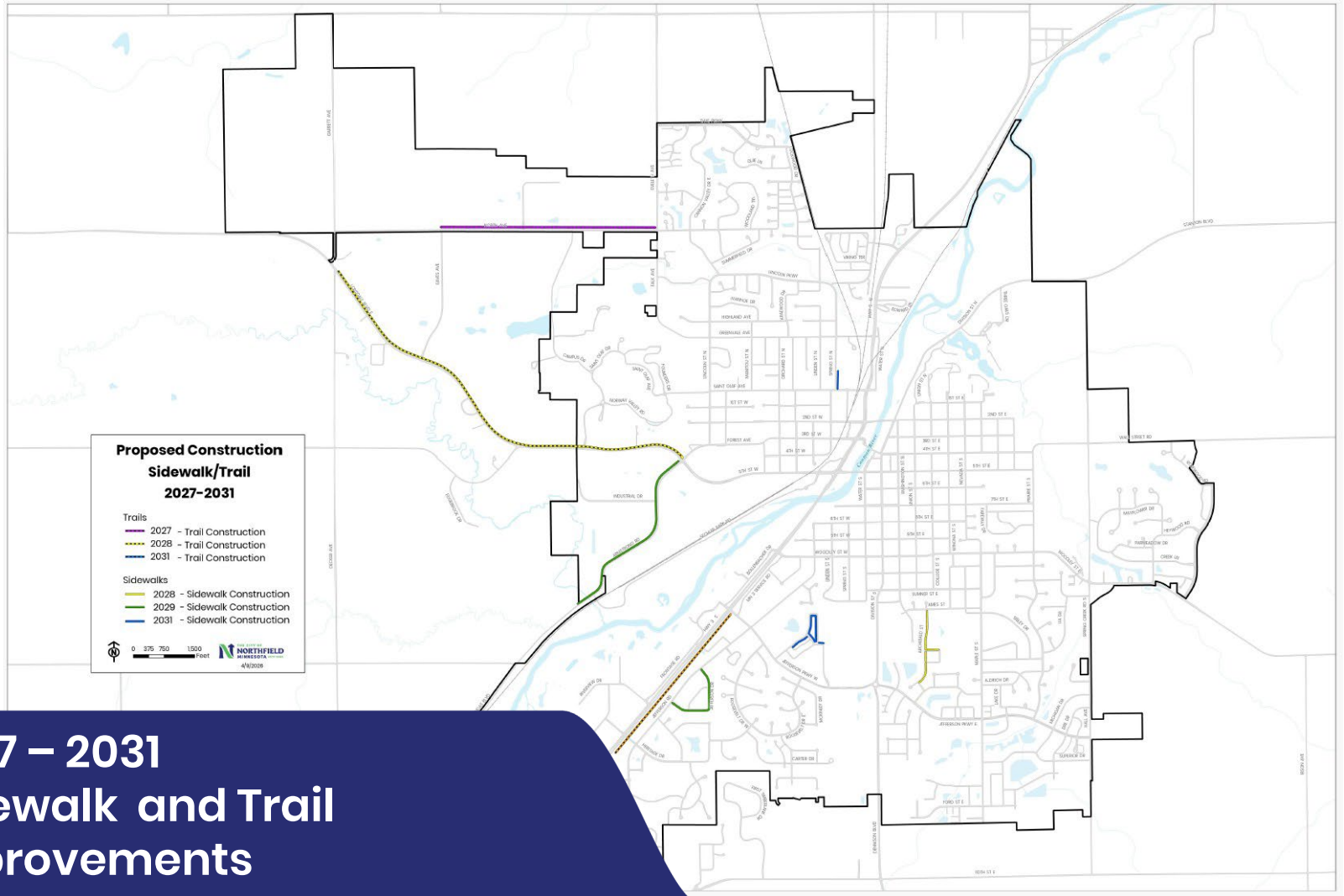
2030 – Added TH 3 Trail from Jefferson Parkway to Honeylocust Drive

- Received $888,000 CRP Grant for construction

2031 – Moved Greenvale Avenue and Cannon Valley Drive, and Presidential Commons Mill and Overlay from 2030

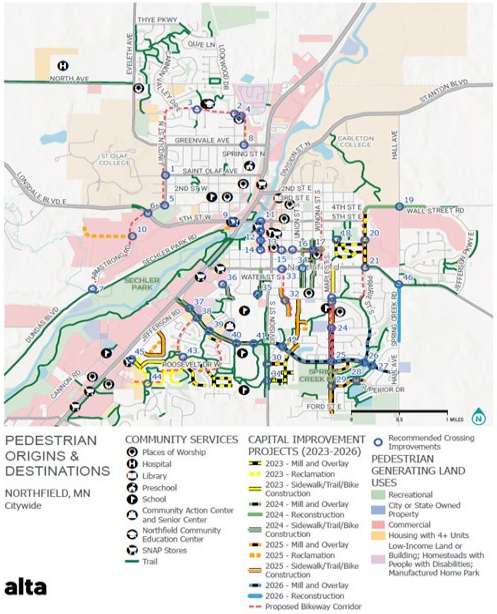
2031 –Added Dairy Queen Pedestrian Bridge Replacement

Notable Changes to Street Improvement Plan



2027 – 2031 Sidewalk and Trail Improvements

Strategic Plan – Improved Crossings & 5-Year CIP



Location Number	Nearest Cross Street
1	St. Olaf Ave. & Lincoln St. N
2	Lincoln Pkwy. & Linden St N
3	Lincoln Pkwy. & Lathrop Dr.
4	Lincoln Pkwy. & Dresden Ave.
5	Forest Ave. & Lincoln St. S
6	Hwy. 19 & Armstrong Rd.
7	Armstrong Rd. & Sechler Park Rd.
8	Greenvale Ave. & Spring St. N
9	Hwy. 19 & Laurel Ct
10	Industrial Dr. & Armstrong Rd.
11	5th St. W & Water St. S
12	6th St. W & Water St. S
13	7th St. W & Water St. S
14	8th St. W & Water St. S
15	8th St. E & Washington St. S
16	8th St. E & Union St. S
17	8th St. E & Winona St. S
18	7th St. E & Fareway Dr.
19	Wall Street Rd. & Spring Creek Rd.
20	7th St. E & Prairie St. S
21	Woodley St. E & Prairie St. S
22	Ames St. & Maple St. S
23	Sibley St. & Maple St. S

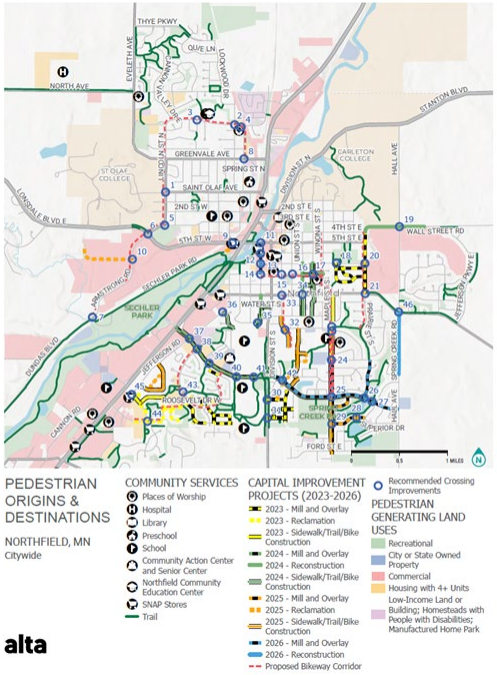
Location Number	Nearest Cross Street
24	Meadow View Dr. & Maple St. S
25	Jefferson Pkwy. E & Maple St. S
26	Jefferson Pkwy. E & Prairie St.
27	Jefferson Pkwy. E & Michigan Dr.
28	Superior Dr. & Michigan Dr.
29	Superior Dr. & Maple St. S
30	Anderson Dr. & Division St. S
31	Arbor St. & Division St.
32	Ames St. & Washington St. S
33	Woodley St. E & Washington St.
34	Woodley St. E & College St. S
35	Linden Pl S & Water St. S
36	Jefferson Rd. & Spruce Ct
37	Jefferson Pkwy. & Jefferson Rd.
38	Jefferson Pkwy. & Roosevelt Dr. W
39	Jefferson Pkwy. & Roosevelt Dr. E
40	Jefferson Pkwy. & Raider Dr.
41	Jefferson Pkwy. & Division St. S
42	Jefferson Pkwy. & Washington St. S
43	Roosevelt Dr. W & Truman Ct
44	Heritage Dr. & Hidden Valley Dr.
45	Jefferson Rd. & Hidden Valley Rd.

Additional intersections identified from Community Feedback (Jefferson Parkway)

- Afton Street
- Bunker Drive West
- Wilcox Boulevard West
- Wilcon Boulevard East
- Bunker Drive East

2022 Pedestrian + Bikeway Analyzation

Existing Crossing Improvements & 5-Year CIP



50

Crossings identified in the 2022 Pedestrian + Bikeway Analyzation and community feedback

31

Crossings completed/approved for construction

5

additional crossings programmed into the 5-year CIP

CIP [Street Projects]

2027 Reclamation Project



Project Area

•North Avenue from Eveleth Avenue to Decker Avenue

Project Scope

•Pavement Reclamation
•Trail Spot Repair

CIP [Street Projects]

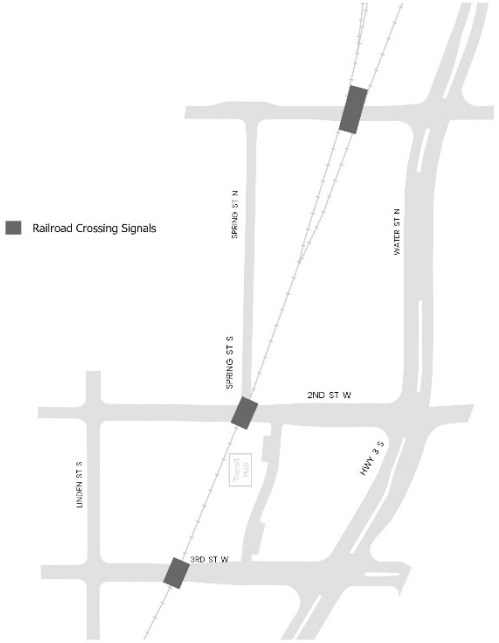
2027 Reclamation Project



North Avenue

CIP [Street Projects]

2027 Railroad Crossing Gate Improvements Project



Project Area

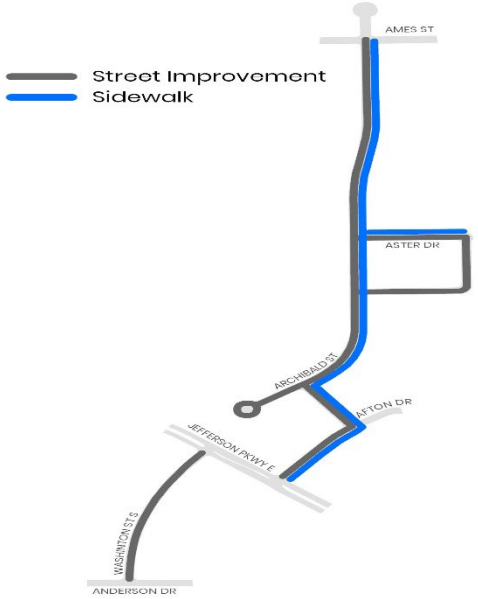
- St. Olaf Avenue
- Second Street
- Third Street

Project Scope

- Railroad Signal System Replacement
- Railroad Surface Crossing Replacement

CIP [Street Projects]

2028 Street Reclamation Project



Project Area

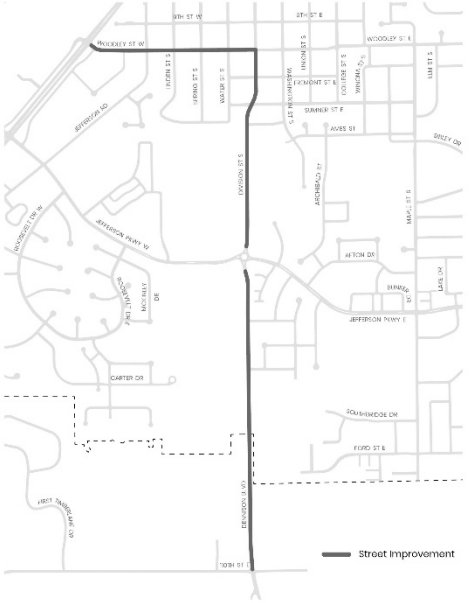
- Archibald Street
- Archibald Court
- Aster Drive
- Allison Drive
- Washington Street

Project Scope

- Pavement Reclamation
- New sidewalk installation

CIP [Street Projects]

2028 TH 246 Reconstruction



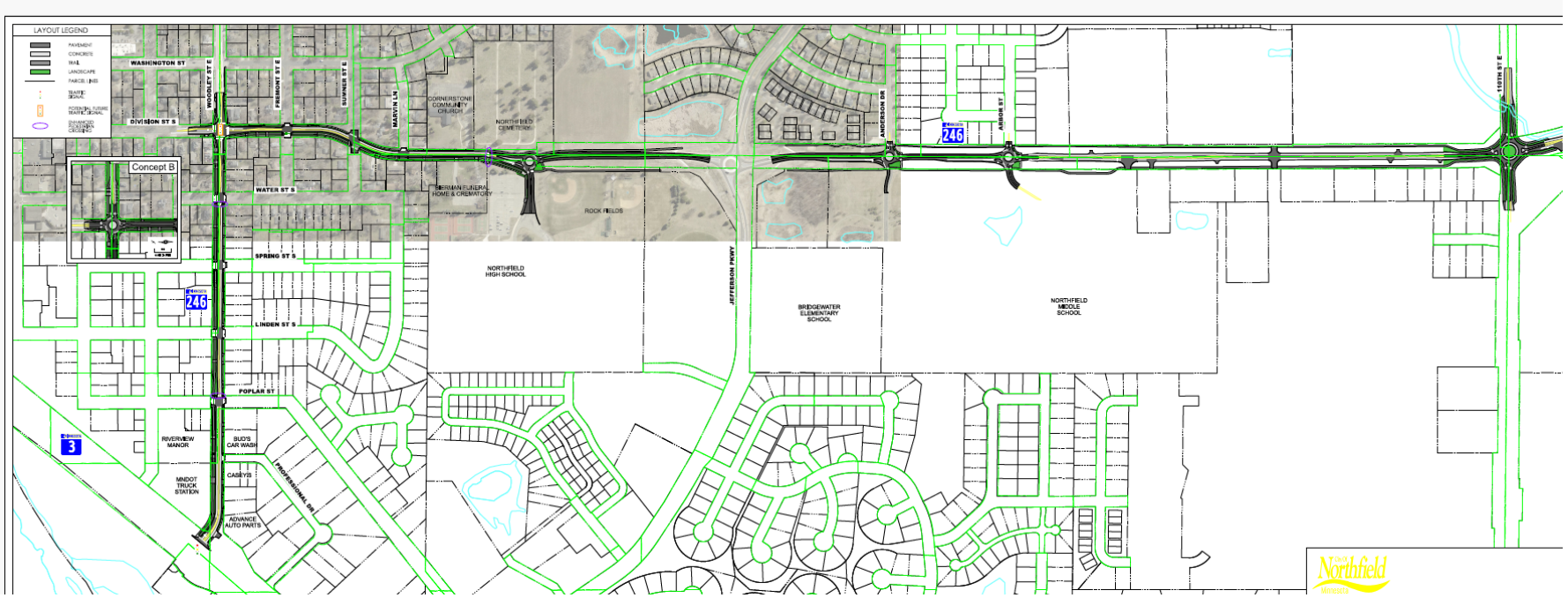
Project Area

- **TH 246 – TH 3 to CSAH 1**

Project Scope – Follows Community Input/Corridor Recommendation

CIP [Street Projects]

2028 TH 246 Reconstruction



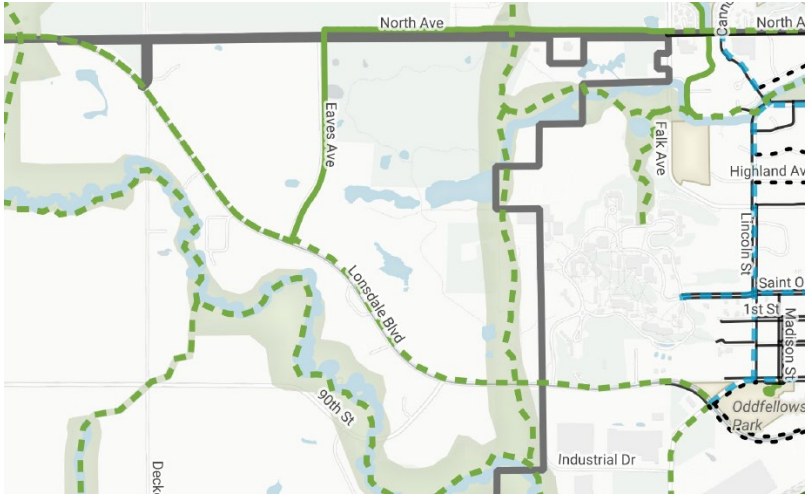
CIP [Street Projects]

2028 Sidewalk/Trail Improvements



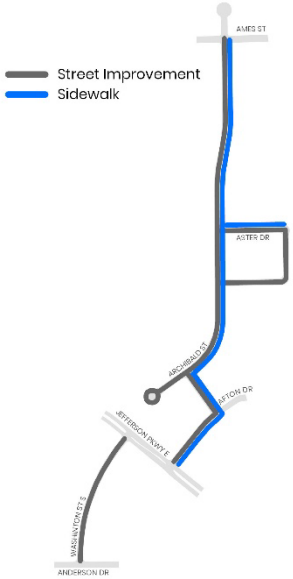
Trail Improvements

- TH 19 – Received Grant will be included in MnDOT 2028 Project
  - **Armstrong Road to Decker Avenue**



CIP [Street Projects]

2028 Sidewalk/Trail Improvements



Sidewalk Improvements

- Archibald Street
  - **Ames Street to Allison Drive**
- Allison Drive
  - **Archibald Street to Afton Drive**
- Afton Drive
  - **Allison Drive to Jefferson Parkway**
- Aster Drive
  - **Archibald Street to Spring Creek Elementary Trail**

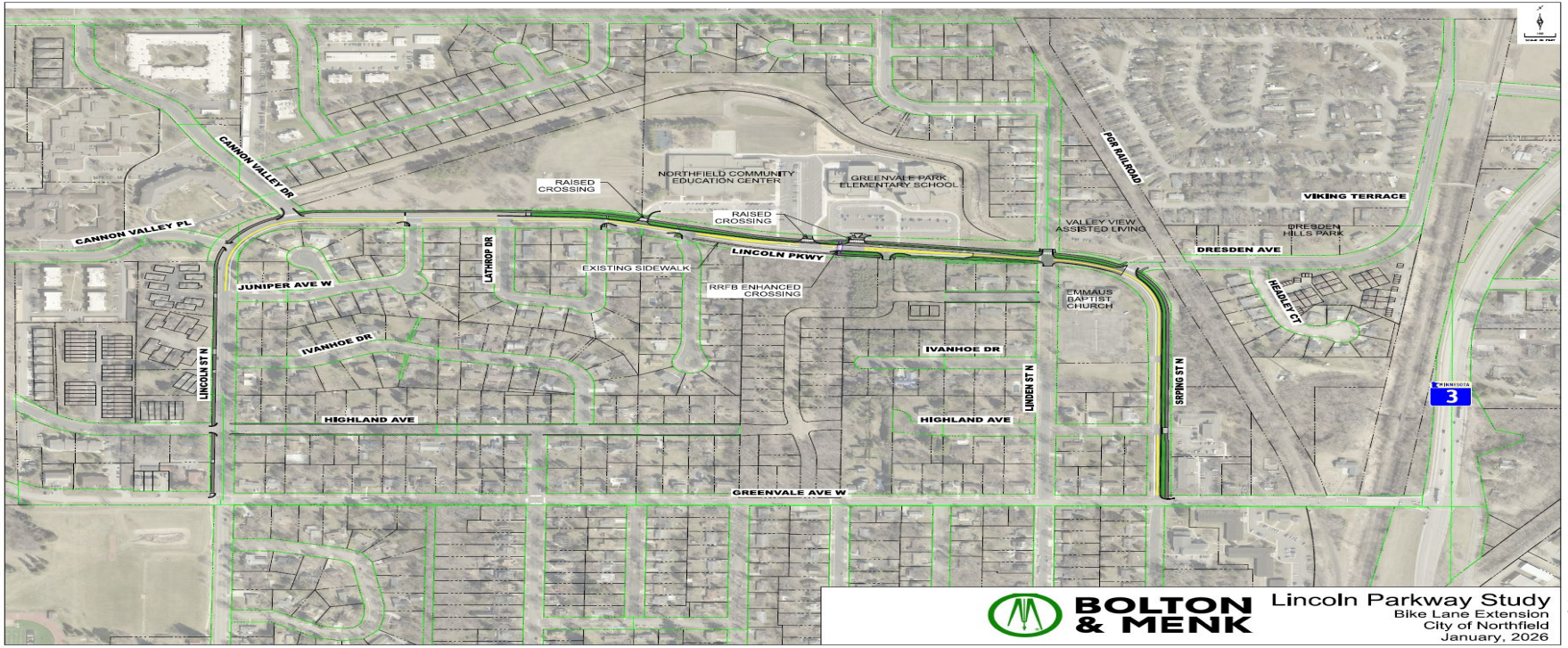
Bikeway Improvements

- Archibald Street
  - **Ames Street to Allison Drive**



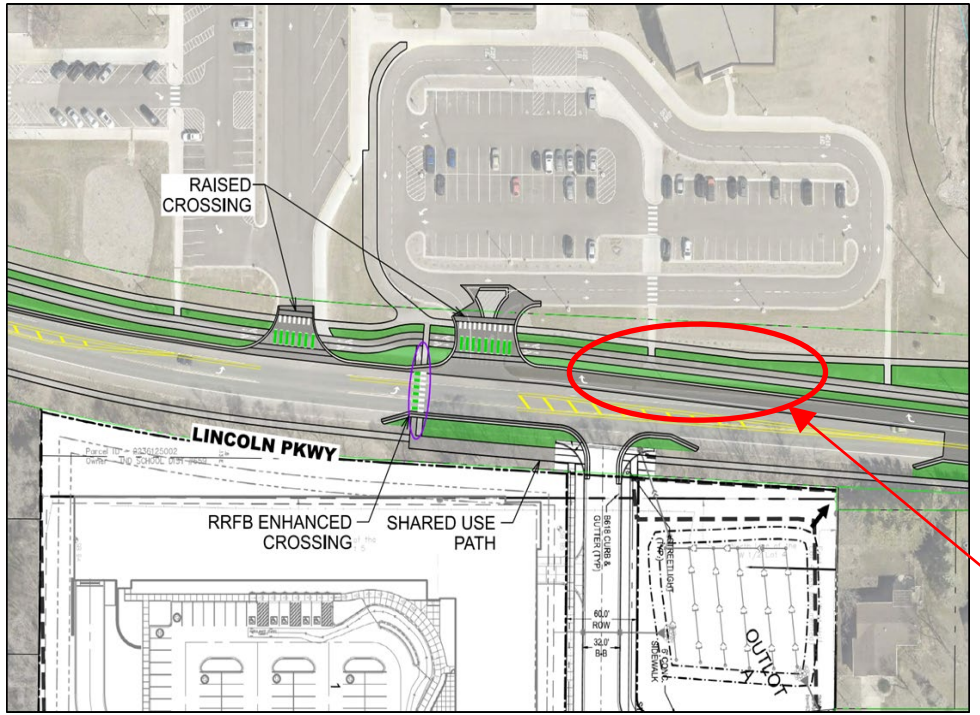
CIP [Street Projects]

Unprogrammed Projects – Lincoln Parkway



CIP [Street Projects]

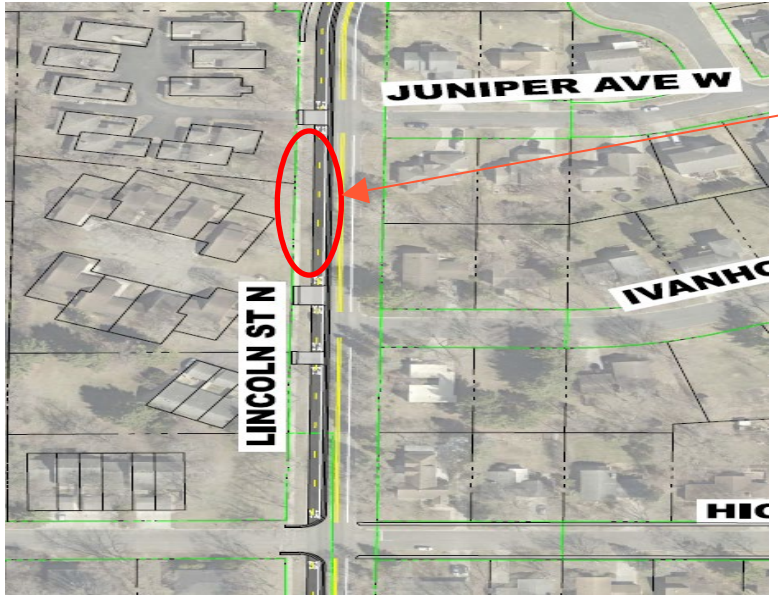
Unprogrammed Projects – Lincoln Parkway



- **Revise Access Drive**
  - Median to reduce illegal maneuvers
  - Two-stage bike/ped crossing
  - Extend walk along west side of lot to increase pick-up/drop-off space
- **Pedestrian crossing**
  - Curb extension to reduce illegal maneuvers, shorten crossing distance
  - RRFB since primary school crossing (completed)
- **Revised roadway section**
  - EB left turn lane and WB right turn lane to reduce extensive congestion
  - EB left turn lane to NCEC analyzed during final design
- **10' Shared Use Path**
  - combined pedestrian and biking facility along entire project corridor

CIP [Street Projects]

Unprogrammed Projects – Lincoln Parkway



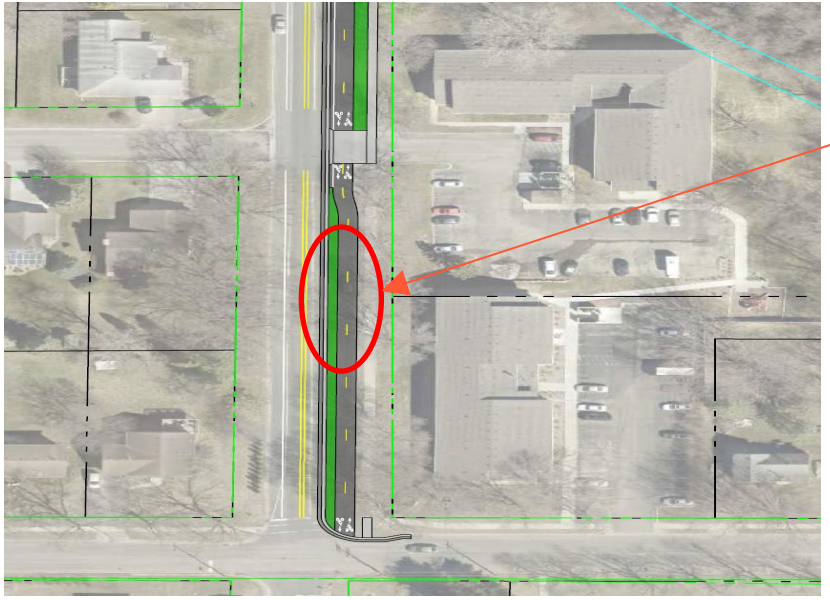
Lincoln Parkway – West Side

Lincoln Street – West Side

- Remove existing sidewalk and replace with a 10' shared use path
  - combined pedestrian and bicycle facilities

CIP [Street Projects]

Unprogrammed Projects – Lincoln Parkway



Spring Street – East Side

Spring Street – East Side

- Remove existing curb and gutter
  - eliminate parking
- Move curbline west approximately 8’
- Remove existing sidewalk and replace with a 10’ shared use path (no separated facilities)
  - Combined pedestrian and bicycle facilities
- Add approximately 7.5’ boulevard

CIP [Street Projects]

Unprogrammed Projects – Lincoln Parkway

Project History

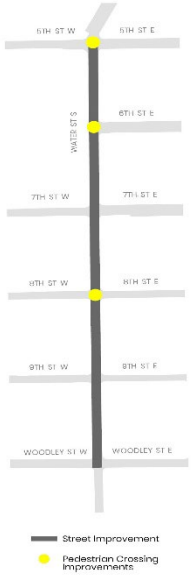
- Lincoln Parkway Corridor Analysis
  - City Council Approved – February 2024
    - Preferred Concept

- Applied for FY 2029 Transportation Alternatives Grant
  - January 2025
    - Unsuccessful

- Applied for FY 2030- Transportation Alternatives Grant
  - January 2026
  - Changed concept by City Council direction to include combined off-street facilities (Shared Use Path)
    - Unsuccessful

CIP [Street Projects]

2029 Reclamation Project



Project Area

•Water Street

- **Fifth Street to Woodley Street**

Project Scope

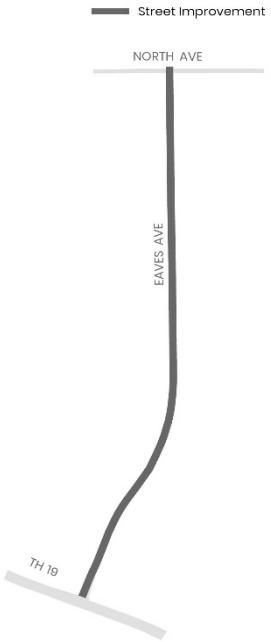
•Mill and Overlay

•Crossing Improvements

- **Fifth Street**
- **Sixth Street**
- **Eighth Street**

CIP [Street Projects]

2029 Eaves Avenue Mill and Overlay



Project Area

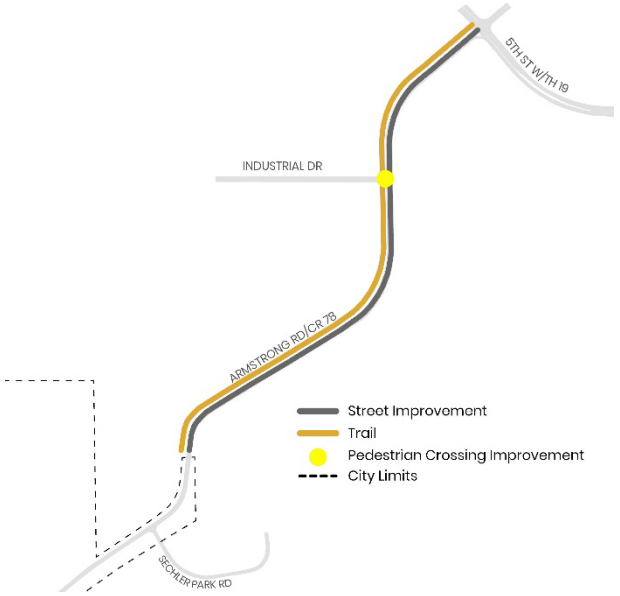
- Eaves Avenue
  - **North Avenue to TH 19**

Project Scope

- Mill and Overlay

CIP [Street Projects]

2029 Armstrong Road Reclamation



Project Area

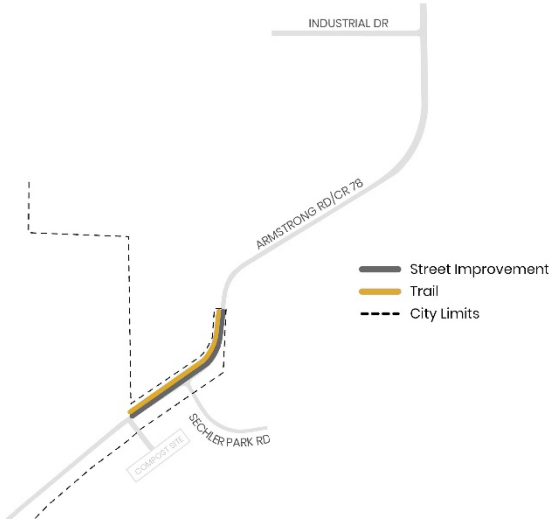
- Armstrong Road
  - **TH 19 to City Limits**

Project Scope

- Mill and Overlay
- Trail Installation
- Crossing Improvement
  - **Industrial Drive and Armstrong Road**

CIP [Street Projects]

2029 Armstrong Road Reconstruction



Project Area

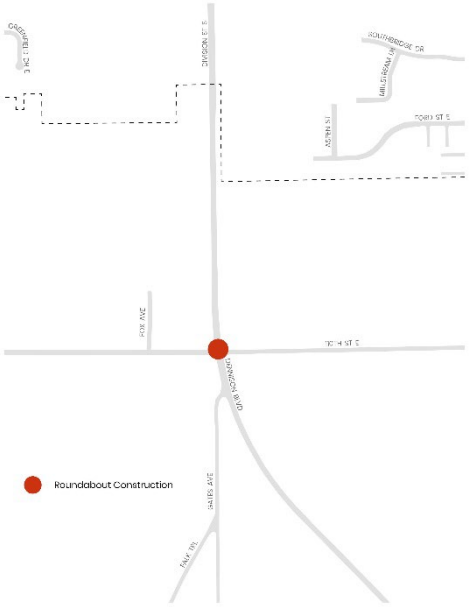
- Armstrong Road
  - **City Limits to the Compost Site**

Project Scope

- Street Reconstruction
- Trail Installation

CIP [Street Projects]

2029 TH 246/CSAH 1 Roundabout



Project Area

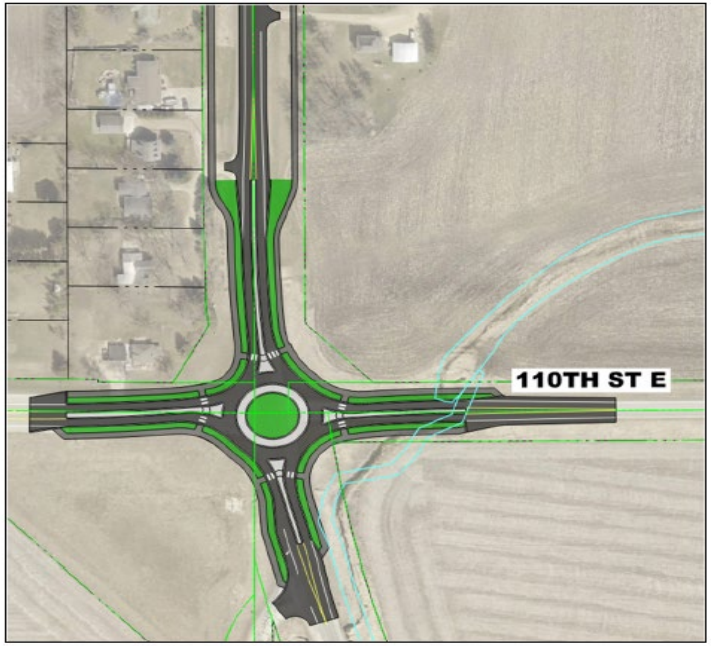
- TH 246 & CSAH 1

Project Scope

- Roundabout Installation

CIP [Street Projects]

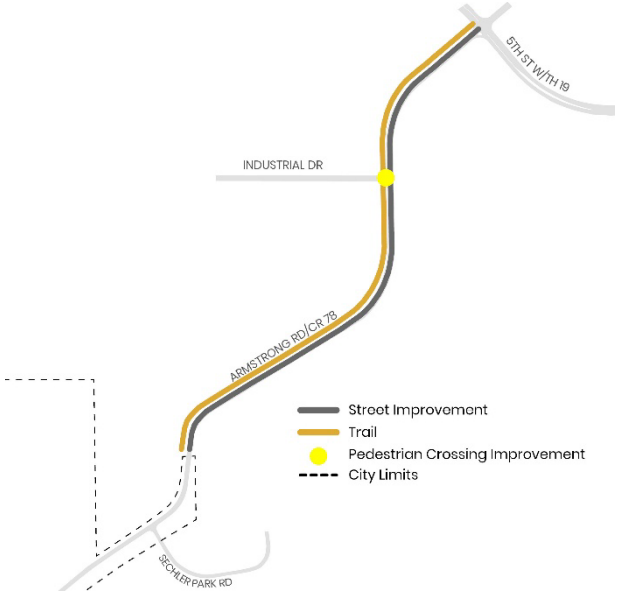
2029 TH 246/CSAH 1 Roundabout



*The City of Northfield received $750,000 in Highway Safety Improvement Project (HSIP) funds to be used towards this project. MnDOT and Rice County will also have financial obligations on the project.

CIP [Street Projects]

2029 Sidewalk/Trail Improvements



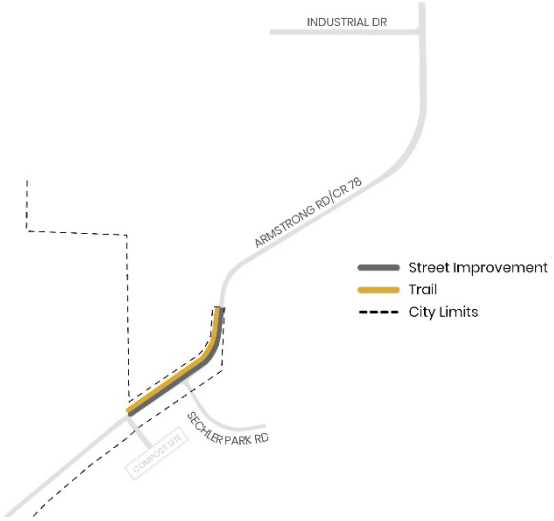
Trail Improvements

- Armstrong Road
  - **TH 19 to City Limits**



CIP [Street Projects]

2029 Sidewalk/Trail Improvements



Trail Improvements

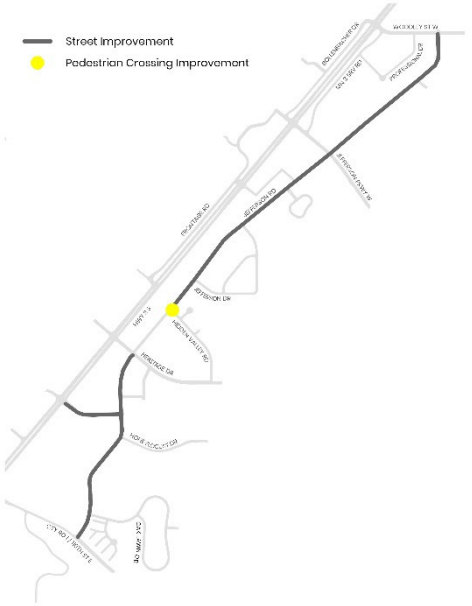
- Armstrong Road
  - **City Limits to Compost Site**



Pause here 2027-2029 Street Improvement Project Questions & Lincoln Pkwy

CIP [Street Projects]

2030 Jefferson Road Mill and Overlay



Project Area

•Jefferson Road

- **Woodley Street to Hidden Valley Road**
- **Heritage Drive to CSAH 1**

•Honeylocust Drive

- **TH 3 to Jefferson Road**

Project Scope

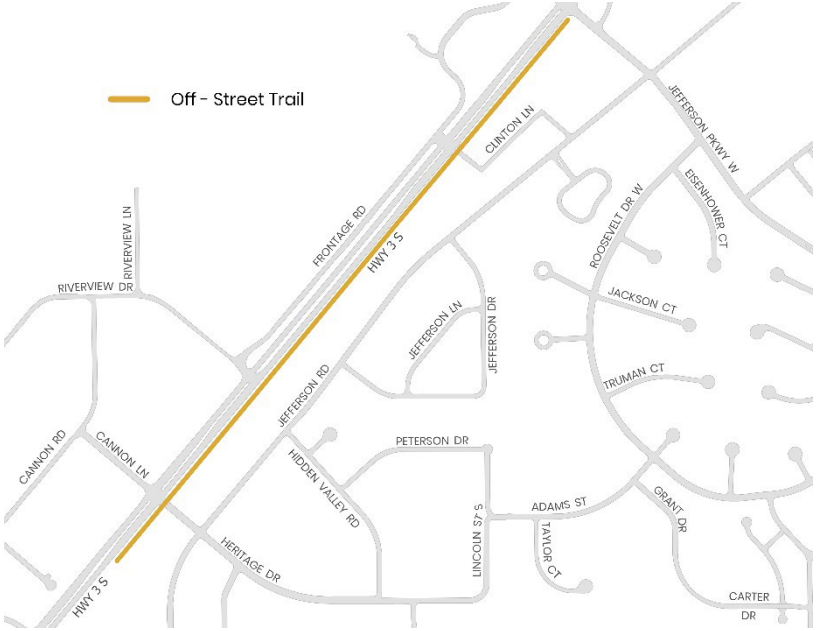
•Mill and Overlay

•Crossing Improvement

- **Jefferson Road & Hidden Valley Road**

CIP [Street Projects]

2030 TH 3 Trail



Project Area

- TH 3
  - **Jefferson Parkway to 450' south of Heritage Drive**

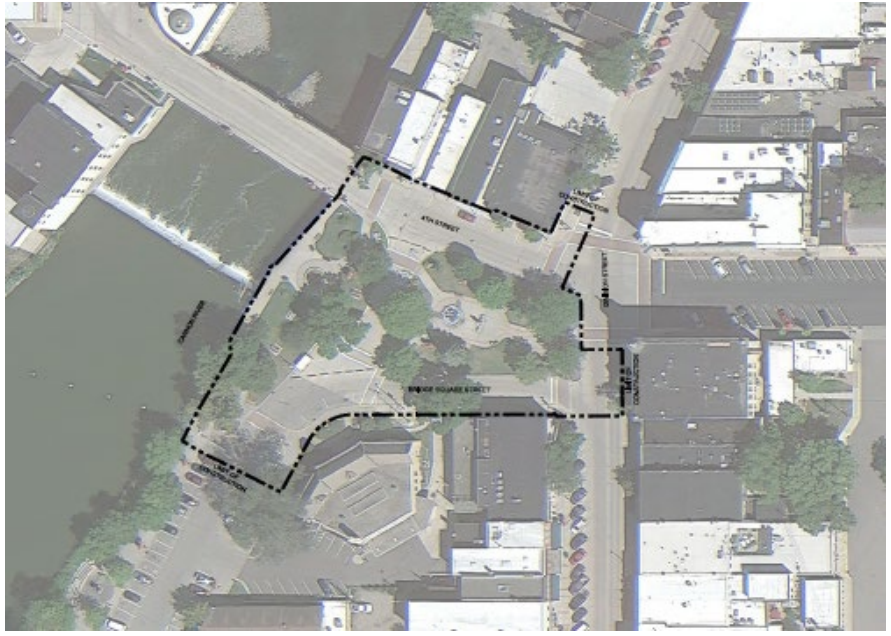
Project Scope

- Off-Street Trail Installation

*The City of Northfield received $888,000 Carbon Reduction Program (CRP) funds to be used towards this project.

CIP [Street Projects]

2030 Bridge Square Improvements





CIP [Street Projects]

2030 Bridge Square Improvements





CIP [Street Projects]

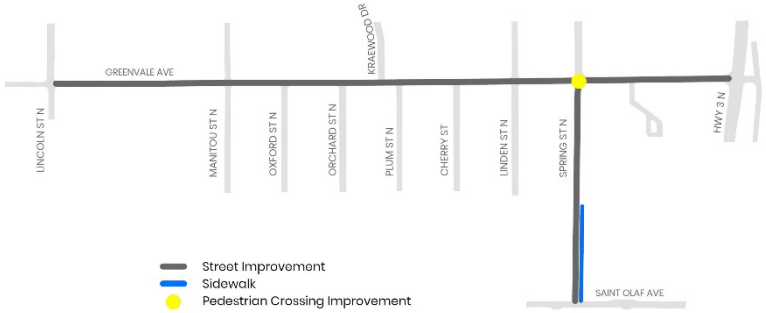
2030 Bridge Square Improvements





CIP [Street Projects]

2031 Greenvale Avenue Mill and Overlay



Project Area

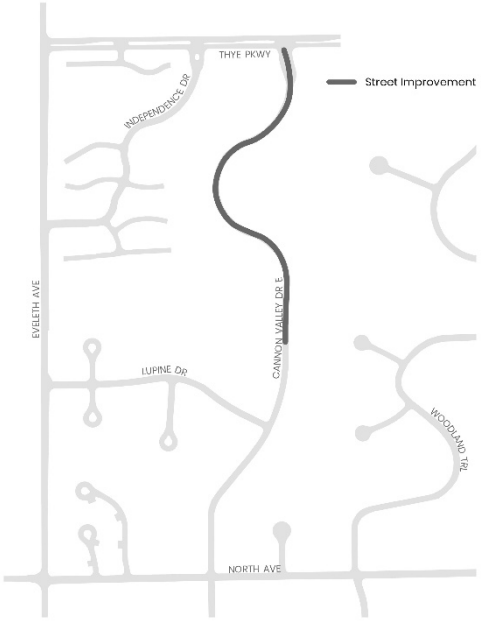
- Greenvale Avenue
  - **TH 3 to Lincoln Street**
- Spring Street
  - **Greenvale Avenue to St. Olaf Avenue**

Project Scope

- Mill and Overlay
- New Sidewalk Installation
- Crossing Improvement
  - **Greenvale Avenue and Spring Street**

CIP [Street Projects]

2031 Cannon Valley Drive Mill and Overlay



Project Area

•Cannon Valley Drive

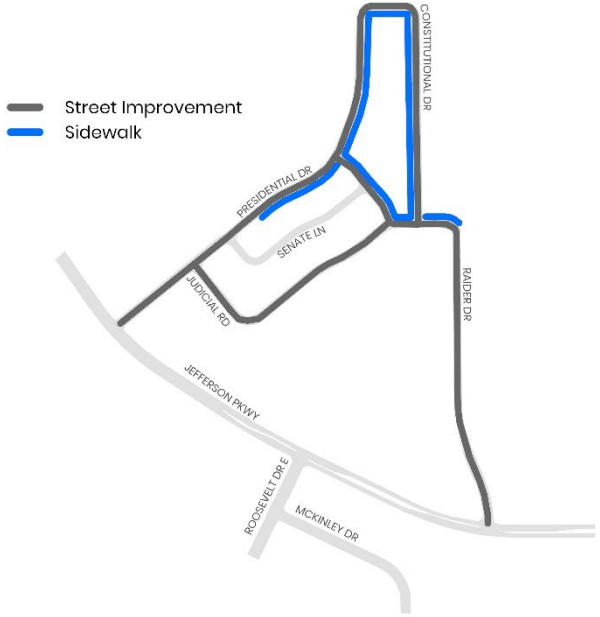
- **Thye Parkway to Lupine Drive**

Project Scope

•Mill and Overlay

CIP [Street Projects]

2031 Presidential Commons Mill and Overlay



Project Area

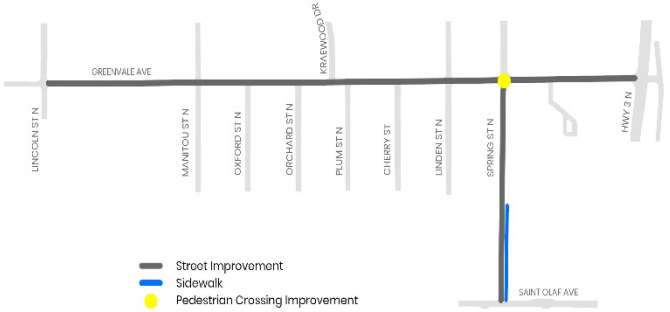
- Koester Court
- Presidential Drive
- Judicial Road
- Judicial Way
- Constitutional Drive
- Raider Drive

Project Scope

- Mill and Overlay
- New Sidewalk Installations

CIP [Street Projects]

2031 Sidewalk/Trail Improvements



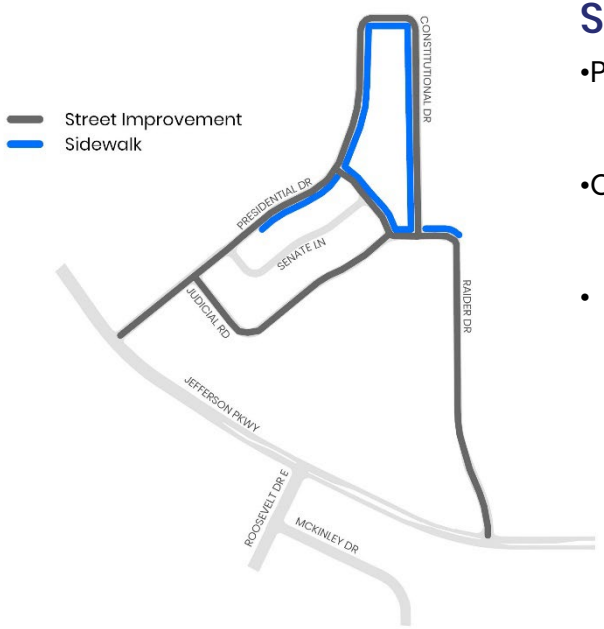
Sidewalk Improvements

- Spring Street
  - **St. Dominics to St. Olaf Avenue**



CIP [Street Projects]

2031 Presidential Commons Mill and Overlay



Sidewalk Improvements

- Presidential Drive
  - **Koester Court to Constitutional Drive**
- Constitutional Drive
  - **Presidential Drive to Judicial Way**
- Judicial Way
  - **Presidential Drive to Raider Drive**



CIP [Street Projects]

2031 Dairy Queen Bridge Replacement







CIP [Street Projects]

2031 Sidewalk/Trail Improvements



Sidewalk Improvements

- Spring Street
  - **St. Olaf Avenue to St. Dominics School**
- Presidential Drive
  - **Senate Lane to Constitutional Drive**
- Constitutional Drive
  - **Presidential Drive to Judicial Road**
- Judicial Road
  - **Judicial Road to the High School**



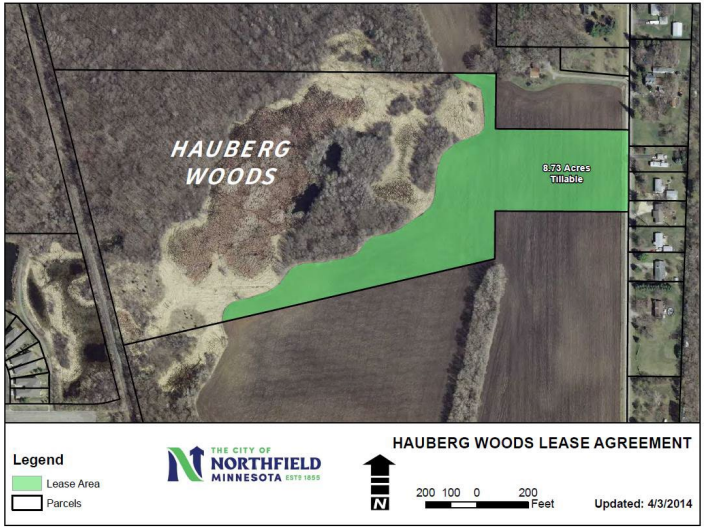
Streets and Parks Division

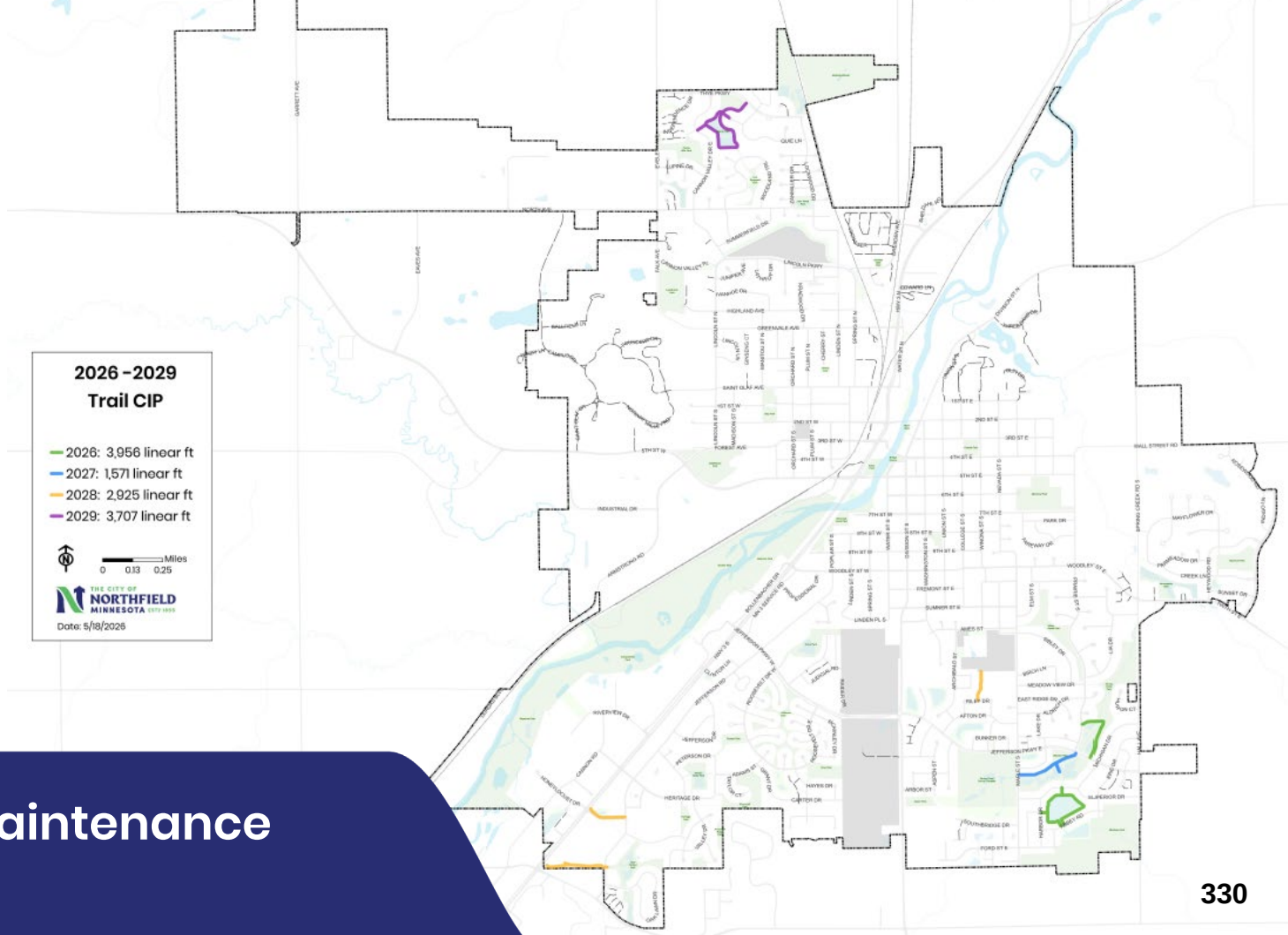
2027-2031 CIP/CEP

Meadows Park & Hauberg Wood Farm Leases

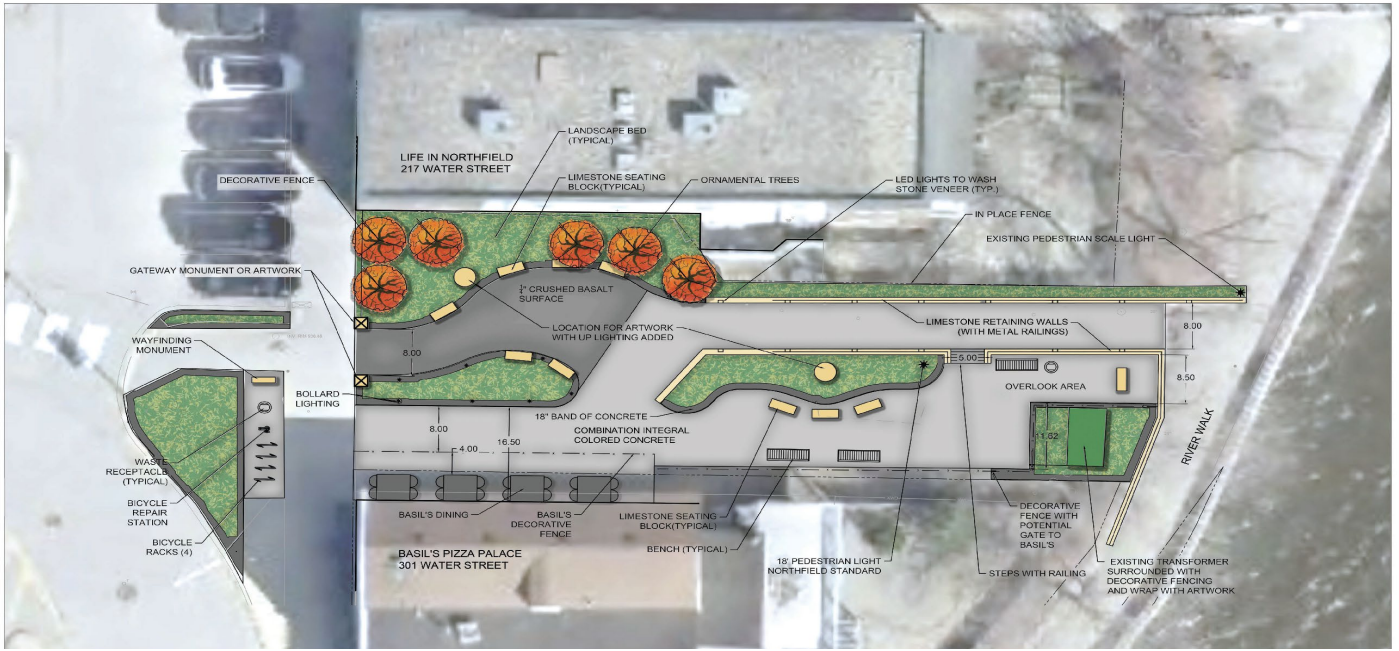
- City has typically had 3-year lease with adjacent farmers. Leases are ending, should City plan on not renewing and budgeting for prairie plantings? Hauberg ~9 Acres, Meadows ~ 19 Acres







Trail Overlay Maintenance 2026-2029

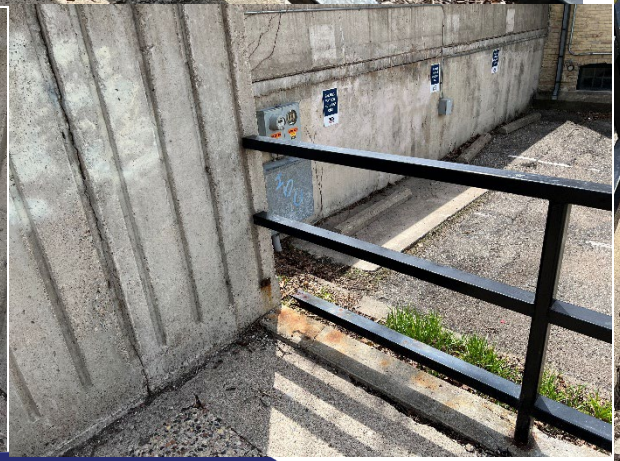


- Ideally – West Riverwalk Entry Improvement occur as part of the West Riverwall Extension project

Riverwalk Improvements – West Sides
Local Sales Tax









East Riverwalk Stair Repairs
~$300,000
Local Option Sales Tax (2028)

Oddfellows Park Improvements – 2027





Sibley Swale Playground Replacement - 2027





Riverside Lions (8th St W) Improvements –2028





Roosevelt Park Athletic Field Upgrades -2028

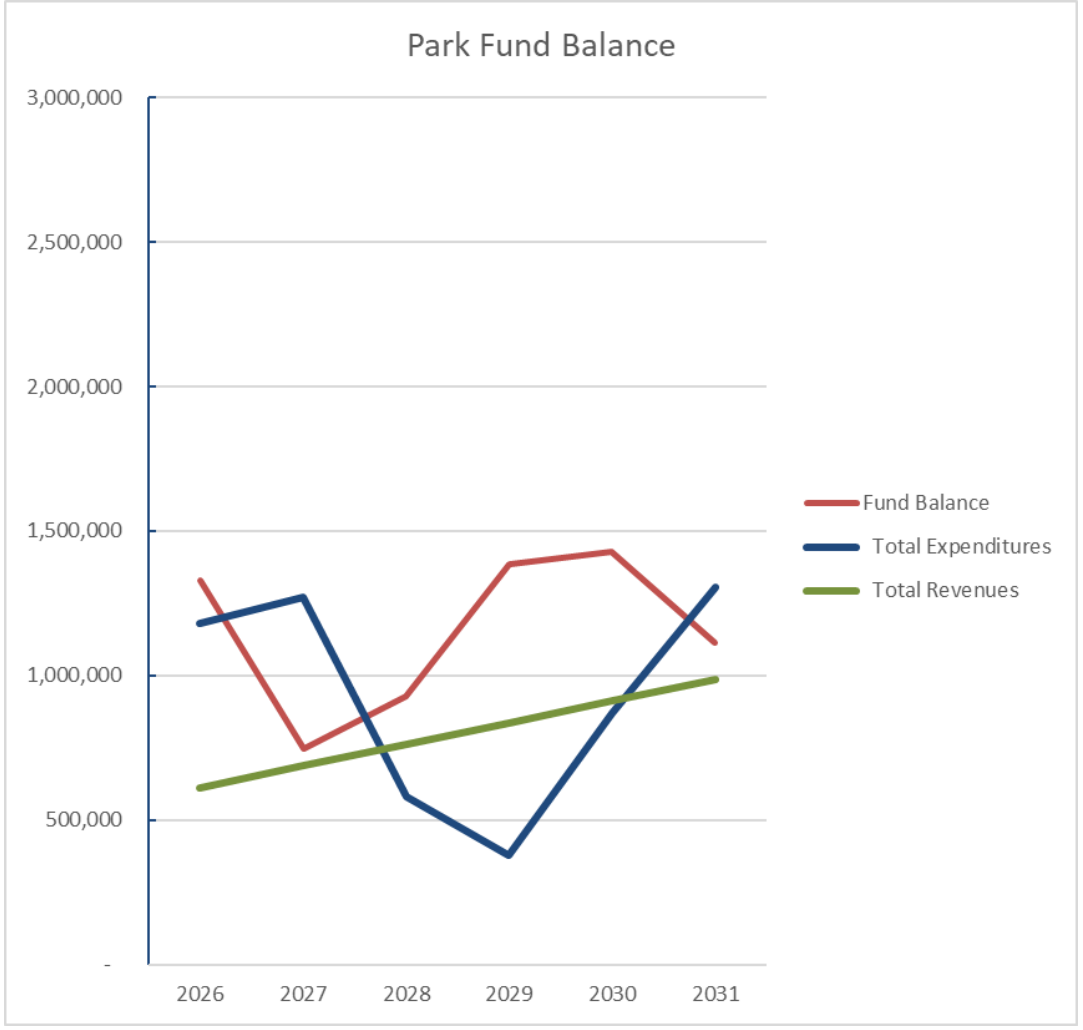


Heritage Park Improvements -2029









- Park Fund
- Goal is to get to $1 Million annually to Park Fund
- 2025 No Levy Increase. Levy at $444,344
- College Donation go to Park Fund $180,000
- This would fund the $10 Million in Park Maintenance Item identified in plan.

- Assumes ~$75K increase per year to 2032

Greenvale Loan Oak Nature Area –Water Play Park (GLONA)



CONCEPT DIAGRAM – an idea to share + refine through neighborhood participation

Pause here 2028-2029 Park Improvement Questions

Way Park Improvements -2030



Jefferson Park Improvements -2030



Central & Way Park Wall Repairs -2030





Washington Park Improvements -2031





Cedar Meadows New Park

- Time with next phase of Cedar Meadows
- Depending on park amenities cost ~$750,000
- City currently working on Park Dedication Fees update

Tyler Park Improvements -2031







Facilities Division

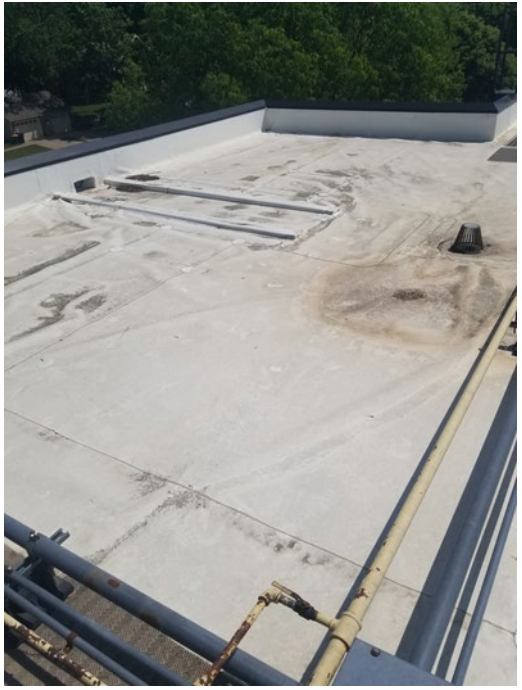
2027-2031 CIP

2027
PD-Parking lot expansion
$95,000



- Parking Lot
  - The Police Department garage is completely full and the parking lot in its current configuration is not large enough to store all of the vehicles that need to be stored at the PD. The PD also regularly hosts large training events and there is not enough parking for visiting agencies.

2027
City Hall Roof Replacement
$440,000



- **Roof Replacement**
  - The roof is reaching the end of its useful life and is in moderate to poor condition.

2027
City Hall RTU #5 Replacement
$27,000



- HVAC
  - RTU 5 is at the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 5 serves the Information Technology office

2027
City Hall RTU #6 Replacement
$27,000



- HVAC
  - RTU 6 is at the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 6 serves the mail room, copy room and server room.

2027
Pool Replaster
$330,000



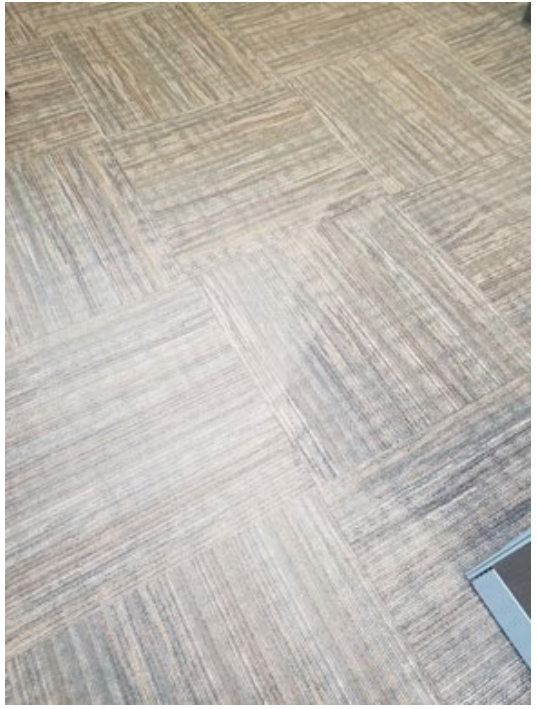
- The pool plaster is at the end of its useful life. The plaster is releasing from the base and is chipping away. There are many stains and the discolorations from the leaf litter that is in the pool every year. The tile beds are also eroding. These conditions are contributing to more injuries to swimmers. The sharp tile edges and broken plaster leads to multiple cuts and scrapes every year.

2027
Street Shop Trench Drains
$76,000



– The current drains are too small and are prone to clogging and flooding

2027-2029
City Hall Carpet First Floor
$88,000



- Carpet
  - The carpet in Finance, DMV, Washington Conference Room, Community Development, and the Training Room are all coming to the end of their useful life. The carpet is showing signs of wear and is becoming increasingly difficult to clean and maintain.

2026-2028
Library Shelving replacement
$150,000



- Shelving
  - The shelving at the library is getting past its useful life. The carpet is also getting replaced in 2028 and it is standard industry practice to replace shelving and carpet at the same time.

2028
Library First Floor Carpet Replacement
$40,000



- Carpet
  - The carpet on the first floor is nearing the end of its useful life and is starting to show excessive wear due to the high volume of foot traffic. It is becoming increasingly difficult to clean and maintain. The first floor book shelves are scheduled to be replaced in 2028 and it is industry practice to replace carpet at the same time.

2028
Library Second Floor Carpet Replacement
$40,000



- Carpet
  - The carpet on the second floor of the Library is at the end of its useful life and should be replaced. The due to the high traffic volume, the carpet is increasingly difficult to maintain and keep clean. There are plans to replace the shelving in 2028 and it is industry practice to replace the carpet in conjunction with the shelving.

2028
Street Shop HVAC Replacement
$45,000



- The HVAC equipment that serves the offices, rest rooms and break room is reaching the end of its useful life.

2028
City Hall RTU #9 Replacement
$31,500



- **Roof Top Unit**
  - RTU 9 has reached the end of it's useful life and should be replaced to minimize ongoing maintenance expenses. RTU 9 serves the Finance Department and first floor bathrooms.

2028
City Hall RTU #10 Replacement
$30,000



- Roof Top Unit
  - RTU 10 has reached the end of it's useful life and should be replaced to minimize ongoing maintenance expenses. RTU 10 serves the Human Resources/Communications area.

2028
City Hall RTU #11 Replacement
$31,500



- Roof Top Unit
  - Unit #11 is reaching the end of its useful life. RTU #11 Serves the second floor Conference Room, Break room and Facilities office

2028
City Hall RTU #12 Replacement
$30,000



- Roof Top Unit (RTU)
  - Unit #12 is reaching the end of its useful life. RTU #12 Serves the second floor Training Room

2028
City Hall RTU #14 Replacement
$33,000



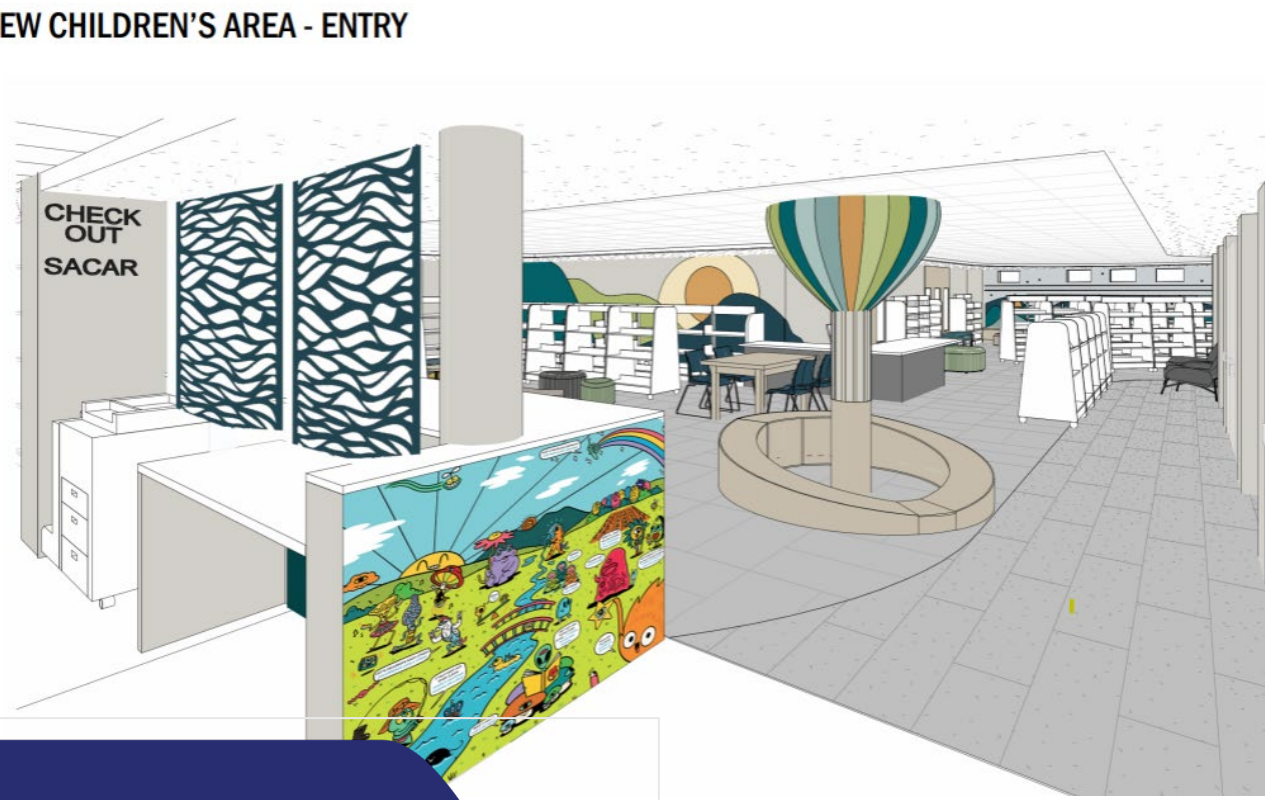
- Roof Top Unit (RTU)
  - RTU #14 is reached the end of its useful life and should be replaced to avoid increasing maintenance expenses. RTU 14 serves the Engineering department, Washington Conference room and IT storage room.

2028
Library Retaining Wall/Landscape
$2,800,000 (Local Sales Tax)



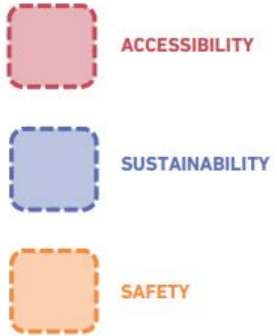
- Landscape
  - The current landscaping at the library is not designed for erosion control and is difficult to maintain. The west side of the library has severe erosion and has lost over a foot of topsoil.

- $500,000 Minnesota Multi-Purpose Community Facility Projects Grant to Support Community Revitalization, Connectedness and Equity by Promoting Education, Work and Health
  - Funds must be spent by 12/31/26
- Added study pods, making improvements to Bunday, Pye Rooms
- Remodeling Children's Department, creating master plan
  - New shelving, carpet, furnishings
  - Some work will be funded by Friends of the Library

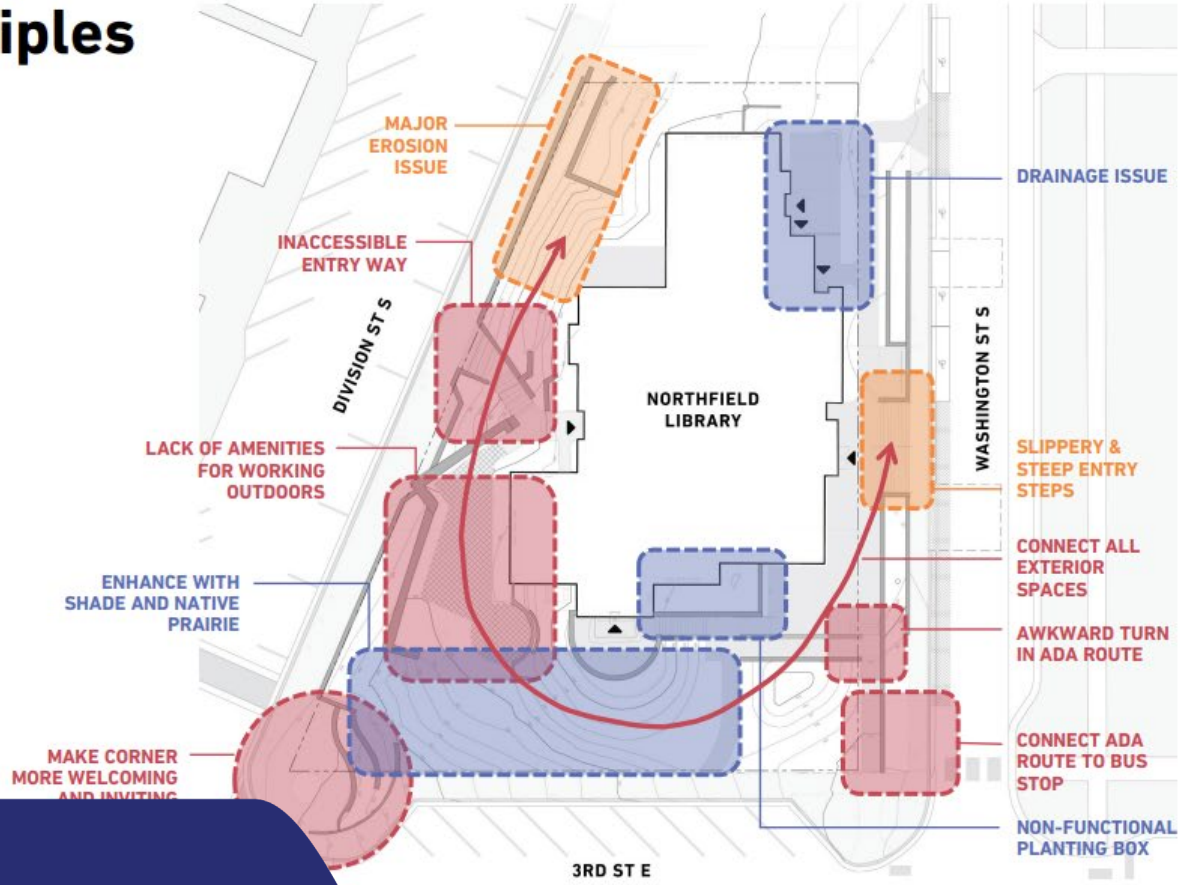


New Children's Area-entry

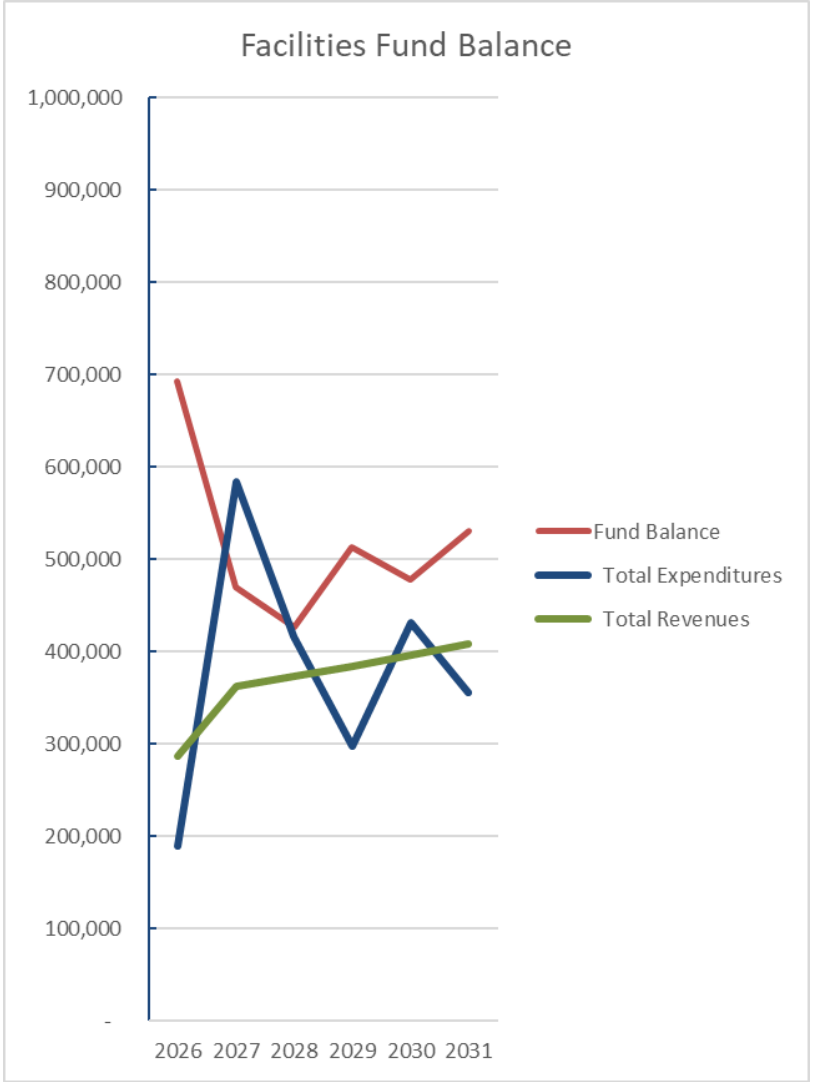
Site Issues by Principles



- MDE Grant funded final concepts from landscape architects
- Sales Tax requests rejected for 2026 ballot
  - Can pursue for 2028 if allowed



Exterior work still needed



- Facilities Fund
- 2025 Levy $287,106
- 2026 No Levy Increase
- 2027 Proposed $75K Increase
- 3% increase after 2027
- Some Projects identified in CIP will need to be bonded due to low fund balance

NCRC – State Bonding

- City received $3 Million State Bonding, with $1 Million local match
  - New Construction
    - CAC – Expansion of Food Shelf
  - Safety and Security Update
  - Mechanical Updates
  - Aesthetic Updates

Pause here for Facility Questions/Comments



West side from Division St.

Library

- Well-used patio on west side
  - Popular spring-fall, used for small programs
  - Not accessible by walker, wheelchair or stroller
- West hillside erosion
- Trees threatened
- Stairs damaged, due for replacement soon



East side from Washington St.

Library

- East entrance is wheelchair accessible from north
  - ramps at south corner are not ADA
- A lot of space, but mostly unusable
  - Concrete and lack of shade make it too hot
  - Could be accessible patio space
- Storm water challenges, irrigating turf lawn

2029
PD Boiler #1 and #2 replacement
$122,000



- Boiler
  - Boilers #1 and #2 will be at the end of their useful life and should be replaced. The boilers provide all of the space heat in the facility and should be replaced to avoid any down time to this critical facility.

2029
PD Mini-Split AC unit
$20,000



- Mini-Split
  - The mini split unit services the server room and is at the end of its useful life. The unit keeps the server room at a cool temperature to protect the sensitive electronic equipment that the PD relies on for day-to-day operations.

2029
Street Shop MAUs Replacement
$90,000



- The Make-up Air Units are original equipment and have reached the end of their useful life.

2029
Library Boiler Replacement
$36,000



- Boilers
  - Boiler #1 and #2 will be near the end of its useful life and should be replaced. The boilers provide most of the space heat in the facility



2030
City Hall RTU #3 Replacement
$30,000



- HVAC
  - RTU 3 has reached the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 3 serves the south half of the Community Development department.

2030
City Hall RTU #2 Replacement
$33,000



- HVAC
  - RTU 2 will reach the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 2 serves the north half of the Community Development department.

2030
City Hall Exterior Update
$370,000



- Exterior Improvements
  - The exterior of City Hall is in need of modernization and updating. The paint is peeling off due to poor preparation of the base material, the entrances are poorly protected from the elements.

2031
City Hall Elevator Refurbish
$160,000



- Elevator
  - The elevator is in need of some mechanical refurbishment to continue to provide safe, comfortable and reliable service to the facility.

2031
City Hall RTU 1 Replacement
$26,500



- RTU #1
  - RTU #1 serves the DMV office and is at the end of it's useful life and should be replaced to minimize ongoing maintenance costs.

2031
City Hall RTU 4 Replacement
$26,500



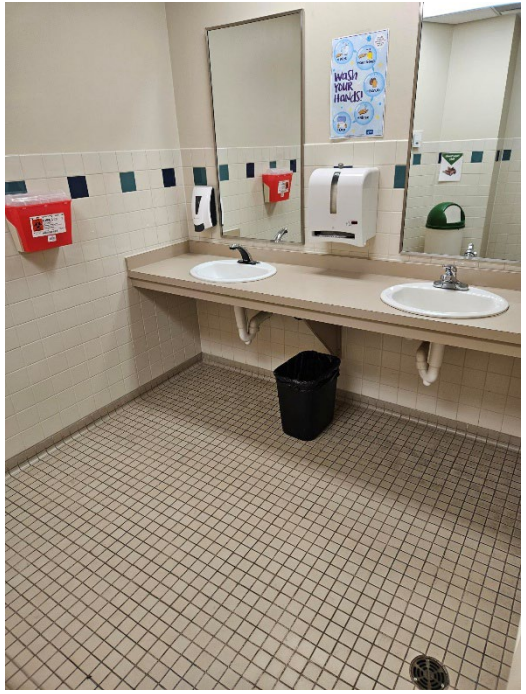
- RTU #4
  - RTU #4 serves the Administration office and is at the end of it's useful life and should be replaced to minimize ongoing maintenance costs.

2031
City Hall RTU 13 Replacement
$40,000



- RTU #13
  - RTU #13 serves the second floor restrooms and hallway and is at the end of it's useful life and should be replaced to minimize ongoing maintenance costs.

2031
City Hall Second floor restroom remodel
$75,000



- Second Floor restrooms
  - The second-floor restrooms are wearing out and maintenance cost on the fixtures and equipment are increasing every year. It is becoming more difficult to maintain a clean and sanitary environment.

2031
Library ERV replacement
$30,000

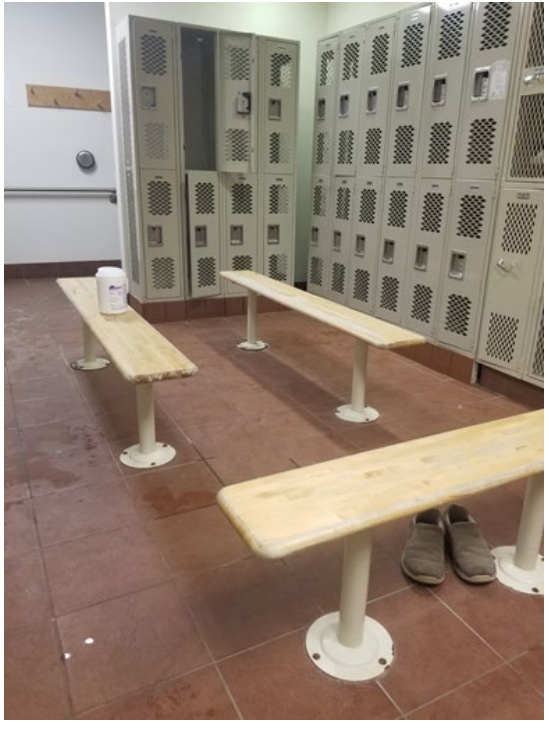
- Second Floor restrooms
  - The second-floor restrooms are wearing out and maintenance cost on the fixtures and equipment are increasing every year. It is becoming more difficult to maintain a clean and sanitary environment.



NCRC

2027-2031 CIP

NCRC Locker Room Refurbish
$50,000



- Locker Room
  - The locker rooms at FiftyNorth are in poor condition. The flooring, partitions, sinks and benches are in poor condition and have outlived their useful life.

2026
NCRC Public Restroom Refurbishment
$110,000



- Restroom
  - The restrooms throughout the NCRC are in poor condition. The partition, sinks, counters and tile are beyond repair in some cases. They are all original to the building and are past their useful life.

2026
NCRC AHU Phase 2 replacement
$473,000



- Air Handling Unit (AHU)
  - The original equipment to the facility and have far exceeded their useful life. The repair costs are increasing yearly.

2026
NCRC Chiller Replacement
$188,000



- Chiller
  - The chiller provides air conditioning for the entire facility. The unit is original to the building and is past it's useful life. The repair costs have been increasing and the unit needs to be reliable.

2026
NCRC Terrazzo Floor Polishing
$75,000



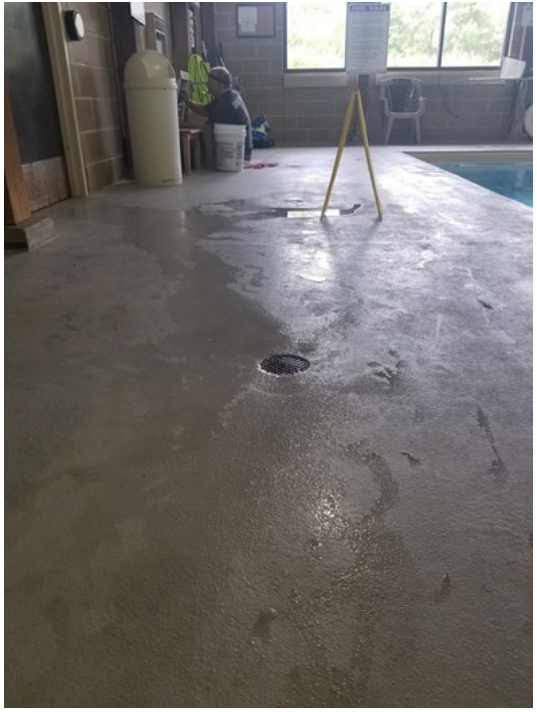
- Flooring
  - The terrazzo flooring finish is in poor condition. The surface is scratched and dull. The poor finish leaves the flooring susceptible to damage from water infiltration and is visually unappealing.

2026
NCRC Replace Vinyl Composite (VCT) Tile
$65,000



- **Tile Replacement**
  - The VCT in the Youth Wing is original to the building and is in poor condition. The VCT would be replaced with Luxury Vinyl Plank (LVP) flooring.

2026
NCRC Replace Pool Deck
$68,000



- Pool
  - The pool deck at FiftyNorth is in poor condition. The deck holds water and creates safety and sanitary concerns

2026
NCRC Replace FiftyNorth Lobby Carpet
$21,000



- Lobby Carpet
  - The lobby carpet in the FiftyNorth lobby is near the end of its useful life. The carpet is stained and is becoming increasingly difficult to clean

2026
NCRC Patch and Paint interior
$75,000



- Paint
  - The common area walls have not been painted in a number of years. The chair rail and wallpaper in most of the complex will be removed patched and painted. The removal of these items will give the building a more modern look and a fresh coat of paint will breathe new life into the complex.

2026
NCRC Ceiling Tile replacement
$75,000



- Ceiling
  - The current acoustic ceiling tile is in poor condition and is at the end of its useful life. The current tile is no longer available and we are nearly out of attic stock for replacements. The design of the current tile is also difficult to keep clean.

2026
NCRC Exterior Painting
$10,000



- **Paint**
  - The paint on the fascia boards is faded and peeling. Some of the fascia boards are rotten and will need to be replaced.

2026
NCRC Boiler Replacement
$53,000



- HVAC
  - The current boilers are nearing the end of their useful life and should be replaced to avoid down time and costly repairs. The boilers provide all of the radiant heat in the complex.

2030
NCRC Access control and security
$150,000

- Security
  - There is currently no electronic access control or security system in place at the NCRC. The tenants have varying hours and it is difficult to manage the differing security and access needs for each individual wing of the complex. Electronic access control would also reduce or eliminate most of the physical keys that are required for the tenants. There are a large number of volunteers that also require access to different parts of the complex. Maintain security is much easier and less costly with the electronic access system. Badges can be turned on and off as required and access is limited to specific areas.



Fleet

2027-2031 CIP/CEP



2027:

Upfit 2004 Sutphen

$500,000



2027:

3 Squad Car $81,000 each

1 Investigation Vehicle - $68,000



2027:
Leaf Vac Skid



2027:
Ford F-350



2027:
Toro 5900 Mower



2028:
2008 Ingersol Rand Air Compressor



2028:
2018 Chevrolet 3500



2028:
2015 Freightliner Plow Truck



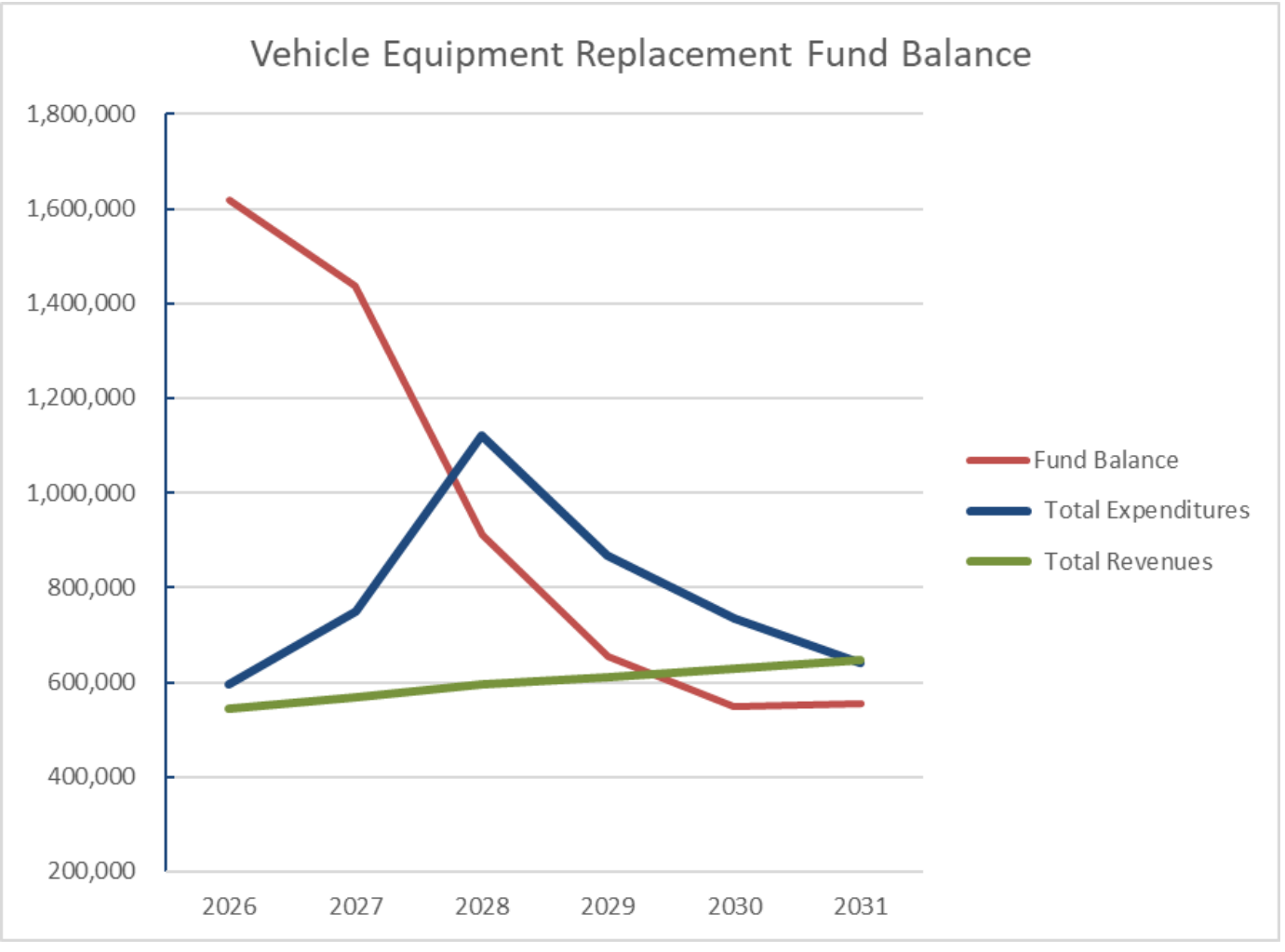
2028:
2020 Kromer Striper



2028:
2015 Toyota Forklift



2028:
1996 Toro Lawn Sweeper



- Vehicle & Equipment Replacement Fund (VERF)
- Assumes fund will increase by roughly 5%
- 2025 Levy $495,000
- 2026 Levy No Increase
- 2027-2031 Levy Increase 5% per year
- Note: Fire Truck, 1 –Snow Plow, funded separately as Debt

Pause here
Question on Fleet



2029:
2019 John Deere 1585
Mower/sidewalk plow



2029:
2016 Freightliner Plow Truck



2029:
2019 Ford F-350



2030:
2018 Chevrolet 1500

CEP [Vehicle Replacement]

2030 Ford Explorer Replacement – Engineering





Replacement Vehicle

- Ford Maverick
  - All Wheel Drive
  - 2.5L Hybrid Engine



2030:
2018 John Deere 624K Loader



2030
2023 Toro 5910 Mower



2031:
2019 Toro 4100 Mower



2031:
2020 Ford F-350

CEP [Vehicle Replacement]

2031 Ford Escape Replacement -Engineering



Replacement Vehicle

- Ford Escape
  - All Wheel Drive
  - 2.5L Hybrid Engine



Questions?

Thank you

2027-2031

Capital Improvement Plan

DRAFT

THE CITY OF
NORTHFIELD
ESTD MINNESOTA 1855
COWS, COLLEGES & COMMUNITY

Draft June 9, 2026

2027 through 2031

Capital Improvement Plan

City of Northfield

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
City Facilities								
City Hall- 2nd floor restroom remodel	*F-2031-1*	3					75,000	**75,000**
City hall-elevator modernization	*F-2026-003*	2					158,000	**158,000**
City Hall-Exterior improvements at City Hall	*F-2023-002*	3				368,000		**368,000**
City Hall-First Floor Carpet	*F-2026-007*	3	30,000	30,000	30,000			**90,000**
City Hall-roof replacement	*F-2026-005*	1	440,000					**440,000**
City Hall-RTU 10 Replacement	*F-2028-014*	1		30,000				**30,000**
City Hall-RTU 11 replacement	*F-2028-011*	2		31,500				**31,500**
City Hall-RTU 12 replacement	*F-2028-002*	1		30,000				**30,000**
City Hall-RTU 13 Replacement	*F-2031-003*	1					40,000	**40,000**
City Hall- RTU 14 replacement	*F-2028-012*	1		33,000				**33,000**
City Hall-RTU 1 replacement	*F-2031-001*	1					26,500	**26,500**
City Hall-RTU 2 replacement	*F-2030-002*	1				33,000		**33,000**
City Hall-RTU 3 Replacement	*F-2030-001*	1				30,000		**30,000**
City Hall-RTU 4 Replacement	*F-2031-002*	1					26,500	**26,500**
City Hall-RTU 5 Replacement	*F-2027-001*	1	27,000					**27,000**
City Hall-RTU 6 Replacement	*F-2027-005*	1	27,000					**27,000**
City Hall-RTU 9 Replacement	*F-2028-003*	1		27,800				**27,800**
Library-Boiler Replacement	*F-2029-001*	1			36,000			**36,000**
Library-ERV replacement	*F-2031-2*	1					30,000	**30,000**
Library-Second Floor Carpet & Other Improvements	*F-2028-013*	2			60,000			**60,000**
Library-Shelving Replacement	*F-2028-004*	2		90,000				**90,000**
Library - Site Renewal	*F-2026-001*	2			2,800,000			**2,800,000**
PD-Boiler #1 Replacement	*F-2029-002*	1			61,000			**61,000**
PD-Boiler #2 Replacement	*F-2029-02*	1			61,000			**61,000**
PD-Parking lot expansion	*F-2026-015*	3	95,000					**95,000**
PD-Replace MINI SPLIT system	*F-2029-04*	1			20,000			**20,000**
Pool- replaster	*F-2025-002*	2	330,000					**330,000**
Street Shop- HVAC replacement	*F-2028-001*	1		45,000				**45,000**
Street Shop-Make up air unit replacement	*F-2027-002*	2			90,000			**90,000**
Street shop-trench drains	*F-2022-011*	2	76,000					**76,000**
	City Facilities Total		**1,025,000**	**317,300**	**3,158,000**	**431,000**	**356,000**	**5,287,300**
Engineering Division								
2027 Crack Fill	*E-2027-006*	2	28,506					**28,506**
2027 Reclamation Project	*E-2027-001*	1	1,957,398					**1,957,398**
2028 Sidewalk/Trail Improvements	*E-2028-003*	2		569,019				**569,019**
2028 Street Reclamation Project	*E-2028-002*	2		1,624,627				**1,624,627**
2029 Crack Fill	*E-2029-005*	2			22,630			**22,630**
2029 Reclamation Project	*E-2029-001*	2			1,542,989			**1,542,989**
2029 Sidewalk Improvements	*E-2029-006*	1			415,680			**415,680**
2030 Crack Fill	*E-2030-006*	2				93,337		**93,337**
2031 Crack Fill	*E-2031-007*	2					75,604	**75,604**
2031 Sidewalk/Trail Improvements	*E-2031-004*	2					526,636	**526,636**
Armstrong Road Reclamation	*E-2029-007*	2			1,585,498			**1,585,498**
Armstrong Road Reconstruction	*E-2029-008*	2			2,812,838			**2,812,838**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2					484,000	**484,000**
Compost Site Emergency Exit	*E-2028-005*	3		1,000,000				**1,000,000**
Dairy Queen Pedestrian Bridge Replacement	*E-2031-005*	1					500,000	**500,000**
Eaves Avenue Mill and Overlay	*E-2029-004*	2			708,072			**708,072**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					1,599,605	**1,599,605**
Jefferson Road Mill and Overlay	*E-2030-001*	2				2,739,921		**2,739,921**
Presidential Commons Mill and Overlay	*E-2031-003*	2					1,286,015	**1,286,015**
Sechler Road Railroad Crossing Improvement	*E-2030-005*	2				750,000		**750,000**
St. Olaf, 2nd & 3rd St Railroad Crossing Signal	*E-2027-002*	2	2,650,000					**2,650,000**
TH 19 Reconstruction	*E-2028-001*	2		2,050,000				**2,050,000**
TH 246/CSAH 1 Rounabout	*E-2029-010*	1			5,000,000			**5,000,000**
TH 246 Reconstruction	*E-2028-009*	1		28,500,000				**28,500,000**
TH 3 Trail	*E-2030-002*	1				1,469,318		**1,469,318**
Water Street Mill and Overlay	*E-2029-002*	2			835,182			**835,182**
Engineering Division Total			**4,635,904**	**33,743,646**	**12,922,889**	**5,052,576**	**4,471,860**	**60,826,875**
NCRC								
Boiler replacement	*NCRC 2027-01*	1	53,000					**53,000**
Chiller replacement	*NCRC 2025-01*	1	280,000					**280,000**
Complete Solar buildout	*NCRC-2029-001*	4				950,000		**950,000**
Exterior Painting	*NCRC 2024-01*	3	10,000					**10,000**
FiftyNorth Locker room updates	*NCRC 2024-02*	1	50,000					**50,000**
Install access control and security system	*NCRC-2030-001*	2				150,000		**150,000**
NCRC-Air handling units replacement	*NCRC-2024-02*	1	148,000	171,000	154,000	146,000		**619,000**
NCRC public restroom refurbishments	*NCRC-2025-06*	1	110,000					**110,000**
Patch and Paint interior	*NCRC-2026-002*	2	75,000					**75,000**
Polish terazzo flooring	*NCRC-2025-04*	3	75,000					**75,000**
Replace acoustic ceiling tiles	*NCRC-2026-003*	2	75,000					**75,000**
Replace FiftyNorth entry and lobby carpet	*NCRC-2025-03*	3	21,000					**21,000**
Replace Pool Deck	*NCRC-2525-02*	3	68,000					**68,000**
Replace Pool Mechanical System	*NCRC-2031-001*	2					250,000	**250,000**
Replace VCT tile	*NCRC-2024-05*	2	65,000					**65,000**
NCRC Total			**1,030,000**	**171,000**	**154,000**	**1,246,000**	**250,000**	**2,851,000**
Park Division								
Bridge Square	*P-2030-002*	2	183,000	183,000	183,000	7,388,977		**7,937,977**
East Riverwalk Entry Improvements	*P-2028-003*	2		275,000				**275,000**
Heritage Park Playground Replacement	*P-2029-001*	2			350,000			**350,000**
Jefferson Park Playground and Park Imrpovements	*P-2030-003*	3				325,000		**325,000**
New Park Development (Cedar Meadows)	*P-2031-002*	2					750,000	**750,000**
Oddfellows Park Playground & Gazebo Replacement	*P-2027-001*	2	540,000					**540,000**
Riverfront Park Improvements	*P-2028-001*	3		7,500,000				**7,500,000**
Riverside Lions (8th St) Playground & Bathroom Improvements	*P-2028-002*	2		1,000,000				**1,000,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Roosevelt Athletic Field Upgrades	*P-2028-004*	2		50,000				**50,000**
Sibley Swale Park Improvements	*P-2027-002*	1	650,000					**650,000**
Skateboard Park Phase II	*P-2026-004*	3	550,000					**550,000**
Tyler Park Playground Replacement	*P-2031-001*	2					225,000	**225,000**
Wall Repairs Central & Way Park	*P-2030-004*	2				150,000		**150,000**
Washington Park Playground Replacement	*P-2031-003*	2					300,000	**300,000**
Way Park Playground Replacement	*P-2030-001*	2				365,000		**365,000**
West Riverwalk Entry Improvement	*P-2027-003*	2	660,000					**660,000**
	Park Division Total		**2,583,000**	**9,008,000**	**533,000**	**8,228,977**	**1,275,000**	**21,627,977**
Police								
Civil Defense Siren Replacement	*PD-2024-003*	1		33,000	35,000	36,000	37,000	**141,000**
	Police Total		**0**	**33,000**	**35,000**	**36,000**	**37,000**	**141,000**
Stormwater Division								
Flood Protection Project	*SW-2028-001*	2		2,500,000				**2,500,000**
Hills of Spring Creek #3, Cannon & Locust Pond Dredging and Parmeadow Pond #1 overflow repair	*SW- 2030-001*	3				670,000		**670,000**
West Riverwall Floodwall Extension	*SW-2027-002*	2	4,000,000					**4,000,000**
	Stormwater Division Total		**4,000,000**	**2,500,000**	**0**	**670,000**	**0**	**7,170,000**
Wastewater Division								
BAF Influent Valves	*WW-2031-001*	3	200,000					**200,000**
BioSolids Cake Storage	*WW-2030-002*	1				10,638,109		**10,638,109**
Sanitary Sewer Lining Project (Lincoln Parkway)	*WW-2027-001*	2	600,000					**600,000**
Wastewater Driveway Replacement	*WW-2030-004*	3				200,000		**200,000**
Water Supply System	*WW-2030-003*	2				2,713,532		**2,713,532**
	Wastewater Division Total		**800,000**	**0**	**0**	**13,551,641**	**0**	**14,351,641**
Water Division								
Hall Ave. Elevated Tank Painting	*W-2028-005*	2		1,000,000				**1,000,000**
Highway 3 Watermain Repair	*W-2028-011*	2		1,000,000				**1,000,000**
Lead Service Line Replacement	*W-2027-010*	3	150,000					**150,000**
Meter Replacement	*W-2027-001*	2	3,900,000					**3,900,000**
St. Olaf North Ground Storage Tank Painting	*W-2028-001*	2		1,000,000				**1,000,000**
St. Olaf South Ground Storage Tank Painting	*W-2028-006*	2		1,000,000				**1,000,000**
Well No. 03 Generator Replacement	*W-2027-008*	2	120,000					**120,000**
Well No. 03 MCC Replacement	*W-2027-009*	2	200,000					**200,000**
Well No. 04 Generator Replacement	*W-2027-006*	2	120,000					**120,000**
Well No. 04 MCC Replacement	*W-2027-007*	2	200,000					**200,000**
	Water Division Total		**4,690,000**	**4,000,000**	**0**	**0**	**0**	**8,690,000**
	GRAND TOTAL		**18,763,904**	**49,772,946**	**16,802,889**	**29,216,194**	**6,389,860**	**120,945,793**

2027 through 2031

Capital Improvement Plan

City of Northfield

Projects By Funding Source

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
Bonded Dollars								
2027 Reclamation Project	*E-2027-001*	1	1,177,291					**1,177,291**
2028 Sidewalk/Trail Improvements	*E-2028-003*	2		19,019				**19,019**
2028 Street Reclamation Project	*E-2028-002*	2		601,026				**601,026**
2029 Reclamation Project	*E-2029-001*	2			810,667			**810,667**
2029 Sidewalk Improvements	*E-2029-006*	1			140,680			**140,680**
2031 Sidewalk/Trail Improvements	*E-2031-004*	2					251,636	**251,636**
Armstrong Road Reclamation	*E-2029-007*	2			89,203			**89,203**
Armstrong Road Reconstruction	*E-2029-008*	2			955,351			**955,351**
Bridge Square	*P-2030-002*	2				5,891,209		**5,891,209**
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2					84,832	**84,832**
City Hall-roof replacement	*F-2026-005*	1	440,000					**440,000**
Dairy Queen Pedestrian Bridge Replacement	*E-2031-005*	1					500,000	**500,000**
Eaves Avenue Mill and Overlay	*E-2029-004*	2			286,352			**286,352**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					785,327	**785,327**
Jefferson Road Mill and Overlay	*E-2030-001*	2				1,701,012		**1,701,012**
Presidential Commons Mill and Overlay	*E-2031-003*	2					733,206	**733,206**
TH 19 Reconstruction	*E-2028-001*	2		0				**0**
TH 246 Reconstruction	*E-2028-009*	1		2,203,241				**2,203,241**
	Bonded Dollars Total		**1,617,291**	**2,823,286**	**2,282,253**	**7,592,221**	**2,355,001**	**16,670,052**
Capital Reserve Fund								
Civil Defense Siren Replacement	*PD-2024-003*	1		33,000	35,000	36,000	37,000	**141,000**
Sechler Road Railroad Crossing Improvement	*E-2030-005*	2				75,000		**75,000**
St. Olaf, 2nd & 3rd St Railroad Crossing Signal	*E-2027-002*	2	100,000					**100,000**
	Capital Reserve Fund Total		**100,000**	**33,000**	**35,000**	**111,000**	**37,000**	**316,000**
City Facilities Fund								
City Hall- 2nd floor restroom remodel	*F-2031-1*	3					75,000	**75,000**
City hall-elevator modernization	*F-2026-003*	2					158,000	**158,000**
City Hall-Exterior improvements at City Hall	*F-2023-002*	3				368,000		**368,000**
City Hall-First Floor Carpet	*F-2026-007*	3	30,000	30,000	30,000			**90,000**
City Hall-RTU 10 Replacement	*F-2028-014*	1		30,000				**30,000**
City Hall-RTU 11 replacement	*F-2028-011*	2		31,500				**31,500**
City Hall-RTU 12 replacement	*F-2028-002*	1		30,000				**30,000**
City Hall-RTU 13 Replacement	*F-2031-003*	1					40,000	**40,000**
City Hall- RTU 14 replacement	*F-2028-012*	1		33,000				**33,000**
City Hall-RTU 1 replacement	*F-2031-001*	1					26,500	**26,500**
City Hall-RTU 2 replacement	*F-2030-002*	1				33,000		**33,000**
City Hall-RTU 3 Replacement	*F-2030-001*	1				30,000		**30,000**
City Hall-RTU 4 Replacement	*F-2031-002*	1					26,500	**26,**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
City Hall-RTU 5 Replacement	*F-2027-001*	1	27,000					**27,000**
City Hall-RTU 6 Replacement	*F-2027-005*	1	27,000					**27,000**
City Hall-RTU 9 Replacement	*F-2028-003*	1		27,800				**27,800**
Library-Boiler Replacement	*F-2029-001*	1			36,000			**36,000**
Library-ERV replacement	*F-2031-2*	1					30,000	**30,000**
Library-Shelving Replacement	*F-2028-004*	2		90,000				**90,000**
PD-Boiler #1 Replacement	*F-2029-002*	1			61,000			**61,000**
PD-Boiler #2 Replacement	*F-2029-02*	1			61,000			**61,000**
PD-Parking lot expansion	*F-2026-015*	3	95,000					**95,000**
PD-Replace MINI SPLIT system	*F-2029-04*	1			20,000			**20,000**
Pool- replaster	*F-2025-002*	2	330,000					**330,000**
Street Shop- HVAC replacement	*F-2028-001*	1		45,000				**45,000**
Street Shop-Make up air unit replacement	*F-2027-002*	2			90,000			**90,000**
Street shop-trench drains	*F-2022-011*	2	76,000					**76,000**
	City Facilities Fund Total		**585,000**	**317,300**	**298,000**	**431,000**	**356,000**	**1,987,300**

Franchise Fees

2027 Reclamation Project	*E-2027-001*	1	550,000					**550,000**
2028 Sidewalk/Trail Improvements	*E-2028-003*	2		550,000				**550,000**
2028 Street Reclamation Project	*E-2028-002*	2		550,000				**550,000**
2029 Reclamation Project	*E-2029-001*	2			550,000			**550,000**
2029 Sidewalk Improvements	*E-2029-006*	1			275,000			**275,000**
2031 Sidewalk/Trail Improvements	*E-2031-004*	2					275,000	**275,000**
Bridge Square	*P-2030-002*	2				1,100,000		**1,100,000**
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2					275,000	**275,000**
Eaves Avenue Mill and Overlay	*E-2029-004*	2			275,000			**275,000**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					275,000	**275,000**
Presidential Commons Mill and Overlay	*E-2031-003*	2					275,000	**275,000**
St. Olaf, 2nd & 3rd St Railroad Crossing Signal	*E-2027-002*	2	550,000					**550,000**
Water Street Mill and Overlay	*E-2029-002*	2			0			**0**
	Franchise Fees Total		**1,100,000**	**1,100,000**	**1,100,000**	**1,100,000**	**1,100,000**	**5,500,000**

Garbage Fund

Compost Site Emergency Exit	*E-2028-005*	3		1,000,000				**1,000,000**
	Garbage Fund Total		**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**

General Fund

Bridge Square	*P-2030-002*	2	183,000	183,000	183,000			**549,000**
	General Fund Total		**183,000**	**183,000**	**183,000**	**0**	**0**	**549,000**

Grant

Flood Protection Project	*SW-2028-001*	2		500,000				**500,000**
Lead Service Line Replacement	*W-2027-010*	3	150,000					**150,000**
Riverside Lions (8th St) Playground & Bathroom Improvements	*P-2028-002*	2		500,000				**500,000**
Skateboard Park Phase II	*P-2026-004*	3	500,000					**500,000**
TH 19 Reconstruction	*E-2028-001*	2		1,092,913				**1,092,913**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
TH 246/CSAH 1 Rounabout	*E-2029-010*	1			750,000			**750,000**
TH 246 Reconstruction	*E-2028-009*	1		20,871,000				**20,871,000**
TH 3 Trail	*E-2030-002*	1				888,000		**888,000**
West Riverwall Floodwall Extension	*SW-2027-002*	2	2,000,000					**2,000,000**
	Grant Total		**2,650,000**	**22,963,913**	**750,000**	**888,000**	**0**	**27,251,913**

Local Sales Tax

Boiler replacement	*NCRC 2027-01*	1	53,000					**53,000**
Chiller replacement	*NCRC 2025-01*	1	280,000					**280,000**
Complete Solar buildout	*NCRC-2029-001*	4				950,000		**950,000**
East Riverwalk Entry Improvements	*P-2028-003*	2		275,000				**275,000**
Exterior Painting	*NCRC 2024-01*	3	10,000					**10,000**
FiftyNorth Locker room updates	*NCRC 2024-02*	1	50,000					**50,000**
Install access control and security system	*NCRC-2030-001*	2				150,000		**150,000**
Library-Second Floor Carpet & Other Improvements	*F-2028-013*	2		60,000				**60,000**
Library - Site Renewal	*F-2026-001*	2			2,800,000			**2,800,000**
NCRC-Air handling units replacement	*NCRC-2024-02*	1	148,000	171,000	154,000	146,000		**619,000**
NCRC public restroom refurbishments	*NCRC-2025-06*	1	110,000					**110,000**
Patch and Paint interior	*NCRC-2026-002*	2	75,000					**75,000**
Polish terazzo flooring	*NCRC-2025-04*	3	75,000					**75,000**
Replace acoustic ceiling tiles	*NCRC-2026-003*	2	75,000					**75,000**
Replace FiftyNorth entry and lobby carpet	*NCRC-2025-03*	3	21,000					**21,000**
Replace Pool Deck	*NCRC-2525-02*	3	68,000					**68,000**
Replace Pool Mechanical System	*NCRC-2031-001*	2					250,000	**250,000**
Replace VCT tile	*NCRC-2024-05*	2	65,000					**65,000**
Riverfront Park Improvements	*P-2028-001*	3		7,500,000				**7,500,000**
West Riverwalk Entry Improvement	*P-2027-003*	2	660,000					**660,000**
	Local Sales Tax Total		**1,690,000**	**8,006,000**	**2,954,000**	**1,246,000**	**250,000**	**14,146,000**

MSA

2027 Crack Fill	*E-2027-006*	2	28,506					**28,506**
2029 Crack Fill	*E-2029-005*	2			22,630			**22,630**
2030 Crack Fill	*E-2030-006*	2				93,337		**93,337**
2031 Crack Fill	*E-2031-007*	2					75,604	**75,604**
Armstrong Road Reclamation	*E-2029-007*	2			1,262,166			**1,262,166**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					240,038	**240,038**
Jefferson Road Mill and Overlay	*E-2030-001*	2				529,331		**529,331**
TH 19 Reconstruction	*E-2028-001*	2		607,087				**607,087**
TH 246/CSAH 1 Rounabout	*E-2029-010*	1			750,000			**750,000**
TH 3 Trail	*E-2030-002*	1				581,318		**581,318**
Water Street Mill and Overlay	*E-2029-002*	2			676,622			**676,622**
	MSA Total		**28,506**	**607,087**	**2,711,418**	**1,203,986**	**315,642**	**4,866,639**

Other

Sechler Road Railroad Crossing Improvement	*E-2030-005*	2				675,000		**675,000**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
St. Olaf, 2nd & 3rd St Railroad Crossing Signal	*E-2027-002*	2	2,000,000					**2,000,000**
TH 246/CSAH 1 Rounabout	*E-2029-010*	1			2,500,000			**2,500,000**
	Other Total		**2,000,000**	**0**	**2,500,000**	**675,000**	**0**	**5,175,000**

Park Fund

Heritage Park Playground Replacement	*P-2029-001*	2			350,000			**350,000**
Jefferson Park Playground and Park Imrpovements	*P-2030-003*	3				325,000		**325,000**
New Park Development (Cedar Meadows)	*P-2031-002*	2					750,000	**750,000**
Oddfellows Park Playground & Gazebo Replacement	*P-2027-001*	2	540,000					**540,000**
Riverside Lions (8th St) Playground & Bathroom Improvements	*P-2028-002*	2		500,000				**500,000**
Roosevelt Athletic Field Upgrades	*P-2028-004*	2		50,000				**50,000**
Sibley Swale Park Improvements	*P-2027-002*	1	650,000					**650,000**
Skateboard Park Phase II	*P-2026-004*	3	50,000					**50,000**
Tyler Park Playground Replacement	*P-2031-001*	2					225,000	**225,000**
Wall Repairs Central & Way Park	*P-2030-004*	2				150,000		**150,000**
Washington Park Playground Replacement	*P-2031-003*	2					300,000	**300,000**
Way Park Playground Replacement	*P-2030-001*	2				365,000		**365,000**
	Park Fund Total		**1,240,000**	**550,000**	**350,000**	**840,000**	**1,275,000**	**4,255,000**

Revenue Bond

Meter Replacement	*W-2027-001*	2	3,900,000					**3,900,000**
	Revenue Bond Total		**3,900,000**	**0**	**0**	**0**	**0**	**3,900,000**

Rice County

Armstrong Road Reconstruction	*E-2029-008*	2			1,166,430			**1,166,430**
TH 246/CSAH 1 Rounabout	*E-2029-010*	1			1,000,000			**1,000,000**
TH 246 Reconstruction	*E-2028-009*	1		2,300,000				**2,300,000**
	Rice County Total		**0**	**2,300,000**	**2,166,430**	**0**	**0**	**4,466,430**

Stormwater Fund

2027 Reclamation Project	*E-2027-001*	1	171,559					**171,559**
2028 Street Reclamation Project	*E-2028-002*	2		210,881				**210,881**
2029 Reclamation Project	*E-2029-001*	2			80,477			**80,477**
Armstrong Road Reclamation	*E-2029-007*	2			131,471			**131,471**
Armstrong Road Reconstruction	*E-2029-008*	2			100,000			**100,000**
Bridge Square	*P-2030-002*	2				218,772		**218,772**
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2					90,792	**90,792**
Eaves Avenue Mill and Overlay	*E-2029-004*	2			146,720			**146,720**
Flood Protection Project	*SW-2028-001*	2		2,000,000				**2,000,000**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					187,082	**187,082**
Hills of Spring Creek #3, Cannon & Locust Pond Dredging and Parmeadow Pond #1 overflow repair	*SW- 2030-001*	3				670,000		**670,000**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
Jefferson Road Mill and Overlay	*E-2030-001*	2				302,768		**302,768**
Presidential Commons Mill and Overlay	*E-2031-003*	2					164,295	**164,295**
TH 19 Reconstruction	*E-2028-001*	2		100,000				**100,000**
TH 246 Reconstruction	*E-2028-009*	1		1,797,659				**1,797,659**
Water Street Mill and Overlay	*E-2029-002*	2			127,078			**127,078**
West Riverwall Floodwall Extension	*SW-2027-002*	2	2,000,000					**2,000,000**
	Stormwater Fund Total		**2,171,559**	**4,108,540**	**585,746**	**1,191,540**	**442,169**	**8,499,554**

Waste Water Fund

2027 Reclamation Project	*E-2027-001*	1	32,527					**32,527**
2028 Street Reclamation Project	*E-2028-002*	2		50,400				**50,400**
2029 Reclamation Project	*E-2029-001*	2			36,581			**36,581**
Armstrong Road Reclamation	*E-2029-007*	2			37,032			**37,032**
BAF Influent Valves	*WW-2031-001*	3	200,000					**200,000**
BioSolids Cake Storage	*WW-2030-002*	1				10,638,109		**10,638,109**
Bridge Square	*P-2030-002*	2				99,442		**99,442**
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2					18,542	**18,542**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					62,310	**62,310**
Jefferson Road Mill and Overlay	*E-2030-001*	2				114,894		**114,894**
Presidential Commons Mill and Overlay	*E-2031-003*	2					51,952	**51,952**
Sanitary Sewer Lining Project (Lincoln Parkway)	*WW-2027-001*	2	600,000					**600,000**
TH 19 Reconstruction	*E-2028-001*	2		50,000				**50,000**
TH 246 Reconstruction	*E-2028-009*	1		453,250				**453,250**
Wastewater Driveway Replacement	*WW-2030-004*	3				200,000		**200,000**
Water Street Mill and Overlay	*E-2029-002*	2			15,198			**15,198**
Water Supply System	*WW-2030-003*	2				2,713,532		**2,713,532**
	Waste Water Fund Total		**832,527**	**553,650**	**88,811**	**13,765,977**	**132,804**	**15,373,769**

Water Fund

2027 Reclamation Project	*E-2027-001*	1	26,021					**26,021**
2028 Street Reclamation Project	*E-2028-002*	2		212,320				**212,320**
2029 Reclamation Project	*E-2029-001*	2			65,264			**65,264**
Armstrong Road Reclamation	*E-2029-007*	2			65,626			**65,626**
Armstrong Road Reconstruction	*E-2029-008*	2			591,057			**591,057**
Bridge Square	*P-2030-002*	2				79,554		**79,554**
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2					14,834	**14,834**
Greenvale Avenue Mill and Overlay	*E-2031-001*	2					49,848	**49,848**
Hall Ave. Elevated Tank Painting	*W-2028-005*	2		1,000,000				**1,000,000**
Highway 3 Watermain Repair	*W-2028-011*	2		1,000,000				**1,000,000**
Jefferson Road Mill and Overlay	*E-2030-001*	2				91,916		**91,916**
Presidential Commons Mill and Overlay	*E-2031-003*	2					61,562	**61,562**
St. Olaf North Ground Storage Tank Painting	*W-2028-001*	2		1,000,000				**1,000,000**
St. Olaf South Ground Storage Tank Painting	*W-2028-006*	2		1,000,000				**1,000,000**
TH 19 Reconstruction	*E-2028-001*	2		200,000				**200,000**
TH 246 Reconstruction	*E-2028-009*	1		874,850				**874,850**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
Water Street Mill and Overlay	*E-2029-002*	2			16,284			**16,284**
Well No. 03 Generator Replacement	*W-2027-008*	2	120,000					**120,000**
Well No. 03 MCC Replacement	*W-2027-009*	2	200,000					**200,000**
Well No. 04 Generator Replacement	*W-2027-006*	2	120,000					**120,000**
Well No. 04 MCC Replacement	*W-2027-007*	2	200,000					**200,000**
	Water Fund Total		**666,021**	**5,287,170**	**738,231**	**171,470**	**126,244**	**6,989,136**
	GRAND TOTAL		**18,763,904**	**49,832,946**	**16,742,889**	**29,216,194**	**6,389,860**	**120,945,793**

2027 through 2031

Capital Improvement Plan

City of Northfield

Projects & Funding Sources By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
City Facilities								
City Hall-roof replacement	*F-2026-005*	1	440,000	0	0	0	0	**440,000**
Bonded Dollars			440,000					**440,000**
Description:								
Replace fully adheared roofing material at City Hall. The current roof would be replaced with a full adhered TPO roofing material								
Pool- replaster	*F-2025-002*	2	330,000	0	0	0	0	**330,000**
City Facilities Fund			330,000					**330,000**
Description:								
Replaster the Main pool and tot pool.								
PD-Parking lot expansion	*F-2026-015*	3	95,000	0	0	0	0	**95,000**
City Facilities Fund			95,000					**95,000**
Description:								
Expand the parking lot at the Police Department								
Street shop-trench drains	*F-2022-011*	2	76,000	0	0	0	0	**76,000**
City Facilities Fund			76,000					**76,000**
Description:								
Replace the existing trench drains at street shop								
City Hall-First Floor Carpet	*F-2026-007*	3	30,000	30,000	30,000	0	0	**90,000**
City Facilities Fund			30,000	30,000	30,000			**90,000**
Description:								
Replace the carpet in the first floor offices. Including Finance, Engineering, DMV, and Community Development.								
City Hall-RTU 5 Replacement	*F-2027-001*	1	27,000	0	0	0	0	**27,000**
City Facilities Fund			27,000					**27,000**
Description:								
Replacement of Roof Top HVAC Unit #5. RTU 5 serves the Information Technology office								
City Hall-RTU 6 Replacement	*F-2027-005*	1	27,000	0	0	0	0	**27,000**
City Facilities Fund			27,000					**27,000**
Description:								
Replacement of Roof Top HVAC Unit #6. RTU 6 serves the mail room, copy room and server room.								
Library-Shelving Replacement	*F-2028-004*	2	0	90,000	0	0	0	**90,000**
City Facilities Fund				90,000				**90,000**
Description:								
Replace the book shelving at the library.								
Library-Second Floor Carpet & Other Improvements	*F-2028-013*	2	0	60,000	0	0	0	**60,000**
Local Sales Tax				60,000				**60,000**
Description:								
Replace the carptet on the second floor of the Library.								
Street Shop- HVAC replacement	*F-2028-001*	1	0	45,000	0	0	0	**45,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
City Facilities Fund				45,000				**45,000**
Description:								
Replace the HVAC equipment that services the office, restrooms, and break room at the Street Shop								
City Hall- RTU 14 replacement	*F-2028-012*	1	0	33,000	0	0	0	**33,000**
City Facilities Fund				33,000				**33,000**
Description:								
Replace RTU #14 at City Hall.								
City Hall-RTU 11 replacement	*F-2028-011*	2	0	31,500	0	0	0	**31,500**
City Facilities Fund				31,500				**31,500**
Description:								
Remove and replace root top HVAC unit #11. RTU #11 serves the break room, second floor conference room and Facilities office								
City Hall-RTU 10 Replacement	*F-2028-014*	1	0	30,000	0	0	0	**30,000**
City Facilities Fund				30,000				**30,000**
Description:								
Replacement of Roof Top HVAC Unit #10 at City Hall. RTU 10 serves the Human Resources/Communications area.								
City Hall-RTU 12 replacement	*F-2028-002*	1	0	30,000	0	0	0	**30,000**
City Facilities Fund				30,000				**30,000**
Description:								
Remove and replace roof top HVAC unit #12 at City Hall. RTU #12 serves the second floor Training Room.								
City Hall-RTU 9 Replacement	*F-2028-003*	1	0	27,800	0	0	0	**27,800**
City Facilities Fund				27,800				**27,800**
Description:								
Replacement of Roof Top HVAC Unit #9 at City Hall. RTU 9 serves the Finance Department and first floor bathrooms.								
Library - Site Renewal	*F-2026-001*	2	0	0	2,800,000	0	0	**2,800,000**
Local Sales Tax					2,800,000			**2,800,000**
Description:								
Improve accessibility, stewardship, and sustainabilily.								
Street Shop-Make up air unit replacement	*F-2027-002*	2	0	0	90,000	0	0	**90,000**
City Facilities Fund					90,000			**90,000**
Description:								
Replace the make up air units at the street shop.								
PD-Boiler #1 Replacement	*F-2029-002*	1	0	0	61,000	0	0	**61,000**
City Facilities Fund					61,000			**61,000**
Description:								
Replace the condensing boiler #1 at the Police Department. The boilers provide space heat for the entire building.								
PD-Boiler #2 Replacement	*F-2029-02*	1	0	0	61,000	0	0	**61,000**
City Facilities Fund					61,000			**61,000**
Description:								
Replace boiler #2 at the Police Department								
Library-Boiler Replacement	*F-2029-001*	1	0	0	36,000	0	0	**36,000**
City Facilities Fund					36,000			**36,000**
Description:								
Replace boiler #1 and #2 at the library. The boilers provide space heat via radiators and in floor heat for the entire library.								
PD-Replace MINI SPLIT system	*F-2029-04*	1	0	0	20,000	0	0	**20,000**
City Facilities Fund					20,000			**20,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Description:								
Replace the Mitsubishi Mini Split system that is in the police department. The Mini split system treats the air of some of the most cririical areas of the building, such as the server room and evidence room.								
City Hall-Exterior improvements at City Hall	*F-2023-002*	3	0	0	0	368,000	0	**368,000**
City Facilities Fund						368,000		**368,000**
Description:								
Add new exterior materials to the painted areas of City Hall								
City Hall-RTU 2 replacement	*F-2030-002*	1	0	0	0	33,000	0	**33,000**
City Facilities Fund						33,000		**33,000**
Description:								
Replacement of RTU 2 at City Hall. RTU 2 serves the north half of the Community Development department.								
City Hall-RTU 3 Replacement	*F-2030-001*	1	0	0	0	30,000	0	**30,000**
City Facilities Fund						30,000		**30,000**
Description:								
Replace Roof top HVAC unit number 3 At City Hall. RTU 3 serves the south half of the Community Development department.								
City hall-elevator modernization	*F-2026-003*	2	0	0	0	0	158,000	**158,000**
City Facilities Fund							158,000	**158,000**
Description:								
Modernize elevator car and equipment. The elevator car will get new panels, lighting, carpet and controls. The lift equipment would be completely overhauled and refurbished.								
City Hall- 2nd floor restroom remodel	*F-2031-1*	3	0	0	0	0	75,000	**75,000**
City Facilities Fund							75,000	**75,000**
Description:								
Remodel the second floor rest rooms. Replace the tile, partitions, and fixtures.								
City Hall-RTU 13 Replacement	*F-2031-003*	1	0	0	0	0	40,000	**40,000**
City Facilities Fund							40,000	**40,000**
Description:								
Replacement of the Roof Top Unit #13 at City Hall. RTU 13 serves the second floor rest rooms.								
Library-ERV replacement	*F-2031-2*	1	0	0	0	0	30,000	**30,000**
City Facilities Fund							30,000	**30,000**
Description:								
Replace four Energy Recovery Units at the Library. The ERUs capture some of the conditioned air and mix it with fresh air which reduces the heating and cooling costs for the building. They are critical for energy efficiency.								
City Hall-RTU 1 replacement	*F-2031-001*	1	0	0	0	0	26,500	**26,500**
City Facilities Fund							26,500	**26,500**
Description:								
Replace Roof Top HVAC unit at City Hall. RTU 1 serves the Motor Vehicle office.								
City Hall-RTU 4 Replacement	*F-2031-002*	1	0	0	0	0	26,500	**26,500**
City Facilities Fund							26,500	**26,500**
Description:								
Replacement of Roof Top HVAC Unit #4. RTU 4 serves the Administration office.								
	City Facilities Total		**1,025,000**	**377,300**	**3,098,000**	**431,000**	**356,000**	**5,287,300**
Engineering Division								
St. Olaf, 2nd & 3rd St Railroad Crossing Signal	*E-2027-002*	2	2,650,000	0	0	0	0	**2,650,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Other			2,000,000					**2,000,000**
Franchise Fees			550,000					**550,000**
Capital Reserve Fund			100,000					**100,000**

Description:

This project is in coordination with MnDOT to improve the railroad signal system through the section 130 program. This project will be cost shared 90% MnDOT Secion 130 Program, 5% City of Northfield, 5% Union Pacific. Related to the railroad signal system, railroad crossing surfaces will need to be replaced/ extended in 2027 with the upgrades.

2027 Reclamation Project	*E-2027-001*	1	1,957,398	0	0	0	0	**1,957,398**
Bonded Dollars			1,177,291					**1,177,291**
Franchise Fees			550,000					**550,000**
Stormwater Fund			171,559					**171,559**
Waste Water Fund			32,527					**32,527**
Water Fund			26,021					**26,021**

Description:

Pavement Reclamation North Avenue from Eveleth Avenue to Decker Avenue, and trail repair.

2027 Crack Fill	*E-2027-006*	2	28,506	0	0	0	0	**28,506**
MSA			28,506					**28,506**

Description:

Division Street from Eighth Street to Sixth Street, Seventh Street from Water Street to Washington Street, Washington Street from Second Street to Woodley Street

TH 246 Reconstruction	*E-2028-009*	1	0	28,500,000	0	0	0	**28,500,000**
Grant				20,871,000				**20,871,000**
Rice County				2,300,000				**2,300,000**
Bonded Dollars				2,203,241				**2,203,241**
Stormwater Fund				1,797,659				**1,797,659**
Water Fund				874,850				**874,850**
Waste Water Fund				453,250				**453,250**

Description:

TH 246 Reconstruction from TH 3 to CSAH 1

TH 19 Reconstruction	*E-2028-001*	2	0	2,050,000	0	0	0	**2,050,000**
Grant				1,092,913				**1,092,913**
MSA				607,087				**607,087**
Water Fund				200,000				**200,000**
Stormwater Fund				100,000				**100,000**
Waste Water Fund				50,000				**50,000**
Bonded Dollars				0				**0**

Description:

Reconstruction of TH 19 from TH 3 to Decker Avenue in partnership with MnDOT.

Compost Site Emergency Exit	*E-2028-005*	3	0	1,000,000	0	0	0	**1,000,000**
Garbage Fund				1,000,000				**1,000,000**

Description:

This project will add an emergency exit from the Compost Site to Sechler Park Road. The compost site access near the railroad switching yard by Post Holdings, and during train car switching resident get trapped at the site and cannot exit.

2028 Street Reclamation Project	*E-2028-002*	2	0	1,624,627	0	0	0	**1,624,627**
Bonded Dollars				601,026				**601,026**
Franchise Fees				550,000				**550,000**
Water Fund				212,320				**212,320**
Stormwater Fund				210,881				**210,881**
Waste Water Fund				50,400				**50,400**

Description:

Street Reclamation on Archibald Street, Archibald Circle, Allison Drive, Aster Drive, Afton Street and Washington Street

2028 Sidewalk/Trail Improvements	*E-2028-003*	2	0	569,019	0	0	0	**569,019**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Franchise Fees				550,000				**550,000**
Bonded Dollars				19,019				**19,019**
Description:								
Sidewalk gaps on Armstrong Road, Archibald Street, Allison Drive, Aster Drive, Afton Street.								
TH 246/CSAH 1 Rounabout	*E-2029-010*	1	0	0	5,000,000	0	0	**5,000,000**
Other					2,500,000			**2,500,000**
Rice County					1,000,000			**1,000,000**
Grant					750,000			**750,000**
MSA					750,000			**750,000**
Description:								
Roundabout installation at the intersection of TH 24 & CSAH 1 with Rice County and MnDOT								
Armstrong Road Reclamation	*E-2029-007*	2	0	0	1,585,498	0	0	**1,585,498**
MSA					1,262,166			**1,262,166**
Stormwater Fund					131,471			**131,471**
Bonded Dollars					89,203			**89,203**
Water Fund					65,626			**65,626**
Waste Water Fund					37,032			**37,032**
Description:								
Pavement Reclamation on Armstrong Road from TH 19 to the City Limits. This project will be completed in conjunction with Rice County's CSAH 78 Project								
Armstrong Road Reconstruction	*E-2029-008*	2	0	0	2,812,838	0	0	**2,812,838**
Rice County					1,166,430			**1,166,430**
Bonded Dollars					955,351			**955,351**
Water Fund					591,057			**591,057**
Stormwater Fund					100,000			**100,000**
Description:								
Reconstruciton of Armstrong Road from the City Limits to the Compost Site. This project will be completed in conjunction with Rice County CSAH 78 Reconstruction								
2029 Reclamation Project	*E-2029-001*	2	0	0	1,542,989	0	0	**1,542,989**
Bonded Dollars					810,667			**810,667**
Franchise Fees					550,000			**550,000**
Stormwater Fund					80,477			**80,477**
Water Fund					65,264			**65,264**
Waste Water Fund					36,581			**36,581**
Description:								
Pavement Reclamation on Jefferson Drive and Jefferson Lane.								
Water Street Mill and Overlay	*E-2029-002*	2	0	0	835,182	0	0	**835,182**
MSA					676,622			**676,622**
Stormwater Fund					127,078			**127,078**
Water Fund					16,284			**16,284**
Waste Water Fund					15,198			**15,198**
Franchise Fees					0			**0**
Description:								
Mill and Overlay on Water Street from Fifth Street to Woodley Street. Project will also include Crossing Improvements at the intersections of Fifth Street, Sixth Street and Eighth Street								
Eaves Avenue Mill and Overlay	*E-2029-004*	2	0	0	708,072	0	0	**708,072**
Bonded Dollars					286,352			**286,352**
Franchise Fees					275,000			**275,000**
Stormwater Fund					146,720			**146,720**
Description:								
Pavement Mill and Overlay on Eaves Avenue from North Avenue to TH 19								

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
2029 Sidewalk Improvements	*E-2029-006*	1	0	0	415,680	0	0	**415,680**
Franchise Fees					275,000			**275,000**
Bonded Dollars					140,680			**140,680**
Description:								
High Priority Sidewalk Gap on Jefferson Drive from Jefferson Road to Jefferson Road.								
2029 Crack Fill	*E-2029-005*	2	0	0	22,630	0	0	**22,630**
MSA					22,630			**22,630**
Description:								
Seal Coat - NW Area								
Jefferson Road Mill and Overlay	*E-2030-001*	2	0	0	0	2,739,921	0	**2,739,921**
Bonded Dollars						1,701,012		**1,701,012**
MSA						529,331		**529,331**
Stormwater Fund						302,768		**302,768**
Waste Water Fund						114,894		**114,894**
Water Fund						91,916		**91,916**
Description:								
Mill and Overlay on Jefferson Road from Woodley Street to Jefferson Parkway, Jefferson Parkway to Hidden Valley Road,from Heritage Drive to CSAH 1, and on Honeylocust Drive from TH 3 to Jefferson Road. Project also includes a crossing Improvement at Jefferson Road and Hidden Valley Road.								
TH 3 Trail	*E-2030-002*	1	0	0	0	1,469,318	0	**1,469,318**
Grant						888,000		**888,000**
MSA						581,318		**581,318**
Description:								
New Trail segment on the east side of TH 3 from Jefferson Parkway to 450' South of Heritage Drive								
Sechler Road Railroad Crossing Improvement	*E-2030-005*	2	0	0	0	750,000	0	**750,000**
Other						675,000		**675,000**
Capital Reserve Fund						75,000		**75,000**
Description:								
This project is in coordination with the states railroad highway grade crossing safety improvement program. The state will fund 90% of the improvement and the City will cover 10%. This project will install gates and flashing lights.								
2030 Crack Fill	*E-2030-006*	2	0	0	0	93,337	0	**93,337**
MSA						93,337		**93,337**
Description:								
Crack fill on Grant Drive, Grant Court, Hayes Drive, Filmore Street, Johnson Street, Carter Drive, Harrison Court, Johnson Court, Anderson Drive, Aspen Court, Aspen Street, Sunny View Drive, Sunny View Lane, Heritage Drive, Hidden Valley Road, Peterson Drive, Lincoln Street, Adams Street, Taylor Court, Thomas Court, Tyler Court, and Adams Court								
Greenvale Avenue Mill and Overlay	*E-2031-001*	2	0	0	0	0	1,599,605	**1,599,605**
Bonded Dollars							785,327	**785,327**
Franchise Fees							275,000	**275,000**
MSA							240,038	**240,038**
Stormwater Fund							187,082	**187,082**
Waste Water Fund							62,310	**62,310**
Water Fund							49,848	**49,848**
Description:								
Mill and Overlay on Greenvale Avenue from TH 3 to Lincoln Street and Spring Street from Greenvale Avenue to St. Olaf Avenue. Project also includes a Crossing Improvement at Greenvale Avenue and Spring Street intersection.								
Presidential Commons Mill and Overlay	*E-2031-003*	2	0	0	0	0	1,286,015	**1,286,015**
Bonded Dollars							733,206	**733,206**
Franchise Fees							275,000	**275,000**
Stormwater Fund							164,295	**164,295**
Water Fund							61,562	**61,562**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Waste Water Fund							51,952	**51,952**
Description:								
Mill and Overlay on Koester Court, Presidential Drive, Judicial Road, Judicial Way, Constitutional Drive, and Raider Drive.								
Dairy Queen Pedestrian Bridge Replacement	*E-2031-005*	1	0	0	0	0	500,000	**500,000**
Bonded Dollars							500,000	**500,000**
Description:								
Replacement of the existing pedestrian bridge near Dairy Queen								
2031 Sidewalk/Trail Improvements	*E-2031-004*	2	0	0	0	0	526,636	**526,636**
Franchise Fees							275,000	**275,000**
Bonded Dollars							251,636	**251,636**
Description:								
High Priortiy Sidewalk and Trail Gaps Presidential Drive, Constitutional Drive, Judicial Road & Spring Street								
Cannon Valley Drive Mill and Overlay	*E-2031-002*	2	0	0	0	0	484,000	**484,000**
Franchise Fees							275,000	**275,000**
Stormwater Fund							90,792	**90,792**
Bonded Dollars							84,832	**84,832**
Waste Water Fund							18,542	**18,542**
Water Fund							14,834	**14,834**
Description:								
Mill and Overlay on Cannon Valley Drive from 600' North of Lupine Drive to Thye Parkway								
2031 Crack Fill	*E-2031-007*	2	0	0	0	0	75,604	**75,604**
MSA							75,604	**75,604**
Description:								
Crack Fill on College Street, Winona Street, Eighth Street, Ninth Street, Water Street, Fremont Street, Sumner Street, and Jefferson Parkway								
Engineering Division Total			**4,635,904**	**33,743,646**	**12,922,889**	**5,052,576**	**4,471,860**	**60,826,875**
NCRC								
Chiller replacement	*NCRC 2025-01*	1	280,000	0	0	0	0	**280,000**
Local Sales Tax			280,000					**280,000**
Description:								
Replace Chiller at NCRC. The chiller provides the air conditioning for the entire NCRC complex.								
NCRC-Air handling units replacement	*NCRC-2024-02*	1	148,000	171,000	154,000	146,000	0	**619,000**
Local Sales Tax			148,000	171,000	154,000	146,000		**619,000**
Description:								
Replace the air handling units at the NCRC complex. The AHUs provide all of the heated and cooled air throughout the complex.								
NCRC public restroom refurbishments	*NCRC-2025-06*	1	110,000	0	0	0	0	**110,000**
Local Sales Tax			110,000					**110,000**
Description:								
Refurbish NCRC public restrooms. The refurbishments would include plumbing fixtures, partitions, sinks and vanity, and tile replacement.								
Patch and Paint interior	*NCRC-2026-002*	2	75,000	0	0	0	0	**75,000**
Local Sales Tax			75,000					**75,000**
Description:								
Remove chair rails, wall paper and patch and paint the common areas of the NCRC.								
Polish terazzo flooring	*NCRC-2025-04*	3	75,000	0	0	0	0	**75,000**
Local Sales Tax			75,000					**75,000**
Description:								
Mechanically polish the terrazzo flooring in the common areas.								
Replace acoustic ceiling tiles	*NCRC-2026-003*	2	75,000	0	0	0	0	**75,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Local Sales Tax			75,000					**75,000**
Description:								
Replace all of the acoustic ceiling tile in the NCRC complex.								
Replace Pool Deck	*NCRC-2525-02*	3	68,000	0	0	0	0	**68,000**
Local Sales Tax			68,000					**68,000**
Description:								
Replace the deck at the pool in FiftyNorth.								
Replace VCT tile	*NCRC-2024-05*	2	65,000	0	0	0	0	**65,000**
Local Sales Tax			65,000					**65,000**
Description:								
Replace vinyl composite tile (VCT) tile in the youth wing with luxury vinyl tile (LVT) flooring in the Youth Wing of the NCRC								
Boiler replacement	*NCRC 2027-01*	1	53,000	0	0	0	0	**53,000**
Local Sales Tax			53,000					**53,000**
Description:								
Replace the current 4 boilers. The boilers provide all of the radiant heat in the complex.								
FiftyNorth Locker room updates	*NCRC 2024-02*	1	50,000	0	0	0	0	**50,000**
Local Sales Tax			50,000					**50,000**
Description:								
Update both locker rooms at FiftyNorth. The plumbing fixtures, stall partitions, tile walls and flooring, benching would be replaced as part of the update.								
Replace FiftyNorth entry and lobby carpet	*NCRC-2025-03*	3	21,000	0	0	0	0	**21,000**
Local Sales Tax			21,000					**21,000**
Description:								
Replace the carpet in the enrty and lobby of FiftyNorth.								
Exterior Painting	*NCRC 2024-01*	3	10,000	0	0	0	0	**10,000**
Local Sales Tax			10,000					**10,000**
Description:								
Exterior Building Painting of fascia.								
Complete Solar buildout	*NCRC-2029-001*	4	0	0	0	950,000	0	**950,000**
Local Sales Tax						950,000		**950,000**
Description:								
Complete the photovoltaic rooftop solar array.								
Install access control and security system	*NCRC-2030-001*	2	0	0	0	150,000	0	**150,000**
Local Sales Tax						150,000		**150,000**
Description:								
Install electronic access control and security systems to the NCRC complex.								
Replace Pool Mechanical System	*NCRC-2031-001*	2	0	0	0	0	250,000	**250,000**
Local Sales Tax							250,000	**250,000**
Description:								
Replacement of all of pool and spa pumps, filtering devices, chlorination systems, PH balancing systems, and pool and spa heaters.								
	NCRC Total		**1,030,000**	**171,000**	**154,000**	**1,246,000**	**250,000**	**2,851,000**
Park Division								
West Riverwalk Entry Improvement	*P-2027-003*	2	660,000	0	0	0	0	**660,000**
Local Sales Tax			660,000					**660,000**
Description:								
A key gateway feature to draw attention to the Riverwalk Improved landscaping/benches; Screening of Electrical Boxes; Basalt Gravel & Concrete Streetscape that compliments Highway 3 and Third Street. A design that allows for Basil's outdoor seating area, including added spacing requirements for outdoor dining, but doesn't require them to have outdoor dining if they choose not to complete those improvements along with the design includes an iron fence to provide the public/private space separation								

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Sibley Swale Park Improvements	*P-2027-002*	1	650,000	0	0	0	0	**650,000**
Park Fund			650,000					**650,000**

Description:

Sibley Swale Playgrounds would be combined into one new playground, or keep two based on neighborhood input. This playground equipment has reached the end of its life. This project also include the construction of a covered pinic area, and new basketball court.

Oddfellows Park Playground & Gazebo Replacement	*P-2027-001*	2	540,000	0	0	0	0	**540,000**
Park Fund			540,000					**540,000**

Description:

Replace the aging playground equipment at Oddfellows to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023. This project would also replace/rehabilitate the gazebo and pavilion.

Skateboard Park Phase II	*P-2026-004*	3	550,000	0	0	0	0	**550,000**
Grant			500,000					**500,000**
Park Fund			50,000					**50,000**

Description:

The city received a grant for the next phase of the skateboard park expansion. The City Park Fund will fund some plantings/seating/shade structure.

Bridge Square	*P-2030-002*	2	183,000	183,000	183,000	7,388,977	0	**7,937,977**
General Fund			183,000	183,000	183,000			**549,000**
Bonded Dollars						5,891,209		**5,891,209**
Franchise Fees						1,100,000		**1,100,000**
Stormwater Fund						218,772		**218,772**
Waste Water Fund						99,442		**99,442**
Water Fund						79,554		**79,554**

Description:

Phase 1 of Bridge Square includes three component of the final concept plan. The Plaza is a “right-sized” paved area containing the existing Sheldahl Fountain, Civil War Memorial and a potential new vertical element (Gateway icon) to draw visitors into the space. The Green - A large circular space that replaces Water Street, the Green is omni-directional, maximizing its flexibility for the diverse users of Bridge Square and engaging surrounding businesses on all sides. Circulation patterns are similar to current routes. The Terrace - A multiuse space along the riverfront, The Terrace will provide an area for large festivals as well as movable tables and chair for casual daily use. At the edge of the riverbank, a pedestrian promenade will connect Bride Square to the Fifth Street bridgehead. A “slow” bike lane will parallel the pedestrian path through the space.

Due to the project moving back to 2030, the city is proposing to levy over the next 3 years for the design expenses that have been expended.

Riverfront Park Improvements	*P-2028-001*	3	0	7,500,000	0	0	0	**7,500,000**
Local Sales Tax				7,500,000				**7,500,000**

Description:

Riverfront Park Improvement - Improving resident and visitor experiences along the Riverfront.

Riverside Lions (8th St) Playground & Bathroom Improvements	*P-2028-002*	2	0	1,000,000	0	0	0	**1,000,000**
Grant				500,000				**500,000**
Park Fund				500,000				**500,000**

Description:

Replace the aging playground equipment at Riverside Lions (8th St), and complete bathroom and pavilion upgrades to existing structure to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023 and the Riverside Lions Long-Range Plan.

East Riverwalk Entry Improvements	*P-2028-003*	2	0	275,000	0	0	0	**275,000**
Local Sales Tax				275,000				**275,000**

Description:

This project would replace the deteriorated concrete walkway, concrete steps, and railings on the east riverwalk access between Nueger Communication and the Measuring Cup. The items are in very poor condition and are due for improvements.

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Roosevelt Athletic Field Upgrades	*P-2028-004*	2	0	50,000	0	0	0	**50,000**
Park Fund				50,000				**50,000**

Description:

Make upgrades to baseball/softball field. The field needs additional fencing and benches for an additional dugout.

Heritage Park Playground Replacement	*P-2029-001*	2	0	0	350,000	0	0	**350,000**
Park Fund					350,000			**350,000**

Description:

Replace the aging playground equipment at Heritage to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023. This project would also replace the basketball court, as well as improvements to the picnic shelter.

Way Park Playground Replacement	*P-2030-001*	2	0	0	0	365,000	0	**365,000**
Park Fund						365,000		**365,000**

Description:

Replace the aging playground equipment at Way Park to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023.

Jefferson Park Playground and Park Imrpovements	*P-2030-003*	3	0	0	0	325,000	0	**325,000**
Park Fund						325,000		**325,000**

Description:

This is to replace or upgrade playground equipment and bring items to today's standards, replace play container boarder, mulch and fix accessibility issues at park. Staff will hold community engagement for public input on potential upgrades to park.

Wall Repairs Central & Way Park	*P-2030-004*	2	0	0	0	150,000	0	**150,000**
Park Fund						150,000		**150,000**

Description:

Repair of half wall / sitting ledge in Central Park, and Stair wall in Way Park.

Central $80,000

Way $70,000

New Park Development (Cedar Meadows)	*P-2031-002*	2	0	0	0	0	750,000	**750,000**
Park Fund							750,000	**750,000**

Description:

New park construction in the Cedar Meadows development, this park could include items such as a playground, basketball court, pickleball court and shade structures.

Washington Park Playground Replacement	*P-2031-003*	2	0	0	0	0	300,000	**300,000**
Park Fund							300,000	**300,000**

Description:

Replace the aging playground equipment at Washington to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023. This project would also replace the basketball court.

Tyler Park Playground Replacement	*P-2031-001*	2	0	0	0	0	225,000	**225,000**
Park Fund							225,000	**225,000**

Description:

Replace the aging playground equipment at Tyler Park to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023.

Park Division Total	**2,583,000**	**9,008,000**	**533,000**	**8,228,977**	**1,275,000**	**21,627,977**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Police								
Civil Defense Siren Replacement	*PD-2024-003*	1	0	33,000	35,000	36,000	37,000	**141,000**
Capital Reserve Fund				33,000	35,000	36,000	37,000	**141,000**

Description:

The City owns 9 civil defense sirens to warn the public in the event of an emergency or potential severe weather. Sirens are approaching the end of there life and a phased replacement plan.

2028 Siren 9 - 300 5th Street W (Fire Station)

2029 Siren 1 - 32699 Eveleth Avenue (relocate to Booster Station Site)

2030 Siren 6 - 1500 Maple Street

2031 Siren 5 - 1608 Creek Lane

2032 Siren 8 - 2279 Honey Locust Drive

2033 Siren 2 - 1015 Forest Ave (Siren Head Replacement)

2034 Siren 7 - 1390 Jefferson Road (Siren Head Replacement)

	Police Total		**0**	**33,000**	**35,000**	**36,000**	**37,000**	**141,000**
Stormwater Division								
West Riverwall Floodwall Extension	*SW-2027-002*	2	4,000,000	0	0	0	0	**4,000,000**
Grant			2,000,000					**2,000,000**
Stormwater Fund			2,000,000					**2,000,000**

Description:

This project has been identified in the Downtown Flood Study Report to protect properties from Flooding between Fourth Street and Second Street. The City has applied for Federal Grants to offset costs for this project. Design in 2026 Construction in 2027

Flood Protection Project	*SW-2028-001*	2	0	2,500,000	0	0	0	**2,500,000**
Stormwater Fund				2,000,000				**2,000,000**
Grant				500,000				**500,000**

Description:

Home conversions/Flood Prooofing at 7 Lincoln Lane, 6 Lincoln Lane, 304 Greenvale Avenue, 514 Sumner Street, 412 Juniper Avenue, 404 Juniper Avenue, 400 Juniper Avenue, 206 Plum Street,and 1300 Parmeadow Drive.

Hills of Spring Creek #3, Cannon & Locust Pond Dredging and Parmeadow Pond #1 overflow repair	*SW- 2030-001*	3	0	0	0	670,000	0	**670,000**
Stormwater Fund						670,000		**670,000**

Description:

Pond Dredging on Hills of Spring Creek #3, Cannon Commercial, & Locust Upper Pond, Overflow repair Parmeadow Pond #1

	Stormwater Division Total		**4,000,000**	**2,500,000**	**0**	**670,000**	**0**	**7,170,000**
Wastewater Division								
Sanitary Sewer Lining Project (Lincoln Parkway)	*WW-2027-001*	2	600,000	0	0	0	0	**600,000**
Waste Water Fund			600,000					**600,000**

Description:

Sewer lining on Lincoln Parkway due to inflow and infiltration through clay pipe joints.

BAF Influent Valves	*WW-2031-001*	3	200,000	0	0	0	0	**200,000**
Waste Water Fund			200,000					**200,000**

Description:

Replacement of 10 influent BAF valves. These are the last valves that need replacement in the BAF system.

BioSolids Cake Storage	*WW-2030-002*	1	0	0	0	10,638,109	0	**10,638,109**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Waste Water Fund						10,638,109		**10,638,109**
Description:								
BioSolids cake storage. This is the final product created by the biosolids process. The current storage building is inadequate in storage capacity and the building is in poor condition.								
Water Supply System	*WW-2030-003*	2	0	0	0	2,713,532	0	**2,713,532**
Waste Water Fund						2,713,532		**2,713,532**
Description:								
Install watermain to WWTP from Montessori Ct. along Highway 3.								
Wastewater Driveway Replacement	*WW-2030-004*	3	0	0	0	200,000	0	**200,000**
Waste Water Fund						200,000		**200,000**
Description:								
Mill and overlay the wastewater driveway and park area.								
Wastewater Division Total			**800,000**	**0**	**0**	**13,551,641**	**0**	**14,351,641**
Water Division								
Meter Replacement	*W-2027-001*	2	3,900,000	0	0	0	0	**3,900,000**
Revenue Bond			3,900,000					**3,900,000**
Description:								
Replace all water meters throughout the City. $600 per meter for 6500 meters. Meters will be changed out internally by staff over a three year period. Additionally, collectors will be installed to provide continuous data collection of water meters.								
Well No. 03 MCC Replacement	*W-2027-009*	2	200,000	0	0	0	0	**200,000**
Water Fund			200,000					**200,000**
Description:								
Replacement of well no. 3 motor control center (MCC) and SCADA components.								
Well No. 04 MCC Replacement	*W-2027-007*	2	200,000	0	0	0	0	**200,000**
Water Fund			200,000					**200,000**
Description:								
Replacement of well no. 4 motor control center (MCC) and SCADA components.								
Lead Service Line Replacement	*W-2027-010*	3	150,000	0	0	0	0	**150,000**
Grant			150,000					**150,000**
Description:								
Replacement of all known remaining lead service lines.								
Well No. 03 Generator Replacement	*W-2027-008*	2	120,000	0	0	0	0	**120,000**
Water Fund			120,000					**120,000**
Description:								
Replace the existing generator.								
Well No. 04 Generator Replacement	*W-2027-006*	2	120,000	0	0	0	0	**120,000**
Water Fund			120,000					**120,000**
Description:								
Replace the existing generator.								
Hall Ave. Elevated Tank Painting	*W-2028-005*	2	0	1,000,000	0	0	0	**1,000,000**
Water Fund				1,000,000				**1,000,000**
Description:								
Total sand blast and repaint the inside and outside of the storage tank based upon water tower inspection.								
Highway 3 Watermain Repair	*W-2028-011*	2	0	1,000,000	0	0	0	**1,000,000**
Water Fund				1,000,000				**1,000,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Description:								
Replace a broken watermain on highway 3 north of Greenvale Avenue through the ravine. Roughly 600 feet.								
St. Olaf North Ground Storage Tank Painting	*W-2028-001*	2	0	1,000,000	0	0	0	**1,000,000**
Water Fund				1,000,000				**1,000,000**
Description:								
Total sand blast and repaint the inside and outside of the storage tank.								
St. Olaf South Ground Storage Tank Painting	*W-2028-006*	2	0	1,000,000	0	0	0	**1,000,000**
Water Fund				1,000,000				**1,000,000**
Description:								
Total sand blast and repaint the inside and outside of the storage tank.								
Water Division Total			**4,690,000**	**4,000,000**	**0**	**0**	**0**	**8,690,000**
GRAND TOTAL			**18,763,904**	**49,832,946**	**16,742,889**	**29,216,194**	**6,389,860**	**120,945,793**

Project Name **Street shop-trench drains**
Project # **F-2022-011**

Total Project Cost	$76,000	Department	City Facilities
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Replace the existing trench drains at street shop

Justification

The current drains are too small and are prone to clogging and flooding

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	76,000	0	0	0	0	**76,000**	0
	Total	**76,000**	**0**	**0**	**0**	**0**	**76,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	76,000	0	0	0	0	**76,000**	0
	Total	**76,000**	**0**	**0**	**0**	**0**	**76,000**	



Project Name **City Hall-Exterior improvements at City Hall**
Project # **F-2023-002**

Total Project Cost	$368,000	Department	City Facilities
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active
Useful Life	20 years		

Description

Add new exterior materials to the painted areas of City Hall

Justification

Old paint is fading and peeling. Adding archeticual steel panels to the façade will modernize the look of the building and reduce painting related maintenance costs

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	368,000	0	**368,000**	0
	Total	**0**	**0**	**0**	**368,000**	**0**	**368,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	368,000	0	**368,000**	0
	Total	**0**	**0**	**0**	**368,000**	**0**	**368,000**	



Project Name **Pool- replaster**
Project # **F-2025-002**

Total Project Cost	$330,000	Department	City Facilities
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Replaster the Main pool and tot pool.

Justification

The current plaster is cracking and leaking and is stained and faded. The tile beds are eroding and tiles are becoming loose. The cracking plaster and loose tiles present locations to injure a swimmer.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	330,000	0	0	0	0	**330,000**	0
	Total	**330,000**	**0**	**0**	**0**	**0**	**330,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	330,000	0	0	0	0	**330,000**	0
	Total	**330,000**	**0**	**0**	**0**	**0**	**330,000**	



Project Name **Library - Site Renewal**
Project # **F-2026-001**



Total Project Cost	$2,800,000	Department	City Facilities
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Improve accessibility, stewardship, and sustainabilily.

Justification

The current landscaping at the library is not designed for erosion control and is difficult to maintain. The west side of the library has severe erosion and has lost over a foot of top soil. The current site is also severly lacking in accessable paths for those with disabilites to be able to utilize the amenities on the grounds.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	2,800,000	0	0	**2,800,000**	0
	Total	**0**	**0**	**2,800,000**	**0**	**0**	**2,800,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	0	2,800,000	0	0	**2,800,000**	0
	Total	**0**	**0**	**2,800,000**	**0**	**0**	**2,800,000**	

Project Name **City hall-elevator modernization**
Project # **F-2026-003**

Total Project Cost	$158,000	Department	City Facilities
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

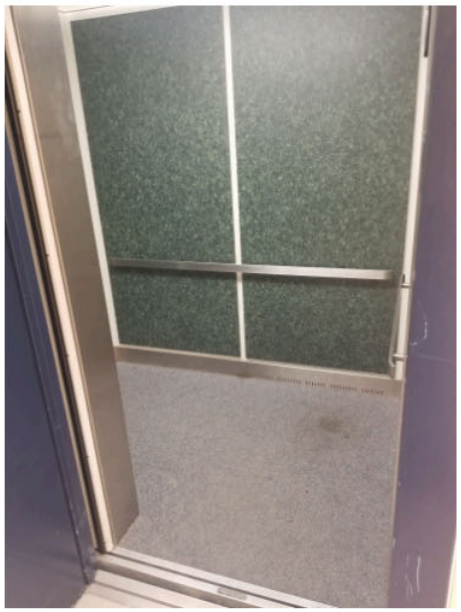
Modernize elevator car and equipment. The elevator car will get new panels, lighting, carpet and controls. The lift equipment would be completely overhauled and refurbished.

Justification

The elevator requires regular updating and the moderinzation process is substantially less expensive than replacement.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	158,000	**158,000**	0
	Total	**0**	**0**	**0**	**0**	**158,000**	**158,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	0	158,000	**158,000**	0
	Total	**0**	**0**	**0**	**0**	**158,000**	**158,000**	



Project Name **City Hall-roof replacement**
Project # **F-2026-005**

Total Project Cost	$440,000	Department	City Facilities
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active

Description

Replace fully adheared roofing material at City Hall. The current roof would be replaced with a full adhered TPO roofing material

Justification

The roofing material has reached the end of its useful life and needs to be replaced. The roofing material is no longer fully adheared to the roof decking. Not being fully adheared can lead to increase instances of leaking and roof damage.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	440,000	0	0	0	0	**440,000**	0
	Total	**440,000**	**0**	**0**	**0**	**0**	**440,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	440,000	0	0	0	0	**440,000**	0
	Total	**440,000**	**0**	**0**	**0**	**0**	**440,000**	



Project Name **City Hall-First Floor Carpet**
Project # **F-2026-007**

Total Project Cost	$90,000	Department	City Facilities
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

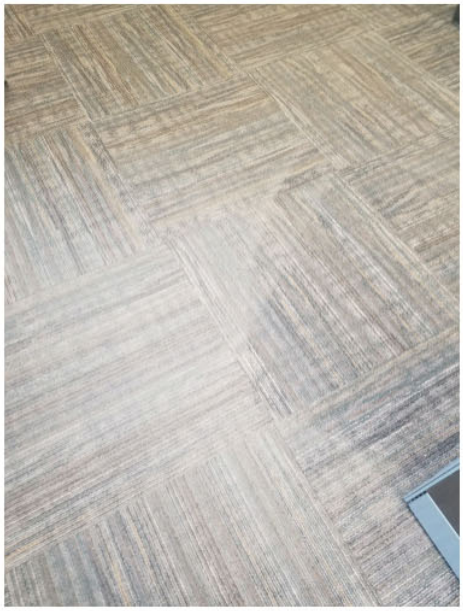
Replace the carpet in the first floor offices. Including Finance, Engineering, DMV, and Community Development.

Justification

The carpet in the first floor offices is reaching the end of its useful life, and is in moderate to poor condition. Even with regular extraction cleaning, the carpet is increasingly difficult to maintain. The high traffic and small spaces are wearing the carpet out more quickly.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	30,000	30,000	30,000	0	0	**90,000**	0
	Total	**30,000**	**30,000**	**30,000**	**0**	**0**	**90,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	30,000	30,000	30,000	0	0	**90,000**	0
	Total	**30,000**	**30,000**	**30,000**	**0**	**0**	**90,000**	



Project Name **PD-Parking lot expansion**
Project # **F-2026-015**



Total Project Cost	$95,000	Contact	Facilities Manager
Department	City Facilities	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	3 Important
Status	Active	Useful Life	20 years

Description

Expand the parking lot at the Police Department

Justification

The Police Department garage is completely full and the parking lot is not large enough to store all if the vehicles that need to be kept at the PD. The PD currently stores all if the impound vehicles, decommissioned patrol vehicles awaiting sale, and other non-vehicle pieces of equipment. The PD also regularly hosts large training events and there is not enough parking for visiting agencies.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	95,000	0	0	0	0	**95,000**	0
	Total	**95,000**	**0**	**0**	**0**	**0**	**95,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	95,000	0	0	0	0	**95,000**	0
	Total	**95,000**	**0**	**0**	**0**	**0**	**95,000**	

Project Name **City Hall-RTU 5 Replacement**
Project # **F-2027-001**



Total Project Cost	$27,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replacement of Roof Top HVAC Unit #5. RTU 5 serves the Information Technology office

Justification

RTU 5 is at the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 5 serves the Information Technology office

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	27,000	0	0	0	0	**27,000**	0
	Total	**27,000**	**0**	**0**	**0**	**0**	**27,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	27,000	0	0	0	0	**27,000**	0
	Total	**27,000**	**0**	**0**	**0**	**0**	**27,000**	

Project Name **Street Shop-Make up air unit replacement**
Project # **F-2027-002**



Total Project Cost	$90,000	Department	City Facilities
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Replace the make up air units at the street shop.

Justification

The make up air units at the street shop bring fresh air into the garage and shop areas. Both units have reached the end of their life expectancy and need to be replaced.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	90,000	0	0	**90,000**	0
	Total	**0**	**0**	**90,000**	**0**	**0**	**90,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	90,000	0	0	**90,000**	0
	Total	**0**	**0**	**90,000**	**0**	**0**	**90,000**	

Project Name **City Hall-RTU 6 Replacement**
Project # **F-2027-005**



Total Project Cost	$27,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replacement of Roof Top HVAC Unit #6. RTU 6 serves the mail room, copy room and server room.

Justification

RTU 6 has reached the end of it's useful life and should be replaced to minimize ongoing maintenance expenses. RTU 6 serves the mail room, copy room and server room.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	27,000	0	0	0	0	**27,000**	0
	Total	**27,000**	**0**	**0**	**0**	**0**	**27,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	27,000	0	0	0	0	**27,000**	0
	Total	**27,000**	**0**	**0**	**0**	**0**	**27,000**	

Project Name **Street Shop- HVAC replacement**
Project # **F-2028-001**



Total Project Cost	$45,000	Department	City Facilities
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	15 years		

Description

Replace the HVAC equipment that services the office, restrooms, and break room at the Street Shop

Justification

The equipment is reaching its end of useful life and should be repalced to minimize maintenance costs.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	45,000	0	0	0	**45,000**	0
	Total	**0**	**45,000**	**0**	**0**	**0**	**45,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	45,000	0	0	0	**45,000**	0
	Total	**0**	**45,000**	**0**	**0**	**0**	**45,000**	

Project Name **City Hall-RTU 12 replacement**
Project # **F-2028-002**

Total Project Cost	$30,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Remove and replace roof top HVAC unit #12 at City Hall. RTU #12 serves the second floor Training Room.

Justification

RTU 12 has reached the end of its life expectancy and needs to be replaced to minimize ongoing maintenance expenses. RTU #12 serves the second floor Training Room.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	30,000	0	0	0	**30,000**	0
	Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	30,000	0	0	0	**30,000**	0
	Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**	



Project Name **City Hall-RTU 9 Replacement**
Project # **F-2028-003**



Total Project Cost	$27,800	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replacement of Roof Top HVAC Unit #9 at City Hall. RTU 9 serves the Finance Department and first floor bathrooms.

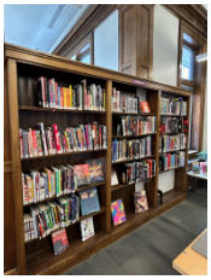
Justification

RTU 9 has reached the end of it's useful life and should be replaced to minimize ongoing maintenance expenses. RTU 9 serves the Finance Department and first floor bathrooms.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	27,800	0	0	0	**27,800**	0
	Total	**0**	**27,800**	**0**	**0**	**0**	**27,800**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	27,800	0	0	0	**27,800**	0
	Total	**0**	**27,800**	**0**	**0**	**0**	**27,800**	

Project Name **Library-Shelving Replacement**
Project # **F-2028-004**



Total Project Cost	$150,000	Contact	Facilities Manager
Department	City Facilities	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	30 years

Description

Replace the book shelving at the library.

Justification

Some of the library's second floor shelving is more than 100 years old and individual shelves are not uniform in width and use different metals clips and bolts to shelves up, making it difficult or impossible to adjust shelves when collections change over time. (See pictures from DVD and graphic novel collections.) Shelving units are mostly over 8 feet tall and fixed in place making it difficult or impossible to reconfigure. Cantilever steel shelving has been standard in libraries for decades because it is durable but relatively lightweight, uniform, and very easy for library staff to adjust shelves. Contemporary library design now employs mobile shelving for free-standing units to make the most of public spaces in smaller buildings. Shorter, mobile shelving units put more of the collection within view and reach of more people and improves lighting/visibility—presently we have to use upper and lower shelves which are out of reach to many patrons, requiring staff assistance.

First floor shelving is in process of being replaced with grant funds in 2026.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
60,000	Equip/Vehicles/Furnishings	0	90,000	0	0	0	**90,000**	0
	Total	**0**	**90,000**	**0**	**0**	**0**	**90,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
60,000	City Facilities Fund	0	90,000	0	0	0	**90,000**	0
	Total	**0**	**90,000**	**0**	**0**	**0**	**90,000**	

Project Name **City Hall-RTU 11 replacement**
Project # **F-2028-011**



Total Project Cost	$31,500	Department	City Facilities
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Remove and replace root top HVAC unit #11. RTU #11 serves the break room, second floor conference room and Facilities office

Justification

RTU 11 has reached the end of it's useful life and should be replaced in order to minimize ongoing maintenance expenses. RTU #11 serves the break room, second floor conference room and Facilities office

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	31,500	0	0	0	**31,500**	0
	Total	**0**	**31,500**	**0**	**0**	**0**	**31,500**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	31,500	0	0	0	**31,500**	0
	Total	**0**	**31,500**	**0**	**0**	**0**	**31,500**	

Project Name **City Hall- RTU 14 replacement**
Project # **F-2028-012**



Total Project Cost	$33,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replace RTU #14 at City Hall.

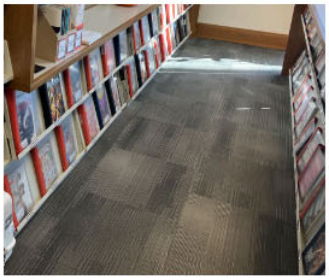
Justification

RTU #14 is reached the end of its useful life and should be replaced to avoid increasing maintenance expenses. RTU 14 serves the Engineering department, Washington Conference room and IT storage rooms.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	33,000	0	0	0	**33,000**	0
	Total	**0**	**33,000**	**0**	**0**	**0**	**33,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	33,000	0	0	0	**33,000**	0
	Total	**0**	**33,000**	**0**	**0**	**0**	**33,000**	

Project Name **Library-Second Floor Carpet & Other Improvements**
Project # **F-2028-013**



Total Project Cost	$60,000	Contact	Facilities Manager
Department	City Facilities	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	10 years

Description

Replace the carpet on the second floor of the Library.

Justification

The carpet on the second floor of the Library is at the end of its useful life and should be replaced. The due to the high traffic volume, the carpet is increasingly difficult to maintain and keep clean. There are plans to replace the shelving in 2028 and it is industry practice to replace the carpet in conjunction with the shelving.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	60,000	0	0	**60,000**	0
	Total	**0**	**0**	**60,000**	**0**	**0**	**60,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	60,000	0	0	0	**60,000**	0
	Total	**0**	**60,000**	**0**	**0**	**0**	**60,000**	

Project Name **City Hall-RTU 10 Replacement**
Project # **F-2028-014**



Total Project Cost	$30,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replacement of Roof Top HVAC Unit #10 at City Hall. RTU 10 serves the Human Resources/Communications area.

Justification

RTU 10 has reached the end of it's useful life and should be replaced to minimize ongoing maintenance expenses. RTU 10 serves the Human Resources/ Communications area.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	30,000	0	0	0	**30,000**	0
	Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	30,000	0	0	0	**30,000**	0
	Total	**0**	**30,000**	**0**	**0**	**0**	**30,000**	

Project Name **Library-Boiler Replacement**
Project # **F-2029-001**



Total Project Cost	$36,000	Department	City Facilities
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	15 years		

Description

Replace boiler #1 and #2 at the library. The boilers provide space heat via radiators and in floor heat for the entire library.

Justification

The boilers will reach the end of their useful life in 2029 and should be replaced to minimize maintenance expenses and minimize down time in the heating of the library.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	36,000	0	0	**36,000**	0
	Total	**0**	**0**	**36,000**	**0**	**0**	**36,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	36,000	0	0	**36,000**	0
	Total	**0**	**0**	**36,000**	**0**	**0**	**36,000**	

Project Name **PD-Boiler #1 Replacement**
Project # **F-2029-002**



Total Project Cost	$61,000	Department	City Facilities
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active

Description

Replace the condensing boiler #1 at the Police Department. The boilers provide space heat for the entire building.

Justification

The boiler will be at the end of its useful life and should be replaced to minimize down time and maintenance costs.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	61,000	0	0	**61,000**	0
	Total	**0**	**0**	**61,000**	**0**	**0**	**61,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	61,000	0	0	**61,000**	0
	Total	**0**	**0**	**61,000**	**0**	**0**	**61,000**	

Project Name **PD-Boiler #2 Replacement**
Project # **F-2029-02**



Total Project Cost	$61,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replace boiler #2 at the Police Department

Justification

Boiler #2 will have reached the end of its useful life and shoud be replaced to maintain

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	61,000	0	0	**61,000**	0
	Total	**0**	**0**	**61,000**	**0**	**0**	**61,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	61,000	0	0	**61,000**	0
	Total	**0**	**0**	**61,000**	**0**	**0**	**61,000**	

Project Name **PD-Replace MINI SPLIT system**
Project # **F-2029-04**

Total Project Cost	$20,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replace the Mitsubishi Mini Split system that is in the police department. The Mini split system treats the air of some of the most cririca areas of the building, such as the server room and evidence room.

Justification

The system is at the end of its useful and should be replaced to maintain temperatures in the critical areas of the building.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	20,000	0	0	**20,000**	0
	Total	**0**	**0**	**20,000**	**0**	**0**	**20,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	20,000	0	0	**20,000**	0
	Total	**0**	**0**	**20,000**	**0**	**0**	**20,000**	

Project Name **City Hall-RTU 3 Replacement**
Project # **F-2030-001**



Total Project Cost	$30,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replace Roof top HVAC unit number 3 At City Hall. RTU 3 serves the south half of the Community Development department.

Justification

RTU 3 has reached the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 3 serves the south half of the Community Development department.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	30,000	0	**30,000**	0
	Total	**0**	**0**	**0**	**30,000**	**0**	**30,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	30,000	0	**30,000**	0
	Total	**0**	**0**	**0**	**30,000**	**0**	**30,000**	

Project Name **City Hall-RTU 2 replacement**
Project # **F-2030-002**



Total Project Cost	$33,000	Department	City Facilities
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	15 years		

Description

Replacement of RTU 2 at City Hall. RTU 2 serves the north half of the Community Development department.

Justification

RTU 2 will reach the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 2 serves the north half of the Community Development department.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	33,000	0	**33,000**	0
	Total	**0**	**0**	**0**	**33,000**	**0**	**33,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	33,000	0	**33,000**	0
	Total	**0**	**0**	**0**	**33,000**	**0**	**33,000**	

Project Name **City Hall-RTU 1 replacement**
Project # **F-2031-001**



Total Project Cost	$26,500	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replace Roof Top HVAC unit at City Hall. RTU 1 serves the Motor Vehicle office.

Justification

RTU 1 will reach the end of its useful life and shoud be replaced to minimize ongoing manitenance costs. RTU 1 serves the Motor Vehicle office.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	26,500	**26,500**	0
	Total	**0**	**0**	**0**	**0**	**26,500**	**26,500**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	0	26,500	**26,500**	0
	Total	**0**	**0**	**0**	**0**	**26,500**	**26,500**	

Project Name **City Hall-RTU 4 Replacement**
Project # **F-2031-002**



Total Project Cost	$26,500	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replacement of Roof Top HVAC Unit #4. RTU 4 serves the Administration office.

Justification

RTU 4 is at the end of it's useful life and should be replaced to minimize ongoing repair expenses. RTU 4 serves the Administration office.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	0	26,500	**26,500**	0
	Total	**0**	**0**	**0**	**0**	**26,500**	**26,500**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	0	26,500	**26,500**	0
	Total	**0**	**0**	**0**	**0**	**26,500**	**26,500**	

Project Name **City Hall-RTU 13 Replacement**
Project # **F-2031-003**



Total Project Cost	$40,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replacement of the Roof Top Unit #13 at City Hall. RTU 13 serves the second floor rest rooms.

Justification

RTU13 is at the end of its useful life and should be replaced to minimize ongoing maintenance expenses. RTU 13 serves the second floor rest rooms.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	40,000	**40,000**	0
	Total	**0**	**0**	**0**	**0**	**40,000**	**40,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	0	40,000	**40,000**	0
	Total	**0**	**0**	**0**	**0**	**40,000**	**40,000**	

Project Name **City Hall- 2nd floor restroom remodel**
Project # **F-2031-1**

Total Project Cost	$75,000	Contact	Facilities Manager
Department	City Facilities	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	3 Important
Status	Active	Useful Life	25 years

Description

Remodel the second floor rest rooms. Replace the tile, partitions, and fixtures.

Justification

The restrooms are looking worn out and the maintenance costs and efforts are increasing every year. The equipment and furnishings have reached the end of their useful life and should be replaced to maintain a clean and sanitary enviroment.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	0	75,000	**75,000**	0
	Total	**0**	**0**	**0**	**0**	**75,000**	**75,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	0	75,000	**75,000**	0
	Total	**0**	**0**	**0**	**0**	**75,000**	**75,000**	

Project Name **Library-ERV replacement**
Project # **F-2031-2**

Total Project Cost	$30,000	Contact	Facilities Manager
Department	City Facilities	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	15 years

Description

Replace four Energy Recovery Units at the Library. The ERUs capture some of the conditioned air and mix it with fresh air which reduces the heating and cooling costs for the building. They are critical for energy efficiency.

Justification

The units are at the end of their useful life and should be replaced to maintain space comfort and maximize energy effiency.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	0	30,000	**30,000**	0
	Total	**0**	**0**	**0**	**0**	**30,000**	**30,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	City Facilities Fund	0	0	0	0	30,000	**30,000**	0
	Total	**0**	**0**	**0**	**0**	**30,000**	**30,000**	

Project Name **2027 Reclamation Project**
Project # **E-2027-001**

Total Project Cost	$1,957,398	Department	Engineering Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	25 years		

Description

Pavement Reclamation North Avenue from Eveleth Avenue to Decker Avenue, and trail repair.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	1,957,398	0	0	0	0	**1,957,398**	0
	Total	**1,957,398**	**0**	**0**	**0**	**0**	**1,957,398**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	1,177,291	0	0	0	0	**1,177,291**	0
	Franchise Fees	550,000	0	0	0	0	**550,000**	
	Stormwater Fund	171,559	0	0	0	0	**171,559**	
	Waste Water Fund	32,527	0	0	0	0	**32,527**	
	Water Fund	26,021	0	0	0	0	**26,021**	
	Total	**1,957,398**	**0**	**0**	**0**	**0**	**1,957,398**	



Project Name **St. Olaf, 2nd & 3rd St Railroad Crossing Signal**
Project # **E-2027-002**

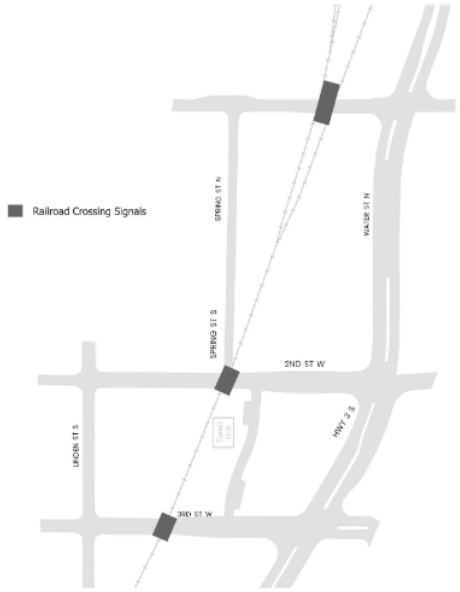
Total Project Cost	$2,650,000	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

This project is in coordination with MnDOT to improve the railroad signal system through the section 130 program. This project will be cost shared 90% MnDOT Secion 130 Program, 5% City of Northfield, 5% Union Pacific. Related to the railroad signal system, railroad crossing surfaces will need to be replaced/extended in 2027 with the upgrades.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	2,650,000	0	0	0	0	**2,650,000**	0
	Total	**2,650,000**	**0**	**0**	**0**	**0**	**2,650,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Other	2,000,000	0	0	0	0	**2,000,000**	0
	Franchise Fees	550,000	0	0	0	0	**550,000**	
	Capital Reserve Fund	100,000	0	0	0	0	**100,000**	
	Total	**2,650,000**	**0**	**0**	**0**	**0**	**2,650,000**	



Project Name **2027 Crack Fill**
Project # **E-2027-006**

Total Project Cost	$28,506	Department	Engineering Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Division Street from Eighth Street to Sixth Street, Seventh Street from Water Street to Washington Street, Washington Street from Second Street to Woodley Street

Justification

This scheduled maintenance is necessary to maintain the PCI ratings set forth by the Strategic Plan.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	28,506	0	0	0	0	**28,506**	0
	Total	**28,506**	**0**	**0**	**0**	**0**	**28,506**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	MSA	28,506	0	0	0	0	**28,506**	0
	Total	**28,506**	**0**	**0**	**0**	**0**	**28,506**	



Project Name **TH 19 Reconstruction**
Project # **E-2028-001**

Total Project Cost	$2,050,000	Contact	Public Works Director
Department	Engineering Division	Type	New Infrastructure
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	25 years

Description

Reconstruction of TH 19 from TH 3 to Decker Avenue in partnership with MnDOT.

Justification

MnDOT led project.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	2,050,000	0	0	0	**2,050,000**	0
	Total	**0**	**2,050,000**	**0**	**0**	**0**	**2,050,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Grant	0	1,092,913	0	0	0	**1,092,913**	0
	MSA	0	607,087	0	0	0	**607,087**	
	Water Fund	0	200,000	0	0	0	**200,000**	
	Stormwater Fund	0	100,000	0	0	0	**100,000**	
	Waste Water Fund	0	50,000	0	0	0	**50,000**	
	Bonded Dollars	0	0	0	0	0	**0**	
	Total	**0**	**2,050,000**	**0**	**0**	**0**	**2,050,000**	



Project Name **2028 Street Reclamation Project**
Project # **E-2028-002**

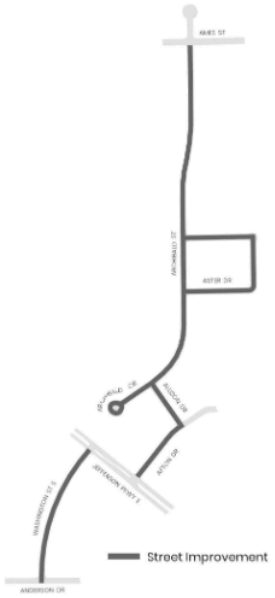
Total Project Cost	$1,624,627	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

Street Reclamation on Archibald Street, Archibald Circle, Allison Drive, Aster Drive, Afton Street and Washington Street

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,624,627	0	0	0	**1,624,627**	0
	Total	**0**	**1,624,627**	**0**	**0**	**0**	**1,624,627**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	601,026	0	0	0	**601,026**	0
	Franchise Fees	0	550,000	0	0	0	**550,000**	
	Water Fund	0	212,320	0	0	0	**212,320**	
	Stormwater Fund	0	210,881	0	0	0	**210,881**	
	Waste Water Fund	0	50,400	0	0	0	**50,400**	
	Total	**0**	**1,624,627**	**0**	**0**	**0**	**1,624,627**	



Project Name **2028 Sidewalk/Trail Improvements**
Project # **E-2028-003**

Total Project Cost	$569,019	Contact	Public Works Director
Department	Engineering Division	Type	New Infrastructure
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	50 years

Description

Sidewalk gaps on Armstrong Road, Archibald Street, Allison Drive, Aster Drive, Afton Street.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	569,019	0	0	0	**569,019**	0
	Total	**0**	**569,019**	**0**	**0**	**0**	**569,019**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Franchise Fees	0	550,000	0	0	0	**550,000**	0
	Bonded Dollars	0	19,019	0	0	0	**19,019**	
	Total	**0**	**569,019**	**0**	**0**	**0**	**569,019**	



Project Name **Compost Site Emergency Exit**
Project # **E-2028-005**

Total Project Cost	$1,000,000	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active

Description

This project will add an emergency exit from the Compost Site to Sechler Park Road. The compost site access near the railroad switching yard by Post Holdings, and during train car switching resident get trapped at the site and cannot exit.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Garbage Fund	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	



Project Name **TH 246 Reconstruction**
Project # **E-2028-009**



Total Project Cost	$28,500,000	Contact	Public Works Director
Department	Engineering Division	Type	New Infrastructure
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	50 years

Description

TH 246 Reconstruction from TH 3 to CSAH 1

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	28,500,000	0	0	0	**28,500,000**	0
	Total	**0**	**28,500,000**	**0**	**0**	**0**	**28,500,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Grant	0	20,871,000	0	0	0	**20,871,000**	0
	Rice County	0	2,300,000	0	0	0	**2,300,000**	
	Bonded Dollars	0	2,203,241	0	0	0	**2,203,241**	
	Stormwater Fund	0	1,797,659	0	0	0	**1,797,659**	
	Water Fund	0	874,850	0	0	0	**874,850**	
	Waste Water Fund	0	453,250	0	0	0	**453,250**	
	Total	**0**	**28,500,000**	**0**	**0**	**0**	**28,500,000**	

Project Name **2029 Reclamation Project**
Project # **E-2029-001**

Total Project Cost	$1,542,989	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	40 years		

Description

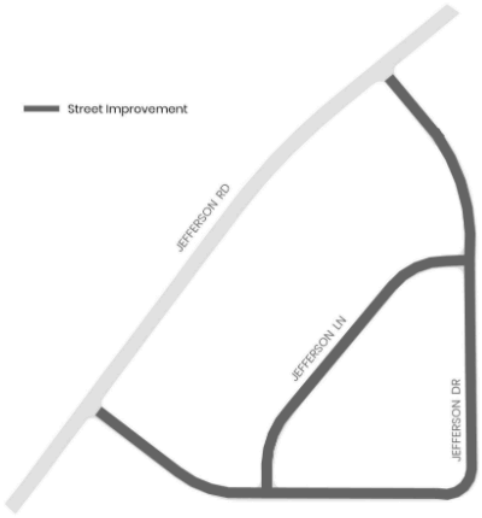
Pavement Reclamation on Jefferson Drive and Jefferson Lane.

Justification

This project area has been identified Public Works personnel as a likely candidate for a pavement reclamation based on the current pavement condition, and the current condition of the existing utilities.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	1,542,989	0	0	**1,542,989**	0
	Total	**0**	**0**	**1,542,989**	**0**	**0**	**1,542,989**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	810,667	0	0	**810,667**	0
	Franchise Fees	0	0	550,000	0	0	**550,000**	
	Stormwater Fund	0	0	80,477	0	0	**80,477**	
	Water Fund	0	0	65,264	0	0	**65,264**	
	Waste Water Fund	0	0	36,581	0	0	**36,581**	
	Total	**0**	**0**	**1,542,989**	**0**	**0**	**1,542,989**	



Project Name **Water Street Mill and Overlay**
Project # **E-2029-002**

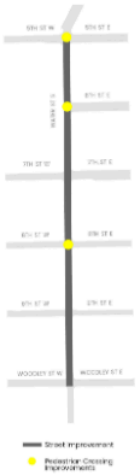
Total Project Cost	$835,182	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Mill and Overlay on Water Street from Fifth Street to Woodley Street. Project will also include Crossing Improvements at the intersections of Fifth Street, Sixth Street and Eighth Street

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	835,182	0	0	**835,182**	0
	Total	**0**	**0**	**835,182**	**0**	**0**	**835,182**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	MSA	0	0	676,622	0	0	**676,622**	0
	Stormwater Fund	0	0	127,078	0	0	**127,078**	
	Water Fund	0	0	16,284	0	0	**16,284**	
	Waste Water Fund	0	0	15,198	0	0	**15,198**	
	Franchise Fees	0	0	0	0	0	**0**	
	Total	**0**	**0**	**835,182**	**0**	**0**	**835,182**	



Project Name **Eaves Avenue Mill and Overlay**
Project # **E-2029-004**

Total Project Cost	$708,072	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Pavement Mill and Overlay on Eaves Avenue from North Avenue to TH 19

Justification

This road segment has been identified by Public Works personnel as a likely candidate for a 2" mill and overlay based on the current pavement condition and the current condition of the existing utilities.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	708,072	0	0	**708,072**	0
	Total	**0**	**0**	**708,072**	**0**	**0**	**708,072**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	286,352	0	0	**286,352**	0
	Franchise Fees	0	0	275,000	0	0	**275,000**	
	Stormwater Fund	0	0	146,720	0	0	**146,720**	
	Total	**0**	**0**	**708,072**	**0**	**0**	**708,072**	



Project Name **2029 Crack Fill**
Project # **E-2029-005**

Total Project Cost	$22,630	Department	Engineering Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Description

Seal Coat - NW Area

Justification

This scheduled maintenance is necessary to maintain the PCI ratings set forth by the Strategic Plan.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	22,630	0	0	**22,630**	0
	Total	**0**	**0**	**22,630**	**0**	**0**	**22,630**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	MSA	0	0	22,630	0	0	**22,630**	0
	Total	**0**	**0**	**22,630**	**0**	**0**	**22,630**	



Project Name **2029 Sidewalk Improvements**
Project # **E-2029-006**

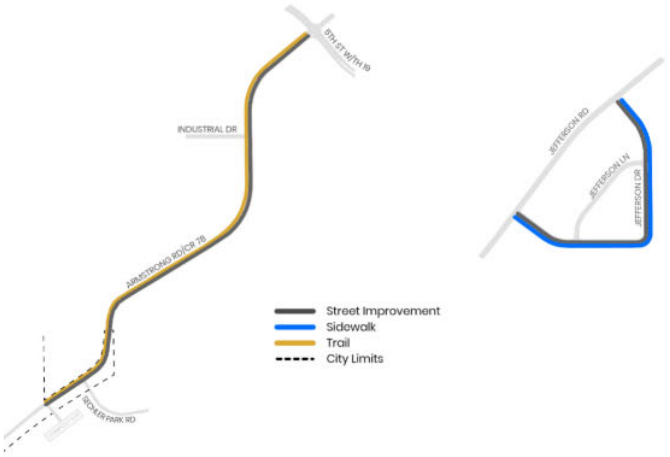
Total Project Cost	$415,680	Department	Engineering Division
Type	New Infrastructure	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	40 years		

Description

High Priority Sidewalk Gap on Jefferson Drive from Jefferson Road to Jefferson Road.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	415,680	0	0	**415,680**	0
	Total	**0**	**0**	**415,680**	**0**	**0**	**415,680**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Franchise Fees	0	0	275,000	0	0	**275,000**	0
	Bonded Dollars	0	0	140,680	0	0	**140,680**	
	Total	**0**	**0**	**415,680**	**0**	**0**	**415,680**	



Project Name **Armstrong Road Reclamation**
Project # **E-2029-007**

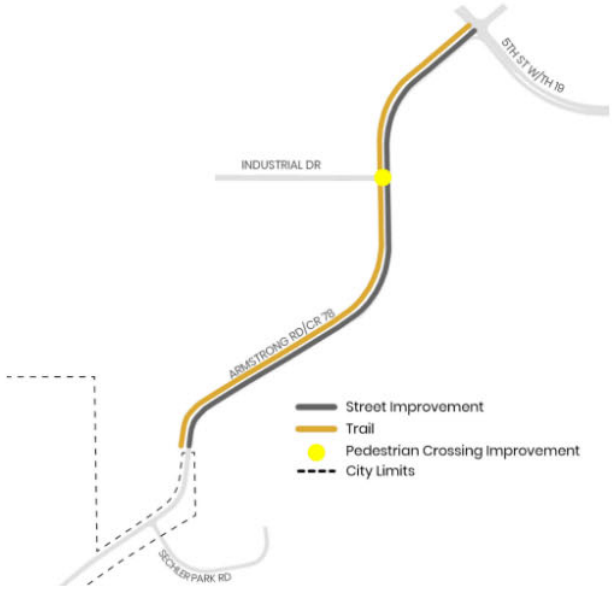
Total Project Cost	$1,585,498	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

Pavement Reclamation on Armstrong Road from TH 19 to the City Limits. This project will be completed in conjunction with Rice County's CSAH 78 Project

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	1,585,498	0	0	**1,585,498**	0
	Total	**0**	**0**	**1,585,498**	**0**	**0**	**1,585,498**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	MSA	0	0	1,262,166	0	0	**1,262,166**	0
	Stormwater Fund	0	0	131,471	0	0	**131,471**	
	Bonded Dollars	0	0	89,203	0	0	**89,203**	
	Water Fund	0	0	65,626	0	0	**65,626**	
	Waste Water Fund	0	0	37,032	0	0	**37,032**	
	Total	**0**	**0**	**1,585,498**	**0**	**0**	**1,585,498**	



Project Name **Armstrong Road Reconstruction**
Project # **E-2029-008**

Total Project Cost	$2,812,838	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

Reconstruciton of Armstrong Road from the City Limits to the Compost Site. This project will be completed in conjunction with Rice County CSAH 78 Reconstruction

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	2,812,838	0	0	**2,812,838**	0
	Total	**0**	**0**	**2,812,838**	**0**	**0**	**2,812,838**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Rice County	0	0	1,166,430	0	0	**1,166,430**	0
	Bonded Dollars	0	0	955,351	0	0	**955,351**	
	Water Fund	0	0	591,057	0	0	**591,057**	
	Stormwater Fund	0	0	100,000	0	0	**100,000**	
	Total	**0**	**0**	**2,812,838**	**0**	**0**	**2,812,838**	



Project Name **TH 246/CSAH 1 Rounabout**
Project # **E-2029-010**



Total Project Cost	$5,000,000	Contact	Public Works Director
Department	Engineering Division	Type	New Infrastructure
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	25 years

Description

Roundabout installation at the intersection of TH 24 & CSAH 1 with Rice County and MnDOT

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	5,000,000	0	0	**5,000,000**	0
	Total	**0**	**0**	**5,000,000**	**0**	**0**	**5,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Other	0	0	2,500,000	0	0	**2,500,000**	0
	Rice County	0	0	1,000,000	0	0	**1,000,000**	
	MSA	0	0	750,000	0	0	**750,000**	
	Grant	0	0	750,000	0	0	**750,000**	
	Total	**0**	**0**	**5,000,000**	**0**	**0**	**5,000,000**	

Project Name **Jefferson Road Mill and Overlay**
Project # **E-2030-001**

Total Project Cost	$2,739,921	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Mill and Overlay on Jefferson Road from Woodley Street to Jefferson Parkway, Jefferson Parkway to Hidden Valley Road,from Heritage Drive to CSAH 1, and on Honeylocust Drive from TH 3 to Jefferson Road. Project also includes a crossing Improvement at Jefferson Road and Hidden Valley Road.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	2,739,921	0	**2,739,921**	0
	Total	**0**	**0**	**0**	**2,739,921**	**0**	**2,739,921**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	0	1,701,012	0	**1,701,012**	0
	MSA	0	0	0	529,331	0	**529,331**	
	Stormwater Fund	0	0	0	302,768	0	**302,768**	
	Waste Water Fund	0	0	0	114,894	0	**114,894**	
	Water Fund	0	0	0	91,916	0	**91,916**	
	Total	**0**	**0**	**0**	**2,739,921**	**0**	**2,739,921**	



Project Name **TH 3 Trail**
Project # **E-2030-002**

Total Project Cost	$1,469,318	Contact	Public Works Director
Department	Engineering Division	Type	New Infrastructure
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	25 years

Description

New Trail segment on the east side of TH 3 from Jefferson Parkway to 450' South of Heritage Drive

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	1,469,318	0	**1,469,318**	0
	Total	**0**	**0**	**0**	**1,469,318**	**0**	**1,469,318**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Grant	0	0	0	888,000	0	**888,000**	0
	MSA	0	0	0	581,318	0	**581,318**	
	Total	**0**	**0**	**0**	**1,469,318**	**0**	**1,469,318**	



Project Name **Sechler Road Railroad Crossing Improvement**
Project # **E-2030-005**

Total Project Cost	$750,000	Department	Engineering Division
Type	New Infrastructure	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

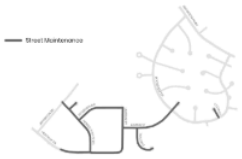
Description

This project is in coordination with the states railroad highway grade crossing safety improvement program. The state will fund 90% of the improvement and the City will cover 10%. This project will install gates and flashing lights.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	750,000	0	**750,000**	0
	Total	**0**	**0**	**0**	**750,000**	**0**	**750,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Other	0	0	0	675,000	0	**675,000**	0
	Capital Reserve Fund	0	0	0	75,000	0	**75,000**	
	Total	**0**	**0**	**0**	**750,000**	**0**	**750,000**	

Project Name **2030 Crack Fill**
Project # **E-2030-006**



Total Project Cost	$93,337	Contact	Public Works Director
Department	Engineering Division	Type	Maintenance
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	10 years

Description

Crack fill on Grant Drive, Grant Court, Hayes Drive, Filmore Street, Johnson Street, Carter Drive, Harrison Court, Johnson Court, Anderson Drive, Aspen Court, Aspen Street, Sunny View Drive, Sunny View Lane, Heritage Drive, Hidden Valley Road, Peterson Drive, Lincoln Street, Adams Street, Taylor Court, Thomas Court, Tyler Court, and Adams Court

Justification

This scheduled maintenance is necessary to maintain the PCI ratings set forth by the Strategic Plan.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	93,337	0	**93,337**	0
	Total	**0**	**0**	**0**	**93,337**	**0**	**93,337**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	MSA	0	0	0	93,337	0	**93,337**	0
	Total	**0**	**0**	**0**	**93,337**	**0**	**93,337**	

Project Name **Greenvale Avenue Mill and Overlay**
Project # **E-2031-001**

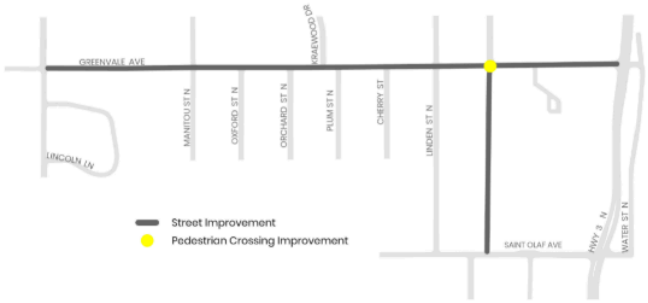
Total Project Cost	$1,599,605	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Mill and Overlay on Greenvale Avenue from TH 3 to Lincoln Street and Spring Street from Greenvale Avenue to St. Olaf Avenue. Project also includes a Crossing Improvement at Greenvale Avenue and Spring Street intersection.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	1,599,605	**1,599,605**	0
	Total	**0**	**0**	**0**	**0**	**1,599,605**	**1,599,605**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	0	0	785,327	**785,327**	0
	Franchise Fees	0	0	0	0	275,000	**275,000**	
	MSA	0	0	0	0	240,038	**240,038**	
	Stormwater Fund	0	0	0	0	187,082	**187,082**	
	Waste Water Fund	0	0	0	0	62,310	**62,310**	
	Water Fund	0	0	0	0	49,848	**49,848**	
	Total	**0**	**0**	**0**	**0**	**1,599,605**	**1,599,605**	



Project Name **Cannon Valley Drive Mill and Overlay**
Project # **E-2031-002**

Total Project Cost	$484,000	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Mill and Overlay on Cannon Valley Drive from 600' North of Lupine Drive to Thye Parkway

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	484,000	**484,000**	0
	Total	**0**	**0**	**0**	**0**	**484,000**	**484,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Franchise Fees	0	0	0	0	275,000	**275,000**	0
	Stormwater Fund	0	0	0	0	90,792	**90,792**	
	Bonded Dollars	0	0	0	0	84,832	**84,832**	
	Waste Water Fund	0	0	0	0	18,542	**18,542**	
	Water Fund	0	0	0	0	14,834	**14,834**	
	Total	**0**	**0**	**0**	**0**	**484,000**	**484,000**	



Project Name **Presidential Commons Mill and Overlay**
Project # **E-2031-003**

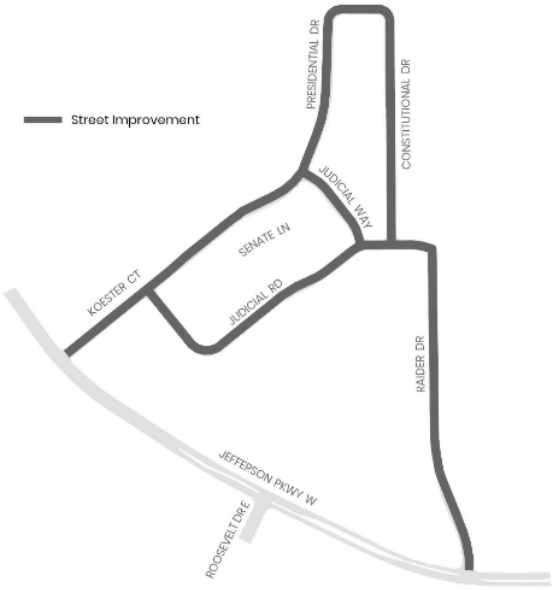
Total Project Cost	$1,286,015	Department	Engineering Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Mill and Overlay on Koester Court, Presidential Drive, Judicial Road, Judicial Way, Constitutional Drive, and Raider Drive.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	1,286,015	**1,286,015**	0
	Total	**0**	**0**	**0**	**0**	**1,286,015**	**1,286,015**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	0	0	733,206	**733,206**	0
	Franchise Fees	0	0	0	0	275,000	**275,000**	
	Stormwater Fund	0	0	0	0	164,295	**164,295**	
	Water Fund	0	0	0	0	61,562	**61,562**	
	Waste Water Fund	0	0	0	0	51,952	**51,952**	
	Total	**0**	**0**	**0**	**0**	**1,286,015**	**1,286,015**	



Project Name **2031 Sidewalk/Trail Improvements**
Project # **E-2031-004**

Total Project Cost	$526,636	Department	Engineering Division
Type	New Infrastructure	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	40 years		

Description

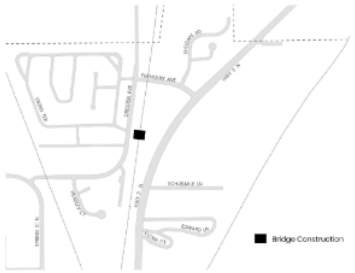
High Priortiy Sidewalk and Trail Gaps Presidential Drive, Constitutional Drive, Judicial Road & Spring Street

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	526,636	**526,636**	0
	Total	**0**	**0**	**0**	**0**	**526,636**	**526,636**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Franchise Fees	0	0	0	0	275,000	**275,000**	0
	Bonded Dollars	0	0	0	0	251,636	**251,636**	
	Total	**0**	**0**	**0**	**0**	**526,636**	**526,636**	



Project Name **Dairy Queen Pedestrian Bridge Replacement**
Project # **E-2031-005**



Total Project Cost	$500,000	Contact	Public Works Director
Department	Engineering Division	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	1 Critical
Status	Active	Useful Life	50 years

Description

Replacement of the existing pedestrian bridge near Dairy Queen

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	500,000	**500,000**	0
	Total	**0**	**0**	**0**	**0**	**500,000**	**500,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	0	0	500,000	**500,000**	0
	Total	**0**	**0**	**0**	**0**	**500,000**	**500,000**	

Project Name **2031 Crack Fill**
Project # **E-2031-007**



Total Project Cost	$75,604	Contact	Public Works Director
Department	Engineering Division	Type	Maintenance
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	10 years

Description

Crack Fill on College Street, Winona Street, Eighth Street, Ninth Street, Water Street, Fremont Street, Sumner Street, and Jefferson Parkway

Justification

This scheduled maintenance is necessary to maintain the PCI ratings set forth by the Strategic Plan.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	0	75,604	**75,604**	0
	Total	**0**	**0**	**0**	**0**	**75,604**	**75,604**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	MSA	0	0	0	0	75,604	**75,604**	0
	Total	**0**	**0**	**0**	**0**	**75,604**	**75,604**	

Project Name **Exterior Painting**
Project # **NCRC 2024-01**



Total Project Cost	$10,000	Department	NCRC
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active

Description

Exterior Building Painting of fascia.

Justification

The paint on the fascia boards is faded and peeling. Some of the fascia boards are rotten and will need to be replaced.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	10,000	0	0	0	0	**10,000**	0
	Total	**10,000**	**0**	**0**	**0**	**0**	**10,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	10,000	0	0	0	0	**10,000**	0
	Total	**10,000**	**0**	**0**	**0**	**0**	**10,000**	

Project Name **FiftyNorth Locker room updates**
Project # **NCRC 2024-02**

Total Project Cost	$50,000	Department	NCRC
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active

Description

Update both locker rooms at FiftyNorth. The plumbing fixtures, stall partitions, tile walls and flooring, benching would be replaced as part of the update.

Justification

The current fixtures and surfaces are in poor condition and are far beyond their useful life. Partitions and benches have significant rust, the tile and grout are in poor condition. The plumbing fixtures require frequent maintenance. There are currently no partitions in the shower area.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	50,000	0	0	0	0	**50,000**	0
	Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	50,000	0	0	0	0	**50,000**	0
	Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**	

Project Name **NCRC-Air handling units replacement**
Project # **NCRC-2024-02**

Total Project Cost	$619,000	Department	NCRC
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active

Description

Replace the air handling units at the NCRC complex. The AHUs provide all of the heated and cooled air throughout the complex.

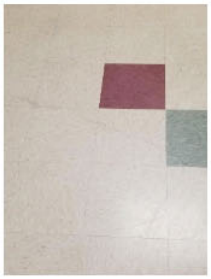
Justification

The air handling units supply heating and cooling to the facility and are past their useful life and need to be replaced. They are becoming more expensive to maintain, parts are getting harder to find and break downs are more frequent.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	148,000	171,000	154,000	146,000	0	**619,000**	0
	Total	**148,000**	**171,000**	**154,000**	**146,000**	**0**	**619,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	148,000	171,000	154,000	146,000	0	**619,000**	0
	Total	**148,000**	**171,000**	**154,000**	**146,000**	**0**	**619,000**	

Project Name **Replace VCT tile**
Project # **NCRC-2024-05**



Total Project Cost	$65,000	Department	NCRC
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active

Description

Replace vinyl composite tile (VCT) tile in the youth wing with luxury vinyl tile (LVT) flooring in the Youth Wing of the NCRC

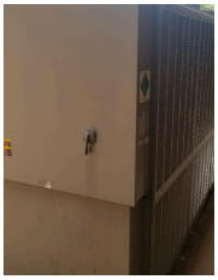
Justification

The VCT is in poor condition and is far past its useful life. Matching tiles are unable to be found and the maintenance costs are increasing. LVT requires much less maintenance and are more durable.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	65,000	0	0	0	0	**65,000**	0
	Total	**65,000**	**0**	**0**	**0**	**0**	65,000	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	65,000	0	0	0	0	**65,000**	0
	Total	**65,000**	**0**	**0**	**0**	**0**	65,000	

Project Name **Chiller replacement**
Project # **NCRC 2025-01**



Total Project Cost	$280,000	Department	NCRC
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	20 years		

Description

Replace Chiller at NCRC. The chiller provides the air conditioning for the entire NCRC complex.

Justification

The chiller is approaching the end of its useful life and has experienced increasing breakdowns that require repairs. The current unit also uses R-22 as its primary refrigerant which is currently being phased out in cooling applications.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	280,000	0	0	0	0	**280,000**	0
	Total	**280,000**	**0**	**0**	**0**	**0**	**280,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	280,000	0	0	0	0	**280,000**	0
	Total	**280,000**	**0**	**0**	**0**	**0**	**280,000**	

Project Name **Replace FiftyNorth entry and lobby carpet**
Project # **NCRC-2025-03**



Total Project Cost	$21,000	Department	NCRC
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active
Useful Life	12 years		

Description

Replace the carpet in the enrty and lobby of FiftyNorth.

Justification

The carpet in the lobby area is near the end of its useful life and is becoming increasingly difficult to maintain. Several areas are stained and matching tiles are unavailable.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	21,000	0	0	0	0	**21,000**	0
	Total	**21,000**	**0**	**0**	**0**	**0**	**21,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	21,000	0	0	0	0	**21,000**	0
	Total	**21,000**	**0**	**0**	**0**	**0**	**21,000**	

Project Name **Polish terazzo flooring**
Project # **NCRC-2025-04**



Total Project Cost	$75,000	Department	NCRC
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active

Description

Mechanically polish the terrazzo flooring in the common areas.

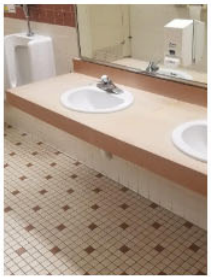
Justification

The flooring finish is in poor condition and has been neglected for a number of years. Mechanically polishing the floor will improve the esthetics and eliminate the need for costly annual coatings.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Project Name **NCRC public restroom refurbishments**
Project # **NCRC-2025-06**



Total Project Cost	$110,000	Department	NCRC
Type	Facility	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active

Description

Refurbish NCRC public restrooms. The refurbishments would include plumbing fixtures, partitions, sinks and vanity, and tile replacement.

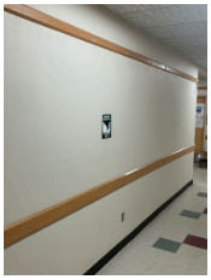
Justification

The public restrooms are in poor condition and have origional fixtures. The plumbing fixtures requre frequent maintenace. The partitions and vanitys are in rusted and worn beyond repair.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	110,000	0	0	0	0	**110,000**	0
	Total	**110,000**	**0**	**0**	**0**	**0**	110,000	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	110,000	0	0	0	0	**110,000**	0
	Total	**110,000**	**0**	**0**	**0**	**0**	110,000	

Project Name **Patch and Paint interior**
Project # **NCRC-2026-002**



Total Project Cost	$75,000	Contact	Facilities Manager
Department	NCRC	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	5 years

Description

Remove chair rails, wall paper and patch and paint the common areas of the NCRC.

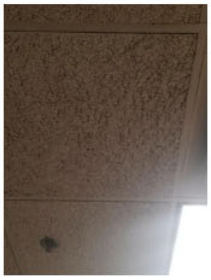
Justification

The common area walls have not been painted in a number of years. The chair rail and wallpaper in most of the complex will be removed patched and painted. The removal of these items will give the building a more modern look and a fresh coat of paint will breathe new life into the complex.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Project Name **Replace acoustic ceiling tiles**
Project # **NCRC-2026-003**



Total Project Cost	$75,000	Contact	Facilities Manager
Department	NCRC	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

Replace all of the acoustic ceiling tile in the NCRC complex.

Justification

The current acoustic ceiling tile is in poor condition and is at the end of its useful life. The current tile is no longer available and we are nearly out of attic stock for replacements. The design of the current tile is also difficult to keep clean.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	75,000	0	0	0	0	**75,000**	0
	Total	**75,000**	**0**	**0**	**0**	**0**	**75,000**	

Project Name **Boiler replacement**
Project # **NCRC 2027-01**



Total Project Cost	$53,000	Department	NCRC
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	20 years		

Description

Replace the current 4 boilers. The boilers provide all of the radiant heat in the complex.

Justification

The current boilers are nearing the end of their useful life and should be replaced to avoid down time and costly repairs.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	53,000	0	0	0	0	**53,000**	0
	Total	**53,000**	**0**	**0**	**0**	**0**	**53,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	53,000	0	0	0	0	**53,000**	0
	Total	**53,000**	**0**	**0**	**0**	**0**	**53,000**	

Project Name **Complete Solar buildout**
Project # **NCRC-2029-001**

Total Project Cost	$950,000	Contact	Facilities Manager
Department	NCRC	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	4 Less Important
Status	Active	Useful Life	20 years

Description

Complete the photovoltaic rooftop solar array.

Justification

A 40 kw array was installed as part of the solar on public buildings program through the State of Minnesota. The NCRC requires a 350 kw array in order to be fully supplied with the electricity necessary to support the tacitly. The project falls in line with the Climate Action Plan and sustainable building policy.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	950,000	0	**950,000**	0
	Total	**0**	**0**	**0**	**950,000**	**0**	**950,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	0	0	950,000	0	**950,000**	0
	Total	**0**	**0**	**0**	**950,000**	**0**	**950,000**	

Project Name **Install access control and security system**
Project # **NCRC-2030-001**

Total Project Cost	$150,000	Contact	Facilities Manager
Department	NCRC	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

Install electronic access control and security systems to the NCRC complex.

Justification

There is currently no electronic access control or security system in place at the NCRC. The tenants have varying hours and it is difficult to manage the differing security and access needs for each individual wing of the complex. Electronic access control would also reduce or eliminate most of the physical keys that are required for the tenants. There are a large number of volunteers that also require access to different parts of the complex. Maintain security is much easier and less costly with the electronic access system. Badges can be turned on and off as required and access is limited to specific areas.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	150,000	0	**150,000**	0
	Total	**0**	**0**	**0**	**150,000**	**0**	**150,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	0	0	150,000	0	**150,000**	0
	Total	**0**	**0**	**0**	**150,000**	**0**	**150,000**	

Project Name **Replace Pool Mechanical System**
Project # **NCRC-2031-001**

Total Project Cost	$250,000	Contact	Facilities Manager
Department	NCRC	Type	Equipment
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

Replacement of all of pool and spa pumps, filtering devices, chlorination systems, PH balancing systems, and pool and spa heaters.

Justification

The pool equipment is well beyond it's useful life and should be replaced. The system life has been extended by substantial repairs over the years, but is now in need of complete replacement. The chemicals in the pump room have severly damaged many of the components leaving them succeptable to failure and extened down time. The water filtration and sanitization systems should be replaced with modern, more efficient and effective systems. The chlorine system will be replaced with a UV system and a regenerative media filter the uses less chemicals and wastes less water.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	250,000	**250,000**	0
	Total	**0**	**0**	**0**	**0**	**250,000**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	0	0	0	250,000	**250,000**	0
	Total	**0**	**0**	**0**	**0**	**250,000**	**250,000**	

Project Name **Replace Pool Deck**
Project # **NCRC-2525-02**



Total Project Cost	$68,000	Department	NCRC
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active
Useful Life	20 years		

Description

Replace the deck at the pool in FiftyNorth.

Justification

the pool deck is in poor condition and holds water. The improper sloping causes puddles on the deck which causes slip hazards and creates unsanitary conditions.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	68,000	0	0	0	0	**68,000**	0
	Total	**68,000**	**0**	**0**	**0**	**0**	**68,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	68,000	0	0	0	0	**68,000**	0
	Total	**68,000**	**0**	**0**	**0**	**0**	**68,000**	

Project Name **Skateboard Park Phase II**
Project # **P-2026-004**

Total Project Cost	$550,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active

Description

The city received a grant for the next phase of the skateboard park expansion. The City Park Fund will fund some plantings/seating/shade structure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	550,000	0	0	0	0	**550,000**	0
	Total	**550,000**	**0**	**0**	**0**	**0**	**550,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Grant	500,000	0	0	0	0	**500,000**	0
	Park Fund	50,000	0	0	0	0	**50,000**	
	Total	**550,000**	**0**	**0**	**0**	**0**	**550,000**	

Project Name **Oddfellows Park Playground & Gazebo Replacement**
Project # **P-2027-001**

Total Project Cost	$540,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the aging playground equipment at Oddfellows to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023. This project would also replace/rehabilitate the gazebo and pavilion.

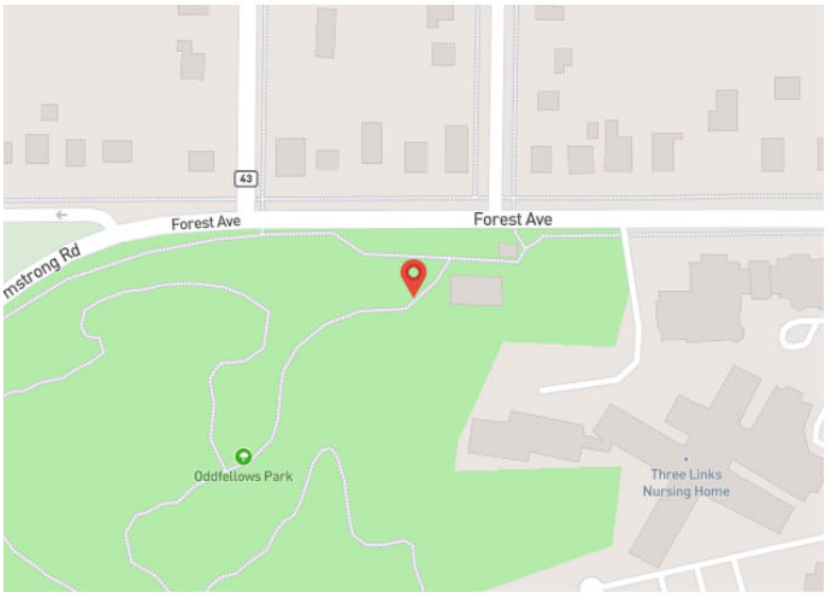
Justification

The existing playground, gazebo and pavilion have reached the end of their useful life and no longer meet current standards for accessibility and inclusive play. As the equipment continues to age, replacement parts become increasingly difficult to source, making timely repairs more challenging. New equipment will ensure a safe, high-quality play environment for the community.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	540,000	0	0	0	0	**540,000**	0
	Total	**540,000**	**0**	**0**	**0**	**0**	**540,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	540,000	0	0	0	0	**540,000**	0
	Total	**540,000**	**0**	**0**	**0**	**0**	**540,000**	

Map





Project Name **Sibley Swale Park Improvements**
Project # **P-2027-002**

Total Project Cost	$650,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	20 years		

Description

Sibley Swale Playgrounds would be combined into one new playground, or keep two based on neighborhood input. This playground equipment has reached the end of its life. This project also include the construction of a covered pinic area, and new basketball court.

Justification

The playground equipment has reached the end of its useful life, the equipment at this location is out of date with today's safety standards, and replacement parts are no longer supported by manufacturer.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	650,000	0	0	0	0	**650,000**	0
	Total	**650,000**	**0**	**0**	**0**	**0**	650,000	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	650,000	0	0	0	0	**650,000**	0
	Total	**650,000**	**0**	**0**	**0**	**0**	650,000	

Project Name **West Riverwalk Entry Improvement**
Project # **P-2027-003**



Total Project Cost	$660,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

A key gateway feature to draw attention to the Riverwalk Improved landscaping/benches; Screening of Electrical Boxes; Basalt Gravel & Concrete Streetscape that compliments Highway 3 and Third Street. A design that allows for Basil's outdoor seating area, including added spacing requirements for outdoor dining, but doesn't require them to have outdoor dining if they choose not to complete those improvements along with the design includes an iron fence to provide the public/private space separation

Justification

This project ties to the Strategic Plan and enhancing the Riverfront/activating the River.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	660,000	0	0	0	0	**660,000**	0
	Total	**660,000**	**0**	**0**	**0**	**0**	660,000	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	660,000	0	0	0	0	**660,000**	0
	Total	**660,000**	**0**	**0**	**0**	**0**	660,000	

Budget Impact

It is anticipated that funding would come from debt, with the issuance of Tax Abatement Bonds

Project Name **Riverfront Park Improvements**
Project # **P-2028-001**

Total Project Cost	$7,500,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active

Description

Riverfront Park Improvement - Improving resident and visitor experiences along the Riverfront.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	7,500,000	0	0	0	**7,500,000**	0
	Total	**0**	**7,500,000**	**0**	**0**	**0**	**7,500,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	7,500,000	0	0	0	**7,500,000**	0
	Total	**0**	**7,500,000**	**0**	**0**	**0**	**7,500,000**	

Project Name **Riverside Lions (8th St) Playground & Bathroom Improvements**
Project # **P-2028-002**

Total Project Cost	$1,000,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the aging playground equipment at Riverside Lions (8th St), and complete bathroom and pavilion upgrades to existing structure to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023 and the Riverside Lions Long-Range Plan.

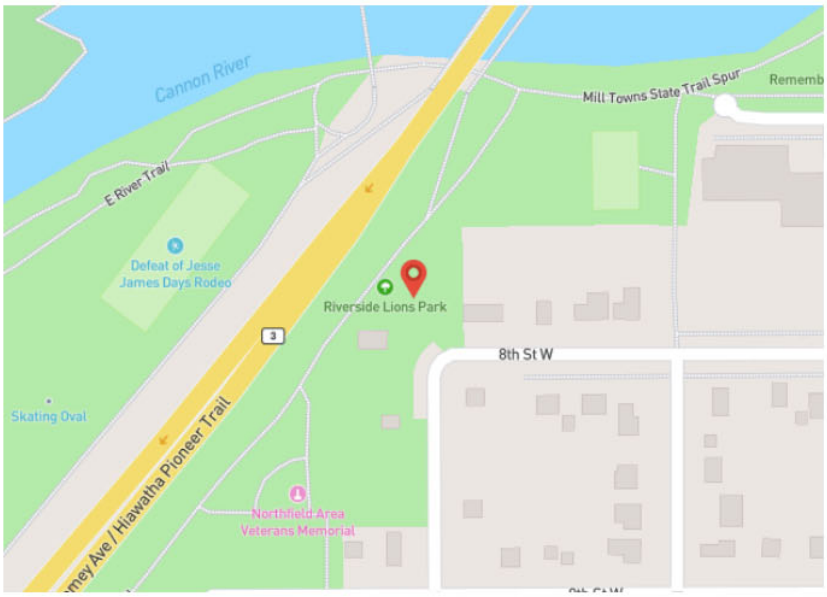
Justification

The existing playground has reached the end of its useful life and no longer meets current standards for accessibility and inclusive play. As the equipment continues to age, replacement parts become increasingly difficult to source, making timely repairs more challenging. New equipment will ensure a safe, high-quality play environment for the community.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	500,000	0	0	0	**500,000**	0
	Grant	0	500,000	0	0	0	**500,000**	
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Map





Project Name **East Riverwalk Entry Improvements**
Project # **P-2028-003**

Total Project Cost	$275,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	40 years		

Description

This project would replace the deteriorated concrete walkway, concrete steps, and railings on the east riverwalk access between Nueger Communication and the Measuring Cup. The items are in very poor condition and are due for improvements.

Justification

The rail is rusting through in areas and there are numerous trip hazard with this walkway.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	275,000	0	0	0	**275,000**	0
	Total	**0**	**275,000**	**0**	**0**	**0**	**275,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Local Sales Tax	0	275,000	0	0	0	**275,000**	0
	Total	**0**	**275,000**	**0**	**0**	**0**	**275,000**	

Budget Impact

Funding would be from debt issuance in the form of tax abatement bonds

Project Name **Roosevelt Athletic Field Upgrades**
Project # **P-2028-004**

Total Project Cost	$50,000	Contact	Public Works Director
Department	Park Division	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

Make upgrades to baseball/softball field. The field needs additional fencing and benches for an additional dugout.

Justification

Currently we do not have enough baseball facilities for all the games and practices needed to be held at Sechler Park. Adding these improvements will allow practices to be held at Jefferson Park, opening much needed field time at Sechler Park.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	

Project Name **Heritage Park Playground Replacement**
Project # **P-2029-001**

Total Project Cost	$350,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the aging playground equipment at Heritage to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023. This project would also replace the basketball court, as well as improvements to the picnic shelter.

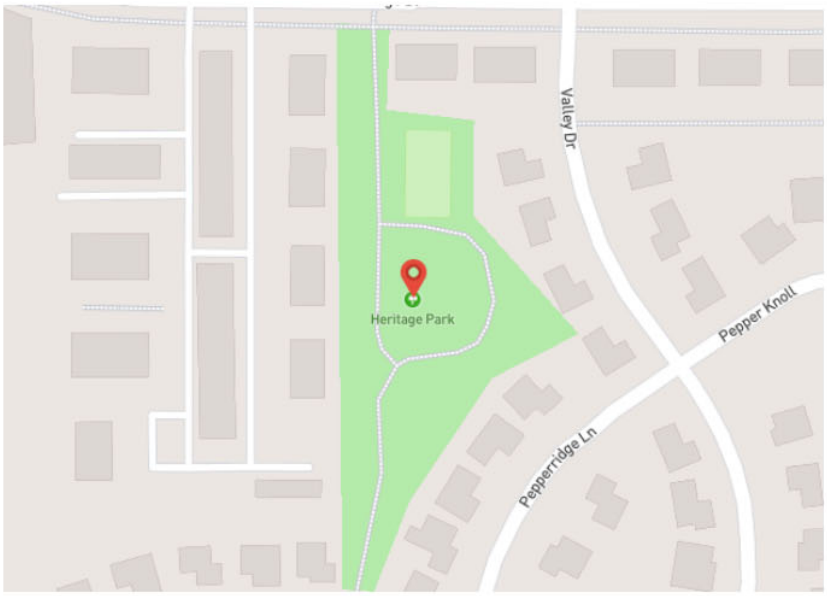
Justification

The existing playground has reached the end of its useful life and no longer meets current standards for accessibility and inclusive play. As the equipment continues to age, replacement parts become increasingly difficult to source, making timely repairs more challenging. New equipment will ensure a safe, high-quality play environment for the community.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	350,000	0	0	**350,000**	0
	Total	**0**	**0**	**350,000**	**0**	**0**	**350,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	350,000	0	0	**350,000**	0
	Total	**0**	**0**	**350,000**	**0**	**0**	**350,000**	

Map





Project Name **Way Park Playground Replacement**
Project # **P-2030-001**



Total Project Cost	$365,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the aging playground equipment at Way Park to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023.

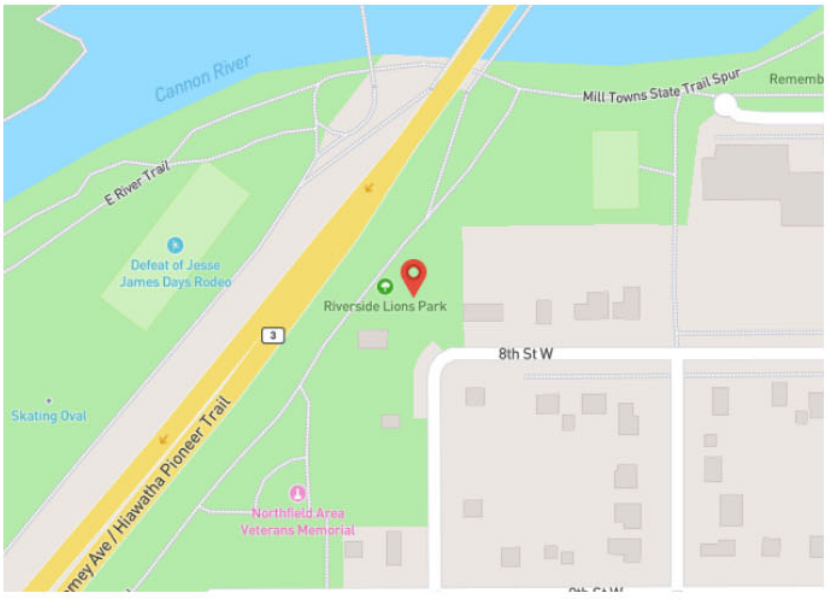
Justification

The existing playground has reached the end of its useful life and no longer meets current standards for accessibility and inclusive play. As the equipment continues to age, replacement parts become increasingly difficult to source, making timely repairs more challenging. New equipment will ensure a safe, high-quality play environment for the community.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	365,000	0	**365,000**	0
	Total	**0**	**0**	**0**	**365,000**	**0**	**365,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	0	365,000	0	**365,000**	0
	Total	**0**	**0**	**0**	**365,000**	**0**	**365,000**	

Map



Project Name **Bridge Square**
Project # **P-2030-002**

Total Project Cost	$7,937,977	Contact	Public Works Director
Department	Park Division	Type	New Infrastructure
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	25 years

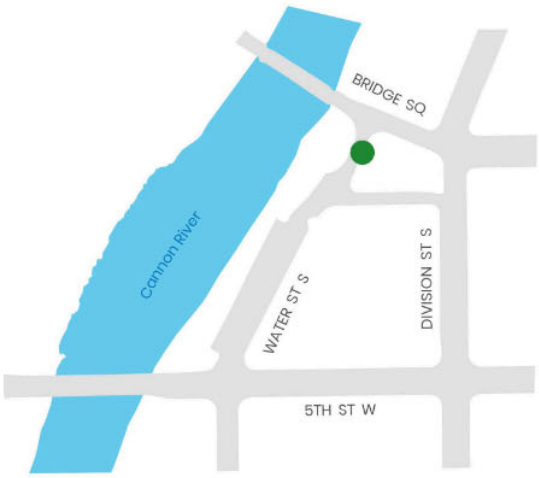
Description

Phase 1 of Bridge Square includes three component of the final concept plan. The Plaza is a "right-sized" paved area containing the existing Sheldahl Fountain, Civil War Memorial and a potential new vertical element (Gateway icon) to draw visitors into the space. The Green - A large circular space that replaces Water Street, the Green is omni-directional, maximizing its flexibility for the diverse users of Bridge Square and engaging surrounding businesses on all sides. Circulation patterns are similar to current routes. The Terrace - A multiuse space along the riverfront, The Terrace will provide an area for large festivals as well as movable tables and chair for casual daily use. At the edge of the riverbank, a pedestrian promenade will connect Bride Square to the Fifth Street bridgehead. A "slow" bike lane will parallel the pedestrian path through the space.

Due to the project moving back to 2030, the city is proposing to levy over the next 3 years for the design expenses that have been expended.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	7,388,977	0	**7,388,977**	0
	Planning/Design	183,000	183,000	183,000	0	0	**549,000**	
	Total	**183,000**	**183,000**	**183,000**	**7,388,977**	**0**	**7,937,977**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	0	5,891,209	0	**5,891,209**	0
	Franchise Fees	0	0	0	1,100,000	0	**1,100,000**	
	General Fund	183,000	183,000	183,000	0	0	**549,000**	
	Stormwater Fund	0	0	0	218,772	0	**218,772**	
	Waste Water Fund	0	0	0	99,442	0	**99,442**	
	Water Fund	0	0	0	79,554	0	**79,554**	
	Total	**183,000**	**183,000**	**183,000**	**7,388,977**	**0**	**7,937,977**	



Project Name **Jefferson Park Playground and Park Imrpovements**
Project # **P-2030-003**

Total Project Cost	$325,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active
Useful Life	25 years		

Description

This is to replace or upgrade playground equipment and bring items to today's standards, replace play container boarder, mulch and fix accessibility issues at park. Staff will hold community engagement for public input on potential upgrades to park.

Justification

The existing playground is reaching its useful life, and current park has accessibility issues and costly ongoing maintenance items.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	250,000	0	**250,000**	0
	Unassigned Expenditure	0	0	0	75,000	0	**75,000**	
	Total	**0**	**0**	**0**	**325,000**	**0**	**325,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	0	325,000	0	**325,000**	0
	Total	**0**	**0**	**0**	**325,000**	**0**	**325,000**	

Project Name **Wall Repairs Central & Way Park**
Project # **P-2030-004**



Total Project Cost	$150,000	Contact	Public Works Director
Department	Park Division	Type	Maintenance
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	20 years

Description

Repair of half wall / sitting ledge in Central Park, and Stair wall in Way Park.

Central $80,000

Way $70,000

Justification

Wall is in need of repairs, limestone is falling apart, ledge needs a cap.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	150,000	0	**150,000**	0
	Total	**0**	**0**	**0**	**150,000**	**0**	**150,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	0	150,000	0	**150,000**	0
	Total	**0**	**0**	**0**	**150,000**	**0**	**150,000**	

Project Name **Tyler Park Playground Replacement**
Project # **P-2031-001**

Total Project Cost	$225,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the aging playground equipment at Tyler Park to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023.

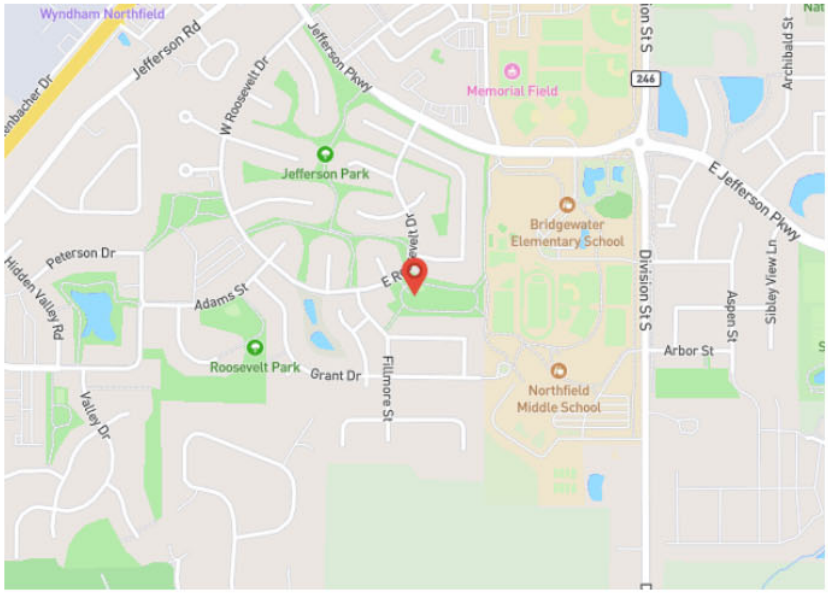
Justification

The existing playground has reached the end of its useful life and no longer meets current standards for accessibility and inclusive play. As the equipment continues to age, replacement parts become increasingly difficult to source, making timely repairs more challenging. New equipment will ensure a safe, high-quality play environment for the community.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	175,000	**175,000**	0
	Unassigned Expenditure	0	0	0	0	50,000	**50,000**	
	Total	**0**	**0**	**0**	**0**	**225,000**	**225,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	0	0	225,000	**225,000**	0
	Total	**0**	**0**	**0**	**0**	**225,000**	**225,000**	

Map





Project Name **New Park Development (Cedar Meadows)**
Project # **P-2031-002**

Total Project Cost	$750,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

New park construction in the Cedar Meadows development, this park could include items such as a playground, basketball court, pickleball court and shade structures.

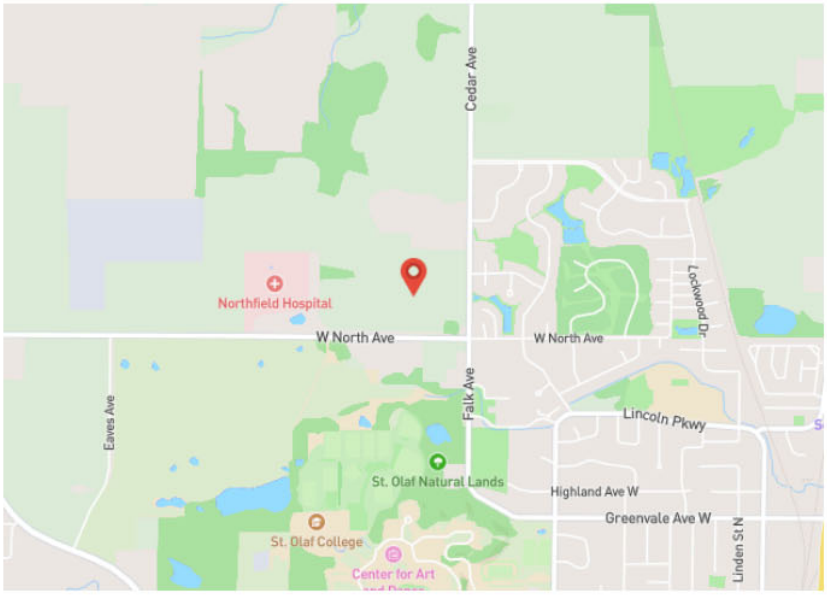
Justification

Development and park land dedication.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	750,000	**750,000**	0
	Total	**0**	**0**	**0**	**0**	**750,000**	**750,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	0	0	750,000	**750,000**	0
	Total	**0**	**0**	**0**	**0**	**750,000**	**750,000**	

Map



Project Name **Washington Park Playground Replacement**
Project # **P-2031-003**

Total Project Cost	$300,000	Department	Park Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the aging playground equipment at Washington to better serve a wider range of ages and improve accessibility, as identified in the Parks and Recreation Capital Investment Plan adopted in 2023. This project would also replace the basketball court.

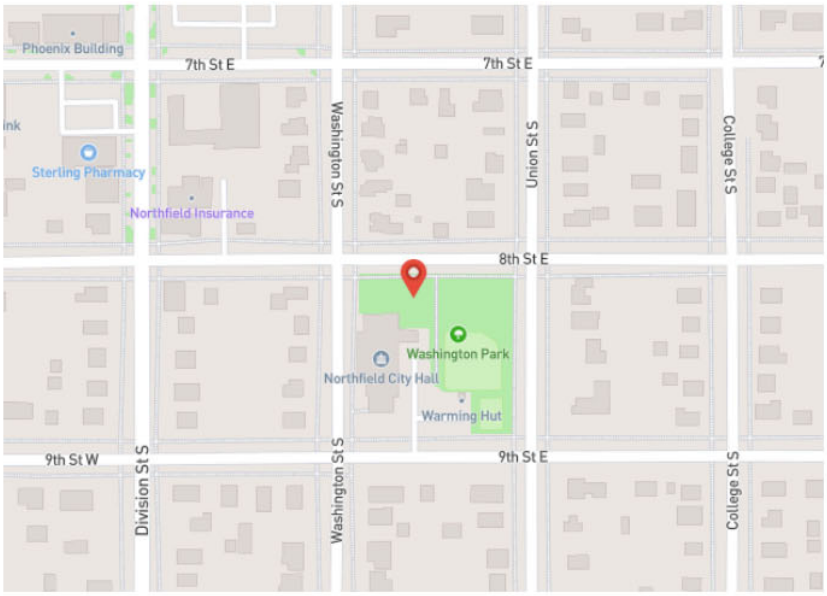
Justification

The existing playground has reached the end of its useful life and no longer meets current standards for accessibility and inclusive play. As the equipment continues to age, replacement parts become increasingly difficult to source, making timely repairs more challenging. New equipment will ensure a safe, high-quality play environment for the community.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	0	300,000	**300,000**	0
	Total	**0**	**0**	**0**	**0**	**300,000**	**300,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Park Fund	0	0	0	0	300,000	**300,000**	0
	Total	**0**	**0**	**0**	**0**	**300,000**	**300,000**	

Map





Project Name **Civil Defense Siren Replacement**
Project # **PD-2024-003**

Total Project Cost	$316,500	Department	Police
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active

Description

The City owns 9 civil defense sirens to warn the public in the event of an emergency or potential severe weather. Sirens are approaching the end of there life and a phased replacement plan.

2028 Siren 9 - 300 5th Street W (Fire Station)

2029 Siren 1 - 32699 Eveleth Avenue (relocate to Booster Station Site)

2030 Siren 6 - 1500 Maple Street

2031 Siren 5 - 1608 Creek Lane

2032 Siren 8 - 2279 Honey Locust Drive

2033 Siren 2 - 1015 Forest Ave (Siren Head Replacement)

2034 Siren 7 - 1390 Jefferson Road (Siren Head Replacement)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
57,500	Construction/Maintenance	0	33,000	35,000	36,000	37,000	**141,000**	118,000
	Total	**0**	**33,000**	**35,000**	**36,000**	**37,000**	**141,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
57,500	Capital Reserve Fund	0	33,000	35,000	36,000	37,000	**141,000**	118,000
	Total	**0**	**33,000**	**35,000**	**36,000**	**37,000**	**141,000**	

Project Name **West Riverwall Floodwall Extension**
Project # **SW-2027-002**

Total Project Cost	$4,000,000	Department	Stormwater Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	4 years		

Description

This project has been identified in the Downtown Flood Study Report to protect properties from Flooding between Fourth Street and Second Street. The City has applied for Federal Grants to offset costs for this project. Design in 2026 Construction in 2027

Justification

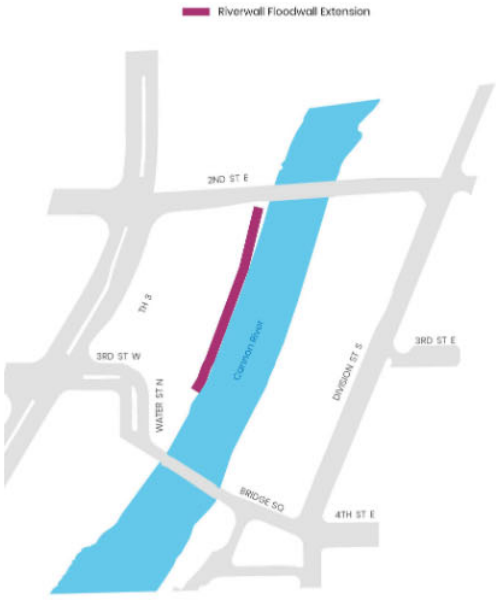
This project ties to the City's Climate Action Plan and increasing resiliency from climate change.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	4,000,000	0	0	0	0	**4,000,000**	0
	Total	**4,000,000**	**0**	**0**	**0**	**0**	**4,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Grant	2,000,000	0	0	0	0	**2,000,000**	0
	Stormwater Fund	2,000,000	0	0	0	0	**2,000,000**	
	Total	**4,000,000**	**0**	**0**	**0**	**0**	**4,000,000**	

Budget Impact

The City would use debt with the issuance of a Revenue Bond.



Project Name **Flood Protection Project**
Project # **SW-2028-001**

Total Project Cost	$2,500,000	Contact	Public Works Director
Department	Stormwater Division	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	50 years

Description

Home conversions/Flood Prooofing at 7 Lincoln Lane, 6 Lincoln Lane, 304 Greenvale Avenue, 514 Sumner Street, 412 Juniper Avenue, 404 Juniper Avenue, 400 Juniper Avenue, 206 Plum Street,and 1300 Parmeadow Drive.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	2,500,000	0	0	0	**2,500,000**	0
	Total	**0**	**2,500,000**	**0**	**0**	**0**	**2,500,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Stormwater Fund	0	2,000,000	0	0	0	**2,000,000**	0
	Grant	0	500,000	0	0	0	**500,000**	
	Total	**0**	**2,500,000**	**0**	**0**	**0**	**2,500,000**	

Project Name **Hills of Spring Creek #3, Cannon & Locust Pond Dredging and Parmeadow Pond #1 overflow repair**
Project # **SW- 2030-001**

Total Project Cost	$670,000	Department	Stormwater Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	3 Important	Status	Active
Useful Life	40 years		

Description

Pond Dredging on Hills of Spring Creek #3, Cannon Commercial, & Locust Upper Pond, Overflow repair Parmeadow Pond #1

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	670,000	0	**670,000**	0
	Total	**0**	**0**	**0**	**670,000**	**0**	**670,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Stormwater Fund	0	0	0	670,000	0	**670,000**	0
	Total	**0**	**0**	**0**	**670,000**	**0**	**670,000**	



Project Name **Sanitary Sewer Lining Project (Lincoln Parkway)**
Project # **WW-2027-001**

Total Project Cost	$600,000	Department	Wastewater Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

Sewer lining on Lincoln Parkway due to inflow and infiltration through clay pipe joints.

Justification

Sewer clay lines have a large amounts of inflow and infiltration into the sanitary sewer system. Lining the pipes will provide reduce the amount of water needed to be treated at the wastewater plant while taking up sewer line capacity.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	600,000	0	0	0	0	**600,000**	0
	Total	**600,000**	**0**	**0**	**0**	**0**	**600,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	600,000	0	0	0	0	**600,000**	0
	Total	**600,000**	**0**	**0**	**0**	**0**	**600,000**	

Budget Impact

Roughly 6,000 feet of sewer lining.



Project Name **BioSolids Cake Storage**
Project # **WW-2030-002**

Total Project Cost	$10,638,109	Department	Wastewater Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	1 Critical	Status	Active
Useful Life	20 years		

Description

BioSolids cake storage. This is the final product created by the biosolids process. The current storage building is inadequate in storage capacity and the building is in poor condition.

Justification

The biosolids cake storage upgrade was identified in the 2015 WWTP Facility Study.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	10,638,109	0	**10,638,109**	0
	Total	**0**	**0**	**0**	**10,638,109**	**0**	**10,638,109**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	0	0	0	10,638,109	0	**10,638,109**	0
	Total	**0**	**0**	**0**	**10,638,109**	**0**	**10,638,109**	

Budget Impact

Project will be funded through revenue bons that will be paid back through the wastewater enterprise fund.



Project Name **Water Supply System**
Project # **WW-2030-003**

Total Project Cost	$2,713,532	Department	Wastewater Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Install watermain to WWTP from Montessori Ct. along Highway 3.

Justification

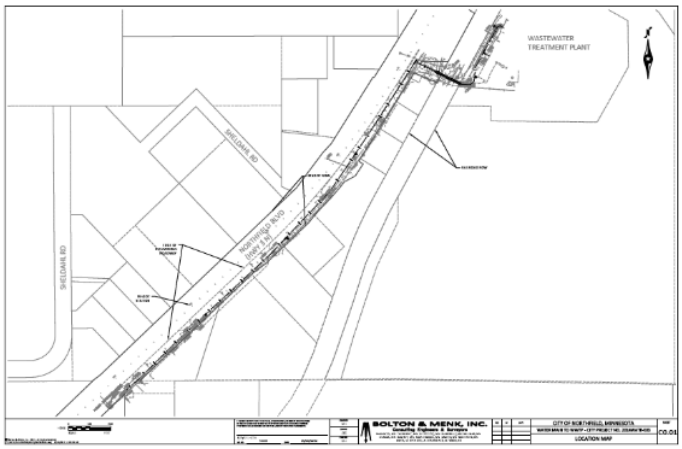
The watermain will be needed in order to sprinkle the new biosolids storage building.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	0	0	2,713,532	0	**2,713,532**	0
	Total	**0**	**0**	**0**	**2,713,532**	**0**	**2,713,532**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	0	0	0	2,713,532	0	**2,713,532**	0
	Total	**0**	**0**	**0**	**2,713,532**	**0**	**2,713,532**	

Budget Impact

Project will be funded through revenue bons that will be paid back through the wastewater enterprise fund.



Project Name **Wastewater Driveway Replacement**
Project # **WW-2030-004**



Total Project Cost	$200,000	Contact	Public Works Director
Department	Wastewater Division	Type	Facility
Category	Capital Improvement Plan (CIP)	Priority	3 Important
Status	Active	Useful Life	20 years

Description

Mill and overlay the wastewater driveway and park area.

Justification

Current pavement is failing and in need of replacment.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	200,000	0	**200,000**	0
	Total	**0**	**0**	**0**	**200,000**	**0**	**200,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	0	0	0	200,000	0	**200,000**	0
	Total	**0**	**0**	**0**	**200,000**	**0**	**200,000**	

Project Name **BAF Influent Valves**
Project # **WW-2031-001**

Total Project Cost	$200,000	Contact	Public Works Director
Department	Wastewater Division	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	3 Important
Status	Active	Useful Life	20 years

Description

Replacement of 10 influent BAF valves. These are the last valves that need replacement in the BAF system.

Justification

Valves have been operating daily for 30 years and in need of replacement.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	200,000	0	0	0	0	**200,000**	0
	Total	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	200,000	0	0	0	0	**200,000**	0
	Total	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Project Name **Meter Replacement**
Project # **W-2027-001**

Total Project Cost	$3,900,000	Department	Water Division
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace all water meters throughout the City. $600 per meter for 6500 meters. Meters will be changed out internally by staff over a three year period. Additionally, collectors will be installed to provide continuous data collection of water meters.

Justification

Meters will be at the end of their useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	3,900,000	0	0	0	0	**3,900,000**	0
	Total	**3,900,000**	**0**	**0**	**0**	**0**	**3,900,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Revenue Bond	3,900,000	0	0	0	0	**3,900,000**	0
	Total	**3,900,000**	**0**	**0**	**0**	**0**	**3,900,000**	

Budget Impact

Project will be funded through revenue bonds and repaid through the water enterprise fund. A 10 year bond is planned for this project.



Project Name **Well No. 04 Generator Replacement**
Project # **W-2027-006**

Total Project Cost	$120,000	Department	Water Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the existing generator.

Justification

This is the end of the generators useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	120,000	0	0	0	0	**120,000**	0
	Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	120,000	0	0	0	0	**120,000**	0
	Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**	

Budget Impact

Project will be funded through the water enterprise fund.



Project Name **Well No. 04 MCC Replacement**
Project # **W-2027-007**



Total Project Cost	$200,000	Department	Water Division
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

Replacement of well no. 4 motor control center (MCC) and SCADA components.

Justification

The Well No. 4 MCC is an original piece of equipment from 1977. The equipment replaced will be all of the SCADA equipment, the electrical system and the control will be updated.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	200,000	0	0	0	0	**200,000**	0
	Total	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	200,000	0	0	0	0	**200,000**	0
	Total	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Budget Impact

Project will be funded through the water enterprise fund.

Project Name **Well No. 03 Generator Replacement**
Project # **W-2027-008**

Total Project Cost	$120,000	Department	Water Division
Type	Improvement	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Replace the existing generator.

Justification

This is the end of the generators useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	120,000	0	0	0	0	**120,000**	0
	Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	120,000	0	0	0	0	**120,000**	0
	Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**	

Budget Impact

Project will be funded through water enterprise fund.



Project Name **Well No. 03 MCC Replacement**
Project # **W-2027-009**

Total Project Cost	$200,000	Department	Water Division
Type	Equipment	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	25 years		

Description

Replacement of well no. 3 motor control center (MCC) and SCADA components.

Justification

The Well No. 3 MCC is an original piece of equipment from 1970. The equipment replaced will be all of the SCADA equipment, the electrical system and the control will be updated.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	200,000	0	0	0	0	**200,000**	0
	Total	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	200,000	0	0	0	0	**200,000**	0
	Total	**200,000**	**0**	**0**	**0**	**0**	**200,000**	

Budget Impact

Project will be funded through the water enterprise fund.



Project Name **Lead Service Line Replacement**
Project # **W-2027-010**

Total Project Cost	$150,000	Contact	Public Works Director
Department	Water Division	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	3 Important
Status	Active	Useful Life	75 years

Description

Replacement of all known remaining lead service lines.

Justification

The State of Minnesota has a goal to replace all lead service lines by 2033. This would accomplish the goal for Northfield. Additional lead has known health effects that woudl be removed by replacement of the service lines.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	150,000	0	0	0	0	**150,000**	0
	Total	**150,000**	**0**	**0**	**0**	**0**	**150,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Grant	150,000	0	0	0	0	**150,000**	0
	Total	**150,000**	**0**	**0**	**0**	**0**	**150,000**	



Project Name **St. Olaf North Ground Storage Tank Painting**
Project # **W-2028-001**

Total Project Cost	$1,000,000	Department	Water Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Total sand blast and repaint the inside and outside of the storage tank.

Justification

This extends the useful life of the tank structure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Budget Impact

Project will be funded through revenue bonds and repaid through the water enterprise fund.



Project Name **Hall Ave. Elevated Tank Painting**
Project # **W-2028-005**

Total Project Cost	$1,000,000	Department	Water Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Total sand blast and repaint the inside and outside of the storage tank based upon water tower inspection.

Justification

This extends the useful life of the tank structure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Budget Impact

Project will be funded through revenue bonds and repaid through the water enterprise fund.



Project Name **St. Olaf South Ground Storage Tank Painting**
Project # **W-2028-006**

Total Project Cost	$1,000,000	Department	Water Division
Type	Maintenance	Category	Capital Improvement Plan (CIP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Description

Total sand blast and repaint the inside and outside of the storage tank.

Justification

This extends the useful life of the tank structure.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Budget Impact

Project will be funded through revenue bonds and repaid through the water enterprise fund. A 10 year bond is planned for this project. It is anticipated this project will be bonded out of the water fund.



Project Name **Highway 3 Watermain Repair**
Project # **W-2028-011**

Total Project Cost	$1,000,000	Contact	Public Works Director
Department	Water Division	Type	Improvement
Category	Capital Improvement Plan (CIP)	Priority	2 Very Important
Status	Active	Useful Life	75 years

Description

Replace a broken watermain on highway 3 north of Greenvale Avenue through the ravine. Roughly 600 feet.

Justification

The City has a broken watermain that is in a difficult location. this would provide the needed redundancy to the water system.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Construction/Maintenance	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	1,000,000	0	0	0	**1,000,000**	0
	Total	**0**	**1,000,000**	**0**	**0**	**0**	**1,000,000**	



2027 - 2031

CIP

- 2027 - Railroad Crossing Improvement
- 2027 - Reclamation
- 2027 - Crack Fill
- 2027 - Sidewalk/Trail/Bike Construction
- 2028 - Reconstruction
- 2028 - Reclamation
- 2028 - Sidewalk/Trail/Bike Construction
- 2029 - Reclamation
- 2029 - Reconstruction
- 2029 - Mill and Overlay
- 2029 - Crack Fill
- 2029 - Sidewalk/Trail/Bike Construction
- 2029 - Pedestrian Crossing Improvements
- 2029 - Roundabout
- 2030 - Mill and Overlay
- 2030 - Crack Fill
- 2030 - Sidewalk/Trail/Bike Construction
- 2030 - Pedestrian Crossing Improvement
- 2030 - Bridge Square
- 2030 - Pond Dredging
- 2030 - Overflow Repair
- 2031 - Mill and Overlay
- 2031 - Crack Fill
- 2031 - Sidewalk/Trail/Bike Construction
- 2031 - Pedestrian Crossing Improvement
- 2031 - Bridge Construction

4/29/2026

0 500 1,000 2,000 Feet

THE CITY OF NORTHFIELD MINNESOTA ESTD 1855

Proposed Construction Sidewalk/Trail 2027-2031

Trails

- 2027 - Trail Construction
- 2028 - Trail Construction
- 2031 - Trail Construction

Sidewalks

- 2028 - Sidewalk Construction
- 2029 - Sidewalk Construction
- 2031 - Sidewalk Construction

0 375 750 1,500 Feet

THE CITY OF NORTHFIELD MINNESOTA ESTD 1855

4/9/2026

Bikeway Network

- Planned Principal Bikeway
- Existing Principal Bikeway
- Planned Neighborhood Bikeway
- Existing Neighborhood Bikeway
- Hospital
- Transit Hub
- Library
- School
- County Line
- City Limits

*Future bikeway and trails established from 2019 Pedestrian, Bike, and Trail System Plan

**Proposed bikeway connectivity routes established by staff as bikeway gaps from the 2019 Plan

0 1,000 2,000 Feet

0 0.25 0.5 Miles

5/6/2026

NORTHFIELD MINNESOTA

Mud Creek
GARRETT AVE
Northfield Hospital
NORTH AVE
THYE PKWY
CANNON VALLEY DR E
QUIE LN
WOODLAND TRL
LOCKWOOD DR
Cannon River
STANTON BLVD
VIKING TER
HWY 3 N
Northfield Community Education Center
Greenvale Park Elementary
LINCOLN PKWY
Mill Pond Dam
LONSDALE BLVD E
EAVES AVE
HIGHLAND AVE
GREENVALE AVE
LINCOLN ST N
SPRING ST N
St. Dominic School
DIVISION ST N
Saint Olaf College
SAINT OLAF AVE
Carleton College
2ND ST E
2ND ST W
Northfield Area Learning Center
Transit Hub
Northfield Public Library
3RD ST E
4TH ST E
NEVADA ST S
WALL STREET RD
5TH ST W
5TH ST E
7TH ST E
Spring Creek
WASHINGTON ST S
UNION ST S
COLLEGE ST S
WINONA ST S
78
ARMSTRONG RD
SECHLER PARK RD
Heath Creek
WOODLEY ST E
WATER ST S
DIVISION ST S
HWY 3 S
Cannon River
Northfield High School
Spring Creek Elementary
MAPLE ST S
PRAIRIE ST S
SPRING CREEK RD S
100TH ST E
Rice Creek
DUNDAS BLVD
Arcadia Charter School
JEFFERSON RD
ROOSEVELT DR W
JEFFERSON PKWY W
Bridgewater Elementary
JEFFERSON PKWY E
SUPERIOR DR
Spring Creek
CATES AVE
Rice Creek
CANNON RD
Northfield Middle School
FIRST TIMBERLANE DR
HALL AVE
FORD ST E
SCHILLING DR N
DENNISON BLVD
MILLERSBURG BLVD E
WEST AVE
Cannon River
ENDWOOD TRL
110TH ST E

Trail and Sidewalk Network

- Existing Mixed Use Trail
- Future Mixed Use Trail
- Existing Sidewalk
- Future Sidewalk
- Greenway Corridor

0 1,000 2,000 Feet

0 0.25 0.5 Miles

5/6/2026

THE CITY OF NORTHFIELD MINNESOTA EST. 1855

GARRETT AVE
NORTH AVE
EAVES AVE
THYE PKWY
CANNON VALLEY DR E
WOODLAND TRL
QUIE LN
LOCKWOOD DR
LINCOLN PKWY
HIGHLAND AVE
GREENVALE AVE
FOUNDERS DR
LINCOLN ST N
SAINT OLAF AVE
HWY 3 N
DIVISION ST N
2ND ST W
2ND ST E
3RD ST E
4TH ST E
5TH ST W
5TH ST E
7TH ST E
WALL STREET RD
UNION ST S
COLLEGE ST S
WINONA ST S
NEVADA ST S
PRAIRIE ST S
SPRING CREEK RD S
WOODLEY ST E
ARMSTRONG RD
SECHLER PARK RD
HWY 3 S
WATER ST S
WASHINGTON ST S
DIVISION ST S
MAPLE ST S
HALL AVE
JEFFERSON PKWY W
JEFFERSON PKWY E
SUPERIOR DR
FORD ST E
DUNDAS BLVD
CANNON RD
JEFFERSON RD
ROOSEVELT DR W

File #: 26-301, **Version:** 1

City Council Meeting Date: June 9, 2026

To: Mayor and City Council
City Administrator

From: Brenda Angelstad, Finance Director
David Bennett, Public Works Director/City Engineer

Review and Discussion of 5-year Capital Equipment Plan (CEP).

Action Requested:
The Northfield City Council will receive a report on the 5-year 2027-2031 CEP Plan.

Summary Report:
Staff will provide a report on the 5-year 2027-2031 CEP Plan. Council is encouraged to inquire about the use, need, and priority in this first review of the CEP.

Alternative Options:
This is the initial CEP plan. This is a good opportunity for questions and clarifications to primarily begin deliberations in July and August on preparing for the preliminary CEP adoption in September that will be proposed for final consideration in December. In particular, focusing on 2027 and 2028 items as the most immediate years coming forward for implementation.

Financial Impacts:
See CEP Plan.

Tentative Timelines:
The City Council will consider adoption of a preliminary CEP at the 2nd meeting in September. A final CEP is scheduled for consideration of adoption at the first meeting in December.

2027-2031

Capital Equipment Plan

DRAFT

THE CITY OF
NORTHFIELD
ESTD MINNESOTA 1855
COWS, COLLEGES & COMMUNITY

Draft June 9, 2026

2027 through 2031

Capital Equipment Plan

City of Northfield

Projects By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Engineering Division								
2020 Ford Explorer Replacement	*E-2030-007*	2				35,000		**35,000**
	Engineering Division Total		**0**	**0**	**0**	**35,000**	**0**	**35,000**
Hiawathaland Transit								
Transit Bus Share	*Transit Bus*	2	12,000	12,000	12,000	12,000	12,000	**60,000**
	Hiawathaland Transit Total		**12,000**	**12,000**	**12,000**	**12,000**	**12,000**	**60,000**
Northfield Area Fire & Rescue								
Air Packs and Bottles	*NAFRS 2029-1*	1			250,000			**250,000**
Asst Chief Vehicle	*NAFRS 2025-1*	3				100,000		**100,000**
Elevating Platform (2004 Sutphen)	*NAFRS 2028-1*	2	500,000					**500,000**
Fire Chief Vehicle	*NAFRS 2034-1*	2				100,000		**100,000**
Grass Rig (2011)	*NAFRS 2030-1*	2				120,000		**120,000**
Replace 2019 Spartan Pumper	*NARFS 2034-2*	2			1,100,000			**1,100,000**
	Northfield Area Fire & Rescue Total		**500,000**	**0**	**1,350,000**	**320,000**	**0**	**2,170,000**
Police								
2014 Speed Trailer	*PD-A2*	3		32,000				**32,000**
2017 Ford Escape Hybrid (17)	*PD-017*	2		70,000				**70,000**
2018 Polaris Ranger	*PD-2028-003*	2			45,000			**45,000**
2023 Chrysler Pacifica(14)	*PD-2031-002*	2				68,000		**68,000**
Mustang Mach-E (20)	*PD-2027-005*	2	81,000					**81,000**
PD (10/CSO)	*PD-010*	3		115,000				**115,000**
Police Investigation (13)	*PD-013*	2	68,000					**68,000**
Police Investigation (14)	*PD-014*	2				68,000		**68,000**
Police SUV (1)	*PD-001*	2			89,000			**89,000**
Police SUV (15)	*PD-015*	2					98,000	**98,000**
Police SUV (19)	*PD-019*	2	81,000					**81,000**
Police SUV (2)	*PD-002*	2					99,000	**99,000**
Police SUV (3)	*PD-003*	1				93,500		**93,500**
Police SUV(4)	*PD-004*	1					98,000	**98,000**
Police SUV (5)	*PD-005*	2			89,000			**89,000**
Police SUV (6)	*PD-006*	2		85,000				**85,000**
Police SUV (7)	*PD-007*	1					98,000	**98,000**
Police SUV(8)	*PD-008*	2			89,000			**89,000**
Police SUV (9)	*PD-009*	2	81,000					**81,000**
Speed Trailer	*PD-A*	3					36,000	**36,000**
	Police Total		**311,000**	**302,000**	**312,000**	**229,500**	**429,000**	**1,583,500**
Recreation Division								
Ice Arena-Zamboni	*R-2029-01*	1			200,000			**200,000**
	Recreation Division Total		**0**	**0**	**200,000**	**0**	**0**	**200,000**
Stormwater Division								
2021 Ford Escape Replacement	*E-2031-006*	2					35,000	**35,000**
Replacement of 2017 F150	*SW-2027-001*	3	35,000					**35,000**
	Stormwater Division Total		**35,000**	**0**	**0**	**0**	**35,000**	**70,000**
Street Division								
1996 Toro Lawn Sweeper	*ST-2028-0152*	2		50,000				**50,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
2008 Ingersol Rand P185 Air Compressor	*ST-2028-SD08*	2		40,000				**40,000**
2015 Fork Lift	*ST-2028-2209*	2		50,000				**50,000**
2015 Freightliner Dump/Plow Truck	*ST-2028-2305*	1		350,000				**350,000**
2016 Freightliner Dump/Plow Truck	*ST-2029-0530*	1			350,000			**350,000**
2017 Ford F-350	*ST-2027-0631*	2	85,000					**85,000**
2017 Toro 5900 Mower 16'	*ST-2028-1439*	2	160,000					**160,000**
2018 Chevrolet 1500	*ST-2030-3835*	2				55,000		**55,000**
2018 Chevrolet 3500	*ST-2028-2409*	2		65,000				**65,000**
2018 John Deere 624K-II Front End Loader	*ST-2030-6770*	2				400,000		**400,000**
2019 Ford F-350 Dump Box	*ST-2029-2546*	2			90,000			**90,000**
2019 John Deere 1585 Mower	*ST-2029-0025*	2			70,000			**70,000**
2019 Toro 4100D Mower	*ST-2031-1268*	2					110,000	**110,000**
2020 Ford F-350 Dump Box	*ST-2031-6254*	2					90,000	**90,000**
2020 Kromer Striper	*ST-2028-0428*	2		70,000				**70,000**
2023 Toro 5910 Mower 16'	*ST-2030-6070*	2				170,000		**170,000**
NEW Leaf Vac	*ST-2026-NEW1*	2	190,000					**190,000**
	Street Division Total		**435,000**	**625,000**	**510,000**	**625,000**	**200,000**	**2,395,000**
Wastewater Division								
Replacement of 2006 Ford F-350	*WW-2026-004*	3	65,000					**65,000**
Replacement of 2015 Portable Trash Pump	*WW-2030-001*	2				107,208		**107,208**
Replacement of 2017 Ford F-350	*WW-2027-002*	3	100,000					**100,000**
Replacement of 2018 Ford F-150	*WW-2028-001*	3		50,000				**50,000**
Replacement of 2019 Ford Transit TV Van	*WW-2029-001*	3			250,000			**250,000**
Replacement of John Deere Mower	*WW-2027-003*	3	15,000					**15,000**
	Wastewater Division Total		**180,000**	**50,000**	**250,000**	**107,208**	**0**	**587,208**
Water Division								
Replacement of 2017 Ford F-150	*W-2027-003*	3	50,000					**50,000**
Replacement of 2018 Ford F-250	*W-2028-002*	3		65,000				**65,000**
Replacement of 2020 Ford F-150	*W-2030-001*	3				50,000		**50,000**
Replacement of Valve Wrench	*W-2028-003*	3		15,000				**15,000**
Skid Loader and Attachments	*W-2027-005*	2	120,000					**120,000**
	Water Division Total		**170,000**	**80,000**	**0**	**50,000**	**0**	**300,000**
	GRAND TOTAL		**1,643,000**	**1,069,000**	**2,634,000**	**1,378,708**	**676,000**	**7,400,708**

2027 through 2031

Capital Equipment Plan

City of Northfield

Projects By Funding Source

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
Bonded Dollars								
2016 Freightliner Dump/Plow Truck	*ST-2029-0530*	1			350,000			**350,000**
2018 John Deere 624K-II Front End Loader	*ST-2030-6770*	2				350,000		**350,000**
Replace 2019 Spartan Pumper	*NARFS 2034-2*	2			802,890			**802,890**
	Bonded Dollars Total		**0**	**0**	**1,152,890**	**350,000**	**0**	**1,502,890**
Garbage Fund								
2018 John Deere 624K-II Front End Loader	*ST-2030-6770*	2				50,000		**50,000**
	Garbage Fund Total		**0**	**0**	**0**	**50,000**	**0**	**50,000**
NAFRS Partners								
Air Packs and Bottles	*NAFRS 2029-1*	1			67,525			**67,525**
Asst Chief Vehicle	*NAFRS 2025-1*	3				27,001		**27,001**
Elevating Platform (2004 Sutphen)	*NAFRS 2028-1*	2	135,050					**135,050**
Fire Chief Vehicle	*NAFRS 2034-1*	2				27,010		**27,010**
Grass Rig (2011)	*NAFRS 2030-1*	2				32,412		**32,412**
Replace 2019 Spartan Pumper	*NARFS 2034-2*	2			297,110			**297,110**
	NAFRS Partners Total		**135,050**	**0**	**364,635**	**86,423**	**0**	**586,108**
Stormwater Fund								
2021 Ford Escape Replacement	*E-2031-006*	2					35,000	**35,000**
NEW Leaf Vac	*ST-2026-NEW1*	2	190,000					**190,000**
Replacement of 2017 F150	*SW-2027-001*	3	35,000					**35,000**
Skid Loader and Attachments	*W-2027-005*	2	40,000					**40,000**
	Stormwater Fund Total		**265,000**	**0**	**0**	**0**	**35,000**	**300,000**
Vehicle Equipment Replacement Fund								
1996 Toro Lawn Sweeper	*ST-2028-0152*	2		50,000				**50,000**
2008 Ingersol Rand P185 Air Compressor	*ST-2028-SD08*	2		40,000				**40,000**
2014 Speed Trailer	*PD-A2*	3		32,000				**32,000**
2015 Fork Lift	*ST-2028-2209*	2		50,000				**50,000**
2015 Freightliner Dump/Plow Truck	*ST-2028-2305*	1		350,000				**350,000**
2017 Ford Escape Hybrid (17)	*PD-017*	2		70,000				**70,000**
2017 Ford F-350	*ST-2027-0631*	2	85,000					**85,000**
2017 Toro 5900 Mower 16'	*ST-2028-1439*	2	160,000					**160,000**
2018 Chevrolet 1500	*ST-2030-3835*	2				55,000		**55,000**
2018 Chevrolet 3500	*ST-2028-2409*	2		65,000				**65,000**
2018 Polaris Ranger	*PD-2028-003*	2			45,000			**45,000**
2019 Ford F-350 Dump Box	*ST-2029-2546*	2			90,000			**90,000**
2019 John Deere 1585 Mower	*ST-2029-0025*	2			70,000			**70,000**
2019 Toro 4100D Mower	*ST-2031-1268*	2					110,000	**110,000**
2020 Ford Explorer Replacement	*E-2030-007*	2				35,000		**35,000**
2020 Ford F-350 Dump Box	*ST-2031-6254*	2					90,000	**90,000**

Source	Project #	Priority	2027	2028	2029	2030	2031	Total
2020 Kromer Striper	*ST-2028-0428*	2		70,000				**70,000**
2023 Chrysler Pacifica(14)	*PD-2031-002*	2				68,000		**68,000**
2023 Toro 5910 Mower 16'	*ST-2030-6070*	2				170,000		**170,000**
Air Packs and Bottles	*NAFRS 2029-1*	1			182,475			**182,475**
Asst Chief Vehicle	*NAFRS 2025-1*	3				72,999		**72,999**
Elevating Platform (2004 Sutphen)	*NAFRS 2028-1*	2	182,475	182,475				**364,950**
Fire Chief Vehicle	*NAFRS 2034-1*	2				72,990		**72,990**
Grass Rig (2011)	*NAFRS 2030-1*	2				87,588		**87,588**
Ice Arena-Zamboni	*R-2029-01*	1			200,000			**200,000**
Mustang Mach-E (20)	*PD-2027-005*	2	81,000					**81,000**
PD (10/CSO)	*PD-010*	3		115,000				**115,000**
Police Investigation (13)	*PD-013*	2	68,000					**68,000**
Police Investigation (14)	*PD-014*	2				68,000		**68,000**
Police SUV (1)	*PD-001*	2			89,000			**89,000**
Police SUV (15)	*PD-015*	2					98,000	**98,000**
Police SUV (19)	*PD-019*	2	81,000					**81,000**
Police SUV (2)	*PD-002*	2					99,000	**99,000**
Police SUV (3)	*PD-003*	1				93,500		**93,500**
Police SUV(4)	*PD-004*	1					98,000	**98,000**
Police SUV (5)	*PD-005*	2			89,000			**89,000**
Police SUV (6)	*PD-006*	2		85,000				**85,000**
Police SUV (7)	*PD-007*	1					98,000	**98,000**
Police SUV(8)	*PD-008*	2			89,000			**89,000**
Police SUV (9)	*PD-009*	2	81,000					**81,000**
Speed Trailer	*PD-A*	3					36,000	**36,000**
Transit Bus Share	*Transit Bus*	2	12,000	12,000	12,000	12,000	12,000	**60,000**
Vehicle Equipment Replacement Fund Total			**750,475**	**1,121,475**	**866,475**	**735,077**	**641,000**	**4,114,502**

Waste Water Fund

Replacement of 2006 Ford F-350	*WW-2026-004*	3	65,000					**65,000**
Replacement of 2015 Portable Trash Pump	*WW-2030-001*	2				107,208		**107,208**
Replacement of 2017 Ford F-350	*WW-2027-002*	3	100,000					**100,000**
Replacement of 2018 Ford F-150	*WW-2028-001*	3		50,000				**50,000**
Replacement of 2019 Ford Transit TV Van	*WW-2029-001*	3			250,000			**250,000**
Replacement of John Deere Mower	*WW-2027-003*	3	15,000					**15,000**
Skid Loader and Attachments	*W-2027-005*	2	40,000					**40,000**
Waste Water Fund Total			**220,000**	**50,000**	**250,000**	**107,208**	**0**	**627,208**

Water Fund

Replacement of 2017 Ford F-150	*W-2027-003*	3	50,000					**50,000**
Replacement of 2018 Ford F-250	*W-2028-002*	3		65,000				**65,000**
Replacement of 2020 Ford F-150	*W-2030-001*	3				50,000		**50,000**
Replacement of Valve Wrench	*W-2028-003*	3		15,000				**15,000**
Skid Loader and Attachments	*W-2027-005*	2	40,000					**40,000**
Water Fund Total			**90,000**	**80,000**	**0**	**50,000**	**0**	**220,000**

GRAND TOTAL	**1,460,525**	**1,251,475**	**2,634,000**	**1,378,708**	**676,000**	**7,400,708**

2027 through 2031

Capital Equipment Plan

City of Northfield

Projects & Funding Sources By Department

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Engineering Division								
2020 Ford Explorer Replacement	*E-2030-007*	2	0	0	0	35,000	0	**35,000**
Vehicle Equipment Replacement Fund						35,000		**35,000**
Description:								
Replacement of the 2020 Ford Explorer with an AWD compact Hybrid Truck.								
Engineering Division Total			**0**	**0**	**0**	**35,000**	**0**	**35,000**
Hiawathaland Transit								
Transit Bus Share	*Transit Bus*	2	12,000	12,000	12,000	12,000	12,000	**60,000**
Vehicle Equipment Replacement Fund			12,000	12,000	12,000	12,000	12,000	**60,000**
Description:								
This allocation describes the City's share of the transit service. Typically 20% City Match, However MnDOT has provide more funding to Hiawathaland so City match is sometimes 10%. 2025-2029 City will allocation $12,000 per year for upcomming bus replacement								
Hiawathaland Transit Total			**12,000**	**12,000**	**12,000**	**12,000**	**12,000**	**60,000**
Northfield Area Fire & Rescue								
Elevating Platform (2004 Sutphen)	*NAFRS 2028-1*	2	317,525	182,475	0	0	0	**500,000**
Vehicle Equipment Replacement Fund			182,475	182,475				**364,950**
NAFRS Partners			135,050					**135,050**
Description:								
Replace Elevating Platform (2004 Sutphen SPH 100) The Elevating Platform is a key piece of equipment used in big box retail and industrial firefighting settings. This vehicle has a 100' elevating platform with a master stream water tower to deliver high flow aerial water volume. It can also serve as a high angle rescue device as well. This was orginally planned to be replaced but now is planned for refurbishment Total Cost: $1,100,000. Northfield Cost: $802,890 (72.99%) Cost changed in 2027, Total Cost: $500,000. Northfield Cost: $364,950 (72.99%)								
Replace 2019 Spartan Pumper	*NARFS 2034-2*	2	0	0	1,100,000	0	0	**1,100,000**
Bonded Dollars					802,890			**802,890**
NAFRS Partners					297,110			**297,110**
Description:								
Replace 2019 Spartan Pumper City Share 72.99%								
Air Packs and Bottles	*NAFRS 2029-1*	1	0	0	250,000	0	0	**250,000**
Vehicle Equipment Replacement Fund					182,475			**182,475**
NAFRS Partners					67,525			**67,525**
Description:								
Replacement of Air Packs								
Grass Rig (2011)	*NAFRS 2030-1*	2	0	0	0	120,000	0	**120,000**
Vehicle Equipment Replacement Fund						87,588		**87,588**
NAFRS Partners						32,412		**32,412**
Description:								
Replacement of 2011 Chevy Grass Rig City Share 72.99%								
Asst Chief Vehicle	*NAFRS 2025-1*	3	0	0	0	100,000	0	**100,000**
Vehicle Equipment Replacement Fund						72,999		**72,999**
NAFRS Partners						27,001		**27,001**
Description:								
This new vehicle is for the Asst Fire Chief, this is a new addition to the NAFRS Fleet. Northfield Share is 72.99%								
Fire Chief Vehicle	*NAFRS 2034-1*	2	0	0	0	100,000	0	**100,000**
Vehicle Equipment Replacement Fund						72,990		**72,990**
NAFRS Partners						27,010		**27,010**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Description:								
Replace 2024 Fire Chief Vehicle City Share 72.99%								
Northfield Area Fire & Rescue Total			**317,525**	**182,475**	**1,350,000**	**320,000**	**0**	**2,170,000**
Police								
Mustang Mach-E (20)	*PD-2027-005*	2	81,000	0	0	0	0	**81,000**
Vehicle Equipment Replacement Fund			81,000					**81,000**
Police SUV (19)	*PD-019*	2	81,000	0	0	0	0	**81,000**
Vehicle Equipment Replacement Fund			81,000					**81,000**
Police SUV (9)	*PD-009*	2	81,000	0	0	0	0	**81,000**
Vehicle Equipment Replacement Fund			81,000					**81,000**
Police Investigation (13)	*PD-013*	2	68,000	0	0	0	0	**68,000**
Vehicle Equipment Replacement Fund			68,000					**68,000**
Description:								
Replacement of the 2015 Ford Taurus (13)								
PD (10/CSO)	*PD-010*	3	0	115,000	0	0	0	**115,000**
Vehicle Equipment Replacement Fund				115,000				**115,000**
Description:								
Replacement of the 2015 Dodge Grand Ram. This is a candidate for an Ford Lighting Electric Vehicle or full size hybrid truck (4-Wheel Drive)								
Police SUV (6)	*PD-006*	2	0	85,000	0	0	0	**85,000**
Vehicle Equipment Replacement Fund				85,000				**85,000**
2017 Ford Escape Hybrid (17)	*PD-017*	2	0	70,000	0	0	0	**70,000**
Vehicle Equipment Replacement Fund				70,000				**70,000**
2014 Speed Trailer	*PD-A2*	3	0	32,000	0	0	0	**32,000**
Vehicle Equipment Replacement Fund				32,000				**32,000**
Description:								
Replace 2014 Speed Trailer								
Police SUV (1)	*PD-001*	2	0	0	89,000	0	0	**89,000**
Vehicle Equipment Replacement Fund					89,000			**89,000**
Police SUV (5)	*PD-005*	2	0	0	89,000	0	0	**89,000**
Vehicle Equipment Replacement Fund					89,000			**89,000**
Police SUV(8)	*PD-008*	2	0	0	89,000	0	0	**89,000**
Vehicle Equipment Replacement Fund					89,000			**89,000**
2018 Polaris Ranger	*PD-2028-003*	2	0	0	45,000	0	0	**45,000**
Vehicle Equipment Replacement Fund					45,000			**45,000**
Police SUV (3)	*PD-003*	1	0	0	0	93,500	0	**93,500**
Vehicle Equipment Replacement Fund						93,500		**93,500**
2023 Chrysler Pacifica(14)	*PD-2031-002*	2	0	0	0	68,000	0	**68,000**
Vehicle Equipment Replacement Fund						68,000		**68,000**
Police Investigation (14)	*PD-014*	2	0	0	0	68,000	0	**68,000**
Vehicle Equipment Replacement Fund						68,000		**68,000**
Description:								
Replacement of the 2015 Dodge Grand Caravan (12)								
Police SUV (2)	*PD-002*	2	0	0	0	0	99,000	**99,000**
Vehicle Equipment Replacement Fund							99,000	**99,000**
Police SUV (15)	*PD-015*	2	0	0	0	0	98,000	**98,000**
Vehicle Equipment Replacement Fund							98,000	**98,000**
Description:								
Ford Police Interceptor SUV (15)								
Police SUV(4)	*PD-004*	1	0	0	0	0	98,000	**98,000**
Vehicle Equipment Replacement Fund							98,000	**98,000**
Description:								
Replacement of Squad 4								

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Police SUV (7)	*PD-007*	1	0	0	0	0	98,000	**98,000**
Vehicle Equipment Replacement Fund							98,000	**98,000**
Speed Trailer	*PD-A*	3	0	0	0	0	36,000	**36,000**
Vehicle Equipment Replacement Fund							36,000	**36,000**
Description:								
New Speed Trailer to be deployed to assist with neighborhood speeding concerns.								
Police Total			**311,000**	**302,000**	**312,000**	**229,500**	**429,000**	**1,583,500**
Recreation Division								
Ice Arena-Zamboni	*R-2029-01*	1	0	0	200,000	0	0	**200,000**
Vehicle Equipment Replacement Fund					200,000			**200,000**
Description:								
Replace the Zamboni at the Ice Arena.								
Recreation Division Total			**0**	**0**	**200,000**	**0**	**0**	**200,000**
Stormwater Division								
Replacement of 2017 F150	*SW-2027-001*	3	35,000	0	0	0	0	**35,000**
Stormwater Fund			35,000					**35,000**
Description:								
Replacement of 2017 Ford F150 with a compact AWD Hybrid Truck								
2021 Ford Escape Replacement	*E-2031-006*	2	0	0	0	0	35,000	**35,000**
Stormwater Fund							35,000	**35,000**
Description:								
Replacement of the 2021 Ford Escape with a hybrid SUV								
Stormwater Division Total			**35,000**	**0**	**0**	**0**	**35,000**	**70,000**
Street Division								
NEW Leaf Vac	*ST-2026-NEW1*	2	190,000	0	0	0	0	**190,000**
Stormwater Fund			190,000					**190,000**
Description:								
Add of leaf vac UPDATE								
2017 Toro 5900 Mower 16'	*ST-2028-1439*	2	160,000	0	0	0	0	**160,000**
Vehicle Equipment Replacement Fund			160,000					**160,000**
Description:								
Replacement of 2017 Toro 5900 mower 16'								
2017 Ford F-350	*ST-2027-0631*	2	85,000	0	0	0	0	**85,000**
Vehicle Equipment Replacement Fund			85,000					**85,000**
Description:								
Replacement of 2017 Ford F-350								
2015 Freightliner Dump/Plow Truck	*ST-2028-2305*	1	0	350,000	0	0	0	**350,000**
Vehicle Equipment Replacement Fund				350,000				**350,000**
Description:								
Replacement of the 2015 Freightliner Single Axle Dump/Plow Truck								
2020 Kromer Striper	*ST-2028-0428*	2	0	70,000	0	0	0	**70,000**
Vehicle Equipment Replacement Fund				70,000				**70,000**
Description:								
Replacement of the 2020 Kromer paint striper								
2018 Chevrolet 3500	*ST-2028-2409*	2	0	65,000	0	0	0	**65,000**
Vehicle Equipment Replacement Fund				65,000				**65,000**
Description:								
Replacement of the 2018 Chevrolet 3500 pickup								

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
1996 Toro Lawn Sweeper	*ST-2028-0152*	2	0	50,000	0	0	0	**50,000**
Vehicle Equipment Replacement Fund				50,000				**50,000**
Description:								
Replacement of 1996 Toro Lawn Sweeper								
2015 Fork Lift	*ST-2028-2209*	2	0	50,000	0	0	0	**50,000**
Vehicle Equipment Replacement Fund				50,000				**50,000**
Description:								
Replacement of the 2015 Toyota Fork Lift								
2008 Ingersol Rand P185 Air Compressor	*ST-2028-SD08*	2	0	40,000	0	0	0	**40,000**
Vehicle Equipment Replacement Fund				40,000				**40,000**
Description:								
Replacement of the 2008 Ingersol Rand P185 Air Compressor								
2016 Freightliner Dump/Plow Truck	*ST-2029-0530*	1	0	0	350,000	0	0	**350,000**
Bonded Dollars					350,000			**350,000**
Description:								
Replacement of the 2016 Freightliner Single Axle Dump/Plow Truck								
2019 Ford F-350 Dump Box	*ST-2029-2546*	2	0	0	90,000	0	0	**90,000**
Vehicle Equipment Replacement Fund					90,000			**90,000**
Description:								
Replacement of the 2019 Ford F-350 Dump Box								
2019 John Deere 1585 Mower	*ST-2029-0025*	2	0	0	70,000	0	0	**70,000**
Vehicle Equipment Replacement Fund					70,000			**70,000**
Description:								
Replacement of 2019 John Deere 1585 mower, and broom attachment for sidewalk snow removal.								
2018 John Deere 624K-II Front End Loader	*ST-2030-6770*	2	0	0	0	400,000	0	**400,000**
Bonded Dollars						350,000		**350,000**
Garbage Fund						50,000		**50,000**
Description:								
Replacement of the 2018 John Deere 624K-II Front End Loader								
2023 Toro 5910 Mower 16'	*ST-2030-6070*	2	0	0	0	170,000	0	**170,000**
Vehicle Equipment Replacement Fund						170,000		**170,000**
Description:								
Replacement of 2023 Toro 5910 mower 16'								
2018 Chevrolet 1500	*ST-2030-3835*	2	0	0	0	55,000	0	**55,000**
Vehicle Equipment Replacement Fund						55,000		**55,000**
Description:								
Replacement of the 2018 Chevrolet 1500 Pick up								
2019 Toro 4100D Mower	*ST-2031-1268*	2	0	0	0	0	110,000	**110,000**
Vehicle Equipment Replacement Fund							110,000	**110,000**
Description:								
Replacement of 2019 Toro 4100D Mower								
2020 Ford F-350 Dump Box	*ST-2031-6254*	2	0	0	0	0	90,000	**90,000**
Vehicle Equipment Replacement Fund							90,000	**90,000**
Description:								
Replacement of the 2020 Ford F-350 Dump Box								
	Street Division Total		**435,000**	**625,000**	**510,000**	**625,000**	**200,000**	**2,395,000**
Wastewater Division								
Replacement of 2017 Ford F-350	*WW-2027-002*	3	100,000	0	0	0	0	**100,000**
Waste Water Fund			100,000					**100,000**

Department	Project #	Priority	2027	2028	2029	2030	2031	Total
Description:								
Replacement of 2017 Ford F-350 (WW-217-3318) Utility Truck, service body and crane.								
Replacement of 2006 Ford F-350	*WW-2026-004*	3	65,000	0	0	0	0	**65,000**
Waste Water Fund			65,000					**65,000**
Description:								
Replacement of 2006 Ford F-350 (WW-806-3094) utility pickup truck.								
Replacement of John Deere Mower	*WW-2027-003*	3	15,000	0	0	0	0	**15,000**
Waste Water Fund			15,000					**15,000**
Description:								
Replacement of John Deere Zero Turn Mower								
Replacement of 2018 Ford F-150	*WW-2028-001*	3	0	50,000	0	0	0	**50,000**
Waste Water Fund				50,000				**50,000**
Description:								
Replacement of 2018 Ford F-150 with electric vehicle for 4 passengers.								
Replacement of 2019 Ford Transit TV Van	*WW-2029-001*	3	0	0	250,000	0	0	**250,000**
Waste Water Fund					250,000			**250,000**
Description:								
Replacement of 2019 Ford Transit (WW-219-6964) and sewer camera TV equipment.								
Replacement of 2015 Portable Trash Pump	*WW-2030-001*	2	0	0	0	107,208	0	**107,208**
Waste Water Fund						107,208		**107,208**
Description:								
Replacement of 2015 Portable Trash Pump								
Wastewater Division Total			**180,000**	**50,000**	**250,000**	**107,208**	**0**	**587,208**
Water Division								
Replacement of 2017 Ford F-150	*W-2027-003*	3	50,000	0	0	0	0	**50,000**
Water Fund			50,000					**50,000**
Description:								
Replacement of 2017 Ford F-150 (WT-217-2979) pickup truck								
Skid Loader and Attachments	*W-2027-005*	2	120,000	0	0	0	0	**120,000**
Stormwater Fund			40,000					**40,000**
Waste Water Fund			40,000					**40,000**
Water Fund			40,000					**40,000**
Description:								
Skid loader for stormwater, water and wastewater collection and distribution system repairs. The attachments will allow less staff to maintain ponds and off-street structures by being more efficient. Attachments planned include bucket, forks and a brush hog.								
Replacement of 2018 Ford F-250	*W-2028-002*	3	0	65,000	0	0	0	**65,000**
Water Fund				65,000				**65,000**
Description:								
Replacement of Ford F-250 (WT-218-4328) pickup truck								
Replacement of Valve Wrench	*W-2028-003*	3	0	15,000	0	0	0	**15,000**
Water Fund				15,000				**15,000**
Description:								
Replacement of 2009 Wachs Valve Wrench								
Replacement of 2020 Ford F-150	*W-2030-001*	3	0	0	0	50,000	0	**50,000**
Water Fund						50,000		**50,000**

Department	Project # Priority	2027	2028	2029	2030	2031	Total
Description:							
Replacement of 2020 Ford F-150 (WT-220-012) pickup truck							
	Water Division Total	170,000	80,000	0	50,000	0	300,000
	GRAND TOTAL	1,460,525	1,251,475	2,634,000	1,378,708	676,000	7,400,708

Project Name **2020 Ford Explorer Replacement**
Project # **E-2030-007**

Total Project Cost	$35,000	Contact	Public Works Director
Department	Engineering Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	2 Very Important
Status	Active	Useful Life	10 years

Description

Replacement of the 2020 Ford Explorer with an AWD compact Hybrid Truck.

Justification

These vehicles are on a 10-year rotation for replacement.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	35,000	0	**35,000**	0
	Total	**0**	**0**	**0**	**35,000**	**0**	**35,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	35,000	0	**35,000**	0
	Total	**0**	**0**	**0**	**35,000**	**0**	**35,000**	



Project Name **Transit Bus Share**
Project # **Transit Bus**

Total Project Cost	$229,100	Department	Hiawathaland Transit
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

This allocation describes the City's share of the transit service. Typically 20% City Match, However MnDOT has provide more funding to Hiawathaland so City match is sometimes 10%. 2025-2029 City will allocation $12,000 per year for upcomming bus replacement

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
169,100	Equip/Vehicles/Furnishings	12,000	12,000	12,000	12,000	0	**48,000**	0
	Unassigned Expenditure	0	0	0	0	12,000	**12,000**	
	Total	**12,000**	**12,000**	**12,000**	**12,000**	**12,000**	**60,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
169,100	Vehicle Equipment Replacement Fund	12,000	12,000	12,000	12,000	12,000	**60,000**	0
	Total	**12,000**	**12,000**	**12,000**	**12,000**	**12,000**	**60,000**	

Project Name **Asst Chief Vehicle**
Project # **NAFRS 2025-1**

Total Project Cost	$285,000	Department	Northfield Area Fire & Rescue
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active

Description

This new vehicle is for the Asst Fire Chief, this is a new addition to the NAFRS Fleet. Northfield Share is 72.99%

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
65,000	Equip/Vehicles/Furnishings	0	0	0	100,000	0	**100,000**	120,000
	Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
65,000	Vehicle Equipment Replacement Fund	0	0	0	72,999	0	**72,999**	120,000
	NAFRS Partners	0	0	0	27,001	0	**27,001**	
	Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**	

Project Name **Elevating Platform (2004 Sutphen)**
Project # **NAFRS 2028-1**

Total Project Cost	$500,000	Department	Northfield Area Fire & Rescue
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Description

Replace Elevating Platform (2004 Sutphen SPH 100) The Elevating Platform is a key piece of equipment used in big box retail and industrial firefighting settings. This vehicle has a 100' elevating platform with a master stream water tower to deliver high flow aerial water volume. It can also serve as a high angle rescue device as well. This was orginally planned to be replaced but now is planned for refurbishment Total Cost: $1,100,000. Northfield Cost: $802,890 (72.99%) Cost changed in 2027, Total Cost: $500,000. Northfield Cost: $364,950 (72.99%)

Justification

The current vehicle is a 2004 model, that was purchased as a used apparatus. This vehicle has exceeded its service life, and needs replacement. Reliability is key for this vehicle as when it is needed in emergent situations.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	500,000	0	0	0	0	**500,000**	0
	Total	**500,000**	**0**	**0**	**0**	**0**	**500,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	182,475	182,475	0	0	0	**364,950**	0
	NAFRS Partners	135,050	0	0	0	0	**135,050**	
	Total	**317,525**	**182,475**	**0**	**0**	**0**	**500,000**	

Project Name **Air Packs and Bottles**
Project # **NAFRS 2029-1**

Total Project Cost	$410,000	Department	Northfield Area Fire & Rescue
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	1 Critical	Status	Active
Useful Life	20 years		

Description

Replacement of Air Packs

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	250,000	0	0	**250,000**	160,000
	Total	**0**	**0**	**250,000**	**0**	**0**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	182,475	0	0	**182,475**	160,000
	NAFRS Partners	0	0	67,525	0	0	**67,525**	
	Total	**0**	**0**	**250,000**	**0**	**0**	**250,000**	

Project Name **Grass Rig (2011)**
Project # **NAFRS 2030-1**

Total Project Cost	$120,000	Department	Northfield Area Fire & Rescue
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Replacement of 2011 Chevy Grass Rig City Share 72.99%

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	120,000	0	**120,000**	0
	Total	**0**	**0**	**0**	**120,000**	**0**	**120,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	87,588	0	**87,588**	0
	NAFRS Partners	0	0	0	32,412	0	**32,412**	
	Total	**0**	**0**	**0**	**120,000**	**0**	**120,000**	

Project Name **Fire Chief Vehicle**
Project # **NAFRS 2034-1**

Total Project Cost	$220,000	Department	Northfield Area Fire & Rescue
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Description

Replace 2024 Fire Chief Vehicle City Share 72.99%

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	100,000	0	**100,000**	120,000
	Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	72,990	0	**72,990**	120,000
	NAFRS Partners	0	0	0	27,010	0	**27,010**	
	Total	**0**	**0**	**0**	**100,000**	**0**	**100,000**	

Project Name **Replace 2019 Spartan Pumper**
Project # **NARFS 2034-2**

Total Project Cost	$1,100,000	Department	Northfield Area Fire & Rescue
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Description

Replace 2019 Spartan Pumper City Share 72.99%

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	1,100,000	0	0	**1,100,000**	0
	Total	**0**	**0**	**1,100,000**	**0**	**0**	**1,100,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	802,890	0	0	**802,890**	0
	NAFRS Partners	0	0	297,110	0	0	**297,110**	
	Total	**0**	**0**	**1,100,000**	**0**	**0**	**1,100,000**	

Project Name **Police SUV (1)**
Project # **PD-001**

Total Project Cost	$203,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	89,000	0	0	**89,000**	114,000
	Total	**0**	**0**	**89,000**	**0**	**0**	**89,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	89,000	0	0	**89,000**	114,000
	Total	**0**	**0**	**89,000**	**0**	**0**	**89,000**	

Project Name **Police SUV (2)**
Project # **PD-002**

Total Project Cost	$295,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
77,000	Equip/Vehicles/Furnishings	0	0	0	0	99,000	**99,000**	119,000
	Total	**0**	**0**	**0**	**0**	**99,000**	**99,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
77,000	Vehicle Equipment Replacement Fund	0	0	0	0	99,000	**99,000**	119,000
	Total	**0**	**0**	**0**	**0**	**99,000**	**99,000**	

Project Name **Police SUV (3)**
Project # **PD-003**

Total Project Cost	$212,500	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	1 Critical	Status	Active

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	93,500	0	**93,500**	119,000
	Total	**0**	**0**	**0**	**93,500**	**0**	**93,500**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	93,500	0	**93,500**	119,000
	Total	**0**	**0**	**0**	**93,500**	**0**	**93,500**	

Project Name **Police SUV(4)**
Project # **PD-004**

Total Project Cost	$223,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	1 Critical	Status	Active

Description

Replacement of Squad 4

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	98,000	**98,000**	125,000
	Total	**0**	**0**	**0**	**0**	**98,000**	**98,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	0	98,000	**98,000**	125,000
	Total	**0**	**0**	**0**	**0**	**98,000**	**98,000**	

Project Name **Police SUV (5)**
Project # **PD-005**

Total Project Cost	$203,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	89,000	0	0	**89,000**	114,000
	Total	**0**	**0**	**89,000**	**0**	**0**	**89,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	89,000	0	0	**89,000**	114,000
	Total	**0**	**0**	**89,000**	**0**	**0**	**89,000**	

Project Name **Police SUV (6)**
Project # **PD-006**

Total Project Cost	$193,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	85,000	0	0	0	**85,000**	108,000
	Total	**0**	**85,000**	**0**	**0**	**0**	**85,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	85,000	0	0	0	**85,000**	108,000
	Total	**0**	**85,000**	**0**	**0**	**0**	**85,000**	

Project Name **Police SUV (7)**
Project # **PD-007**

Total Project Cost	$223,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	1 Critical	Status	Active

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	98,000	**98,000**	125,000
	Total	**0**	**0**	**0**	**0**	**98,000**	**98,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	0	98,000	**98,000**	125,000
	Total	**0**	**0**	**0**	**0**	**98,000**	**98,000**	

Project Name **Police SUV(8)**
Project # **PD-008**

Total Project Cost	$203,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	89,000	0	0	**89,000**	114,000
	Total	**0**	**0**	**89,000**	**0**	**0**	**89,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	89,000	0	0	**89,000**	114,000
	Total	**0**	**0**	**89,000**	**0**	**0**	**89,000**	

Project Name **Police SUV (9)**
Project # **PD-009**

Total Project Cost	$316,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	81,000	0	0	0	0	**81,000**	235,000
	Total	**81,000**	**0**	**0**	**0**	**0**	**81,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	81,000	0	0	0	0	**81,000**	235,000
	Total	**81,000**	**0**	**0**	**0**	**0**	**81,000**	

Project Name **PD (10/CSO)**
Project # **PD-010**

Total Project Cost	$265,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	7 years		

Description

Replacement of the 2015 Dodge Grand Ram. This is a candidate for an Ford Lighting Electric Vehicle or full size hybrid truck (4-Wheel Drive)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	115,000	0	0	0	**115,000**	150,000
	Total	**0**	**115,000**	**0**	**0**	**0**	**115,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	115,000	0	0	0	**115,000**	150,000
	Total	**0**	**115,000**	**0**	**0**	**0**	**115,000**	

Project Name **Police Investigation (13)**
Project # **PD-013**

Total Project Cost	$160,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Description

Replacement of the 2015 Ford Taurus (13)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	68,000	0	0	0	0	**68,000**	92,000
	Total	**68,000**	**0**	**0**	**0**	**0**	**68,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	68,000	0	0	0	0	**68,000**	92,000
	Total	**68,000**	**0**	**0**	**0**	**0**	**68,000**	

Project Name **Police Investigation (14)**
Project # **PD-014**

Total Project Cost	$68,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Description

Replacement of the 2015 Dodge Grand Caravan (12)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	68,000	0	**68,000**	0
	Total	**0**	**0**	**0**	**68,000**	**0**	**68,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	68,000	0	**68,000**	0
	Total	**0**	**0**	**0**	**68,000**	**0**	**68,000**	

Project Name **Police SUV (15)**
Project # **PD-015**

Total Project Cost	$300,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Description

Ford Police Interceptor SUV (15)

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
77,000	Equip/Vehicles/Furnishings	0	0	0	0	98,000	**98,000**	125,000
	Total	**0**	**0**	**0**	**0**	**98,000**	**98,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
77,000	Vehicle Equipment Replacement Fund	0	0	0	0	98,000	**98,000**	125,000
	Total	**0**	**0**	**0**	**0**	**98,000**	**98,000**	

Project Name **2017 Ford Escape Hybrid (17)**
Project # **PD-017**

Total Project Cost	$70,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	70,000	0	0	0	**70,000**	0
	Total	**0**	**70,000**	**0**	**0**	**0**	**70,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	70,000	0	0	0	**70,000**	0
	Total	**0**	**70,000**	**0**	**0**	**0**	**70,000**	

Project Name **Police SUV (19)**
Project # **PD-019**

Total Project Cost	$184,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	81,000	0	0	0	0	**81,000**	103,000
	Total	**81,000**	**0**	**0**	**0**	**0**	**81,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	81,000	0	0	0	0	**81,000**	103,000
	Total	**81,000**	**0**	**0**	**0**	**0**	**81,000**	

Project Name **Mustang Mach-E (20)**
Project # **PD-2027-005**

Total Project Cost	$81,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	81,000	0	0	0	0	**81,000**	0
	Total	**81,000**	**0**	**0**	**0**	**0**	**81,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	81,000	0	0	0	0	**81,000**	0
	Total	**81,000**	**0**	**0**	**0**	**0**	**81,000**	

Project Name **2018 Polaris Ranger**
Project # **PD-2028-003**

Total Project Cost	$45,000	Department	Police
Type	Unassigned	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	45,000	0	0	**45,000**	0
	Total	**0**	**0**	**45,000**	**0**	**0**	**45,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	45,000	0	0	**45,000**	0
	Total	**0**	**0**	**45,000**	**0**	**0**	**45,000**	

Project Name **2023 Chrysler Pacifica(14)**
Project # **PD-2031-002**

Total Project Cost	$68,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	68,000	0	**68,000**	0
	Total	**0**	**0**	**0**	**68,000**	**0**	**68,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	68,000	0	**68,000**	0
	Total	**0**	**0**	**0**	**68,000**	**0**	**68,000**	

Project Name **Speed Trailer**
Project # **PD-A**

Total Project Cost	$36,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active

Description

New Speed Trailer to be deployed to assist with neighborhood speeding concerns.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	36,000	**36,000**	0
	Total	**0**	**0**	**0**	**0**	**36,000**	**36,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	0	36,000	**36,000**	0
	Total	**0**	**0**	**0**	**0**	**36,000**	**36,000**	

Project Name **2014 Speed Trailer**
Project # **PD-A2**

Total Project Cost	$32,000	Department	Police
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active

Description

Replace 2014 Speed Trailer

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	32,000	0	0	0	**32,000**	0
	Total	**0**	**32,000**	**0**	**0**	**0**	**32,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	32,000	0	0	0	**32,000**	0
	Total	**0**	**32,000**	**0**	**0**	**0**	**32,000**	

Project Name **Ice Arena-Zamboni**
Project # **R-2029-01**

Total Project Cost	$200,000	Contact	Facilities Manager
Department	Recreation Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	1 Critical
Status	Active	Useful Life	12 years

Description

Replace the Zamboni at the Ice Arena.

Justification

The current Zamboni is at the end of its useful life and should be replaced. The Zamboni can not have significant down time due to breakdowns, so timely replacement critical. The entire operations depend on a reliable resurfacing machine.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	200,000	0	0	**200,000**	0
	Total	**0**	**0**	**200,000**	**0**	**0**	**200,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	200,000	0	0	**200,000**	0
	Total	**0**	**0**	**200,000**	**0**	**0**	**200,000**	

Project Name **2021 Ford Escape Replacement**
Project # **E-2031-006**

Total Project Cost	$35,000	Contact	Public Works Director
Department	Stormwater Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	2 Very Important
Status	Active	Useful Life	10 years

Description

Replacement of the 2021 Ford Escape with a hybrid SUV

Justification

This vehicle is on a 10-year replacement plan

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Unassigned Expenditure	0	0	0	0	35,000	**35,000**	0
	Total	**0**	**0**	**0**	**0**	**35,000**	**35,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Stormwater Fund	0	0	0	0	35,000	**35,000**	0
	Total	**0**	**0**	**0**	**0**	**35,000**	**35,000**	



Project Name **Replacement of 2017 F150**
Project # **SW-2027-001**

Total Project Cost	$35,000	Department	Stormwater Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2017 Ford F150 with a compact AWD Hybrid Truck

Justification

This vehicle is on a 10-year replacement plan.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	35,000	0	0	0	0	**35,000**	0
	Total	**35,000**	**0**	**0**	**0**	**0**	**35,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Stormwater Fund	35,000	0	0	0	0	**35,000**	0
	Total	**35,000**	**0**	**0**	**0**	**0**	**35,000**	



Project Name **NEW Leaf Vac**
Project # **ST-2026-NEW1**

Total Project Cost	$190,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Supplemental Attachments

3177.jpeg Screenshot 2026-03-26 134841.png

Description

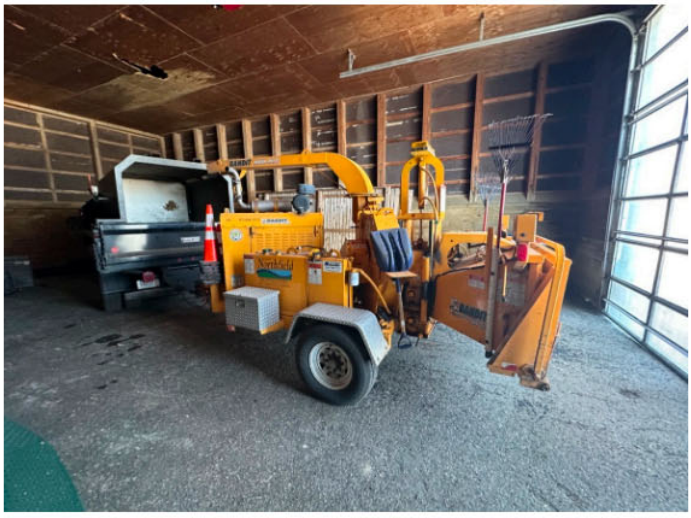
Add of leaf vac UPDATE

Justification

Increase efficiency of ops, storm water quality, etc. UPDATE

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	190,000	0	0	0	0	**190,000**	0
	Total	**190,000**	**0**	**0**	**0**	**0**	**190,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Stormwater Fund	190,000	0	0	0	0	**190,000**	0
	Total	**190,000**	**0**	**0**	**0**	**0**	**190,000**	



Project Name **2017 Ford F-350**
Project # **ST-2027-0631**

Total Project Cost	$85,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Supplemental Attachments

0631.jpg

Description

Replacement of 2017 Ford F-350

Justification

The 2017 Ford F-350 will be approaching 10 years of service, aligning with our standard replacement schedule. Although it remains functional, advancing age and mileage will soon impact its reliability and resale value. Replacing it now allows us to maintain a dependable fleet, minimize unexpected maintenance costs, and maximize trade-in value while the truck is still in good condition.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	85,000	0	0	0	0	**85,000**	0
	Total	**85,000**	**0**	**0**	**0**	**0**	**85,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	85,000	0	0	0	0	**85,000**	0
	Total	**85,000**	**0**	**0**	**0**	**0**	**85,000**	



Project Name **1996 Toro Lawn Sweeper**
Project # **ST-2028-0152**

Total Project Cost	$50,000	Contact	Public Works Director
Department	Street Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	2 Very Important
Status	Active	Useful Life	20 years

Supplemental Attachments

0152.jpg

Description

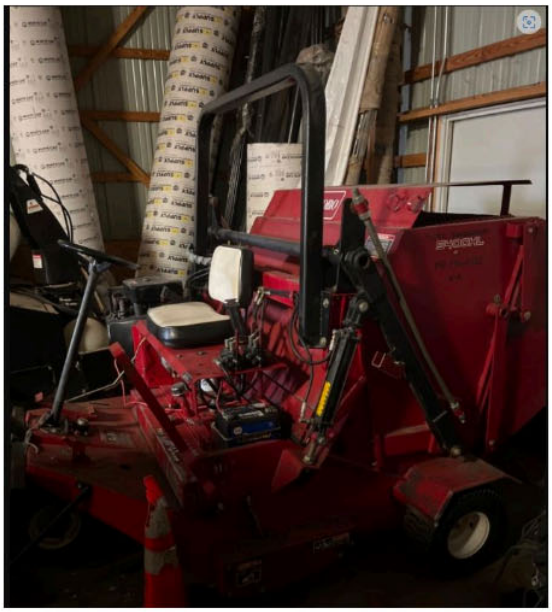
Replacement of 1996 Toro Lawn Sweeper

Justification

The 1996 lawn sweeper will be 34 years old by the planned 2030 replacement, far beyond its expected service life. The equipment relies on outdated technology and has limited effectiveness compared to modern alternatives. Used for seasonal leaf cleanup on ball fields and open park spaces, its age and inefficiency increase the risk of breakdowns and maintenance delays. Replacing it will improve productivity, reliability, and overall care of park spaces.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	



Project Name **2020 Kromer Striper**
Project # **ST-2028-0428**

Total Project Cost	$70,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	8 years		

Supplemental Attachments

0428.jpg

Description

Replacement of the 2020 Kromer paint striper

Justification

The 2020 Kromer paint striper will be 8 years old by the planned 2028 replacement, nearing the end of its typical service life for equipment used in high-demand operations. While it is still performing well, increasing wear will eventually impact its efficiency and reliability. Replacing it on schedule ensures we maintain reliable striping operations, minimize downtime, and avoid rising maintenance costs as the equipment ages.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	70,000	0	0	0	**70,000**	0
	Total	**0**	**70,000**	**0**	**0**	**0**	**70,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	70,000	0	0	0	**70,000**	0
	Total	**0**	**70,000**	**0**	**0**	**0**	**70,000**	



Project Name **2017 Toro 5900 Mower 16'**
Project # **ST-2028-1439**

Total Project Cost	$160,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	8 years		

Supplemental Attachments

1439.jpg

Description

Replacement of 2017 Toro 5900 mower 16'

Justification

The 2017 Toro 5900 mower will be 11 years old by the targeted 2028 replacement, aligning with the expected service life for large mowing equipment. Although it is still performing well, aging components will begin to impact reliability, productivity, and maintenance costs. Replacing it on schedule ensures we maintain efficient large-area mowing operations and avoid costly breakdowns during the busiest seasons.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	160,000	0	0	0	0	**160,000**	0
	Total	**160,000**	**0**	**0**	**0**	**0**	**160,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	160,000	0	0	0	0	**160,000**	0
	Total	**160,000**	**0**	**0**	**0**	**0**	**160,000**	



Project Name **2015 Fork Lift**
Project # **ST-2028-2209**

Total Project Cost	$50,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	12 years		

Supplemental Attachments

2209.jpg

Description

Replacement of the 2015 Toyota Fork Lift

Justification

The 2015 Toyota forklift will be 14 years old by the planned 2029 replacement, exceeding the typical service life for equipment used in heavy lifting operations. While still functional, age-related wear will increase maintenance costs and reduce reliability. Replacing it on schedule ensures continued safe and efficient operation, minimizing downtime and avoiding costly repairs.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	



Project Name **2015 Freightliner Dump/Plow Truck**
Project # **ST-2028-2305**

Total Project Cost	$350,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	1 Critical	Status	Active
Useful Life	12 years		

Supplemental Attachments

2305.jpg

Description

Replacement of the 2015 Freightliner Single Axle Dump/Plow Truck

Justification

The 2015 Freightliner single axle dump/plow truck will be 13 years old by the planned 2028 replacement, surpassing the typical service life for heavy-duty snow removal vehicles. Although it remains reliable, increasing age and wear will likely lead to higher maintenance costs and reduced efficiency. Replacing it on schedule ensures we maintain a dependable fleet for winter operations and debris removal, minimizing downtime and maximizing trade-in value before the truck's reliability and resale value decline.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	350,000	0	0	0	**350,000**	0
	Total	**0**	**350,000**	**0**	**0**	**0**	**350,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	350,000	0	0	0	**350,000**	0
	Total	**0**	**350,000**	**0**	**0**	**0**	**350,000**	



Project Name **2018 Chevrolet 3500**
Project # **ST-2028-2409**

Total Project Cost	$65,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Supplemental Attachments

2409.jpg

Description

Replacement of the 2018 Chevrolet 3500 pickup

Justification

The 2018 Chevrolet 3500 will be 10 years old by the planned 2028 replacement, approaching the typical service life for heavy-duty trucks. Although it continues to perform well, the vehicle's age and increasing mileage will soon start affecting its reliability and resale value. Replacing it on schedule ensures we maintain a reliable fleet, maximize trade-in value, and avoid higher maintenance costs as the truck nears the end of its useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	65,000	0	0	0	**65,000**	0
	Total	**0**	**65,000**	**0**	**0**	**0**	**65,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	65,000	0	0	0	**65,000**	0
	Total	**0**	**65,000**	**0**	**0**	**0**	**65,000**	



Project Name **2008 Ingersol Rand P185 Air Compressor**
Project # **ST-2028-SD08**

Total Project Cost	$40,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	20 years		

Supplemental Attachments

SD08.jpg

Description

Replacement of the 2008 Ingersol Rand P185 Air Compressor

Justification

The 2008 Ingersoll Rand P185 air compressor will be 20 years old by the targeted 2028 replacement, far beyond typical service life expectations. Although still operational, age and use are increasing the risk of mechanical failure and reduced efficiency. Replacing it ensures we have a reliable, safe compressor available for field operations without the risk of costly downtime or repairs.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	40,000	0	0	0	**40,000**	0
	Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	40,000	0	0	0	**40,000**	0
	Total	**0**	**40,000**	**0**	**0**	**0**	**40,000**	



Project Name **2019 John Deere 1585 Mower**
Project # **ST-2029-0025**

Total Project Cost	$70,000	Contact	Public Works Director
Department	Street Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	2 Very Important
Status	Active	Useful Life	8 years

Supplemental Attachments

0025.jpg

Description

Replacement of 2019 John Deere 1585 mower, and broom attachment for sidewalk snow removal.

Justification

The 2019 John Deere mower will be 9 years old by the planned 2028 replacement, nearing the end of its expected service life for equipment used in both mowing and snow removal. While it remains functional, heavy seasonal use in both mowing and snow operations will begin to increase wear and maintenance needs. Replacing it on schedule ensures we maintain reliable performance year-round, minimize downtime, and avoid escalating repair costs during critical periods.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	70,000	0	0	**70,000**	0
	Total	**0**	**0**	**70,000**	**0**	**0**	**70,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	70,000	0	0	**70,000**	0
	Total	**0**	**0**	**70,000**	**0**	**0**	**70,000**	



Project Name **2016 Freightliner Dump/Plow Truck**
Project # **ST-2029-0530**

Total Project Cost	$350,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	1 Critical	Status	Active
Useful Life	12 years		

Supplemental Attachments

0530.jpg

Description

Replacement of the 2016 Freightliner Single Axle Dump/Plow Truck

Justification

The 2016 Freightliner single axle dump/plow truck will be 13 years old by the planned 2029 replacement, surpassing the typical service life for heavy-duty snow and debris removal vehicles. Although it remains reliable, increasing age and wear will likely lead to higher maintenance costs and reduced efficiency. Replacing it on schedule ensures we maintain a dependable fleet for winter operations and debris removal, minimizing downtime and maximizing trade-in value before the truck's reliability and resale value decline.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	350,000	0	0	**350,000**	0
	Total	**0**	**0**	**350,000**	**0**	**0**	**350,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	350,000	0	0	**350,000**	0
	Total	**0**	**0**	**350,000**	**0**	**0**	**350,000**	



Project Name **2019 Ford F-350 Dump Box**
Project # **ST-2029-2546**

Total Project Cost	$90,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Supplemental Attachments

2546.jpeg

Description

Replacement of the 2019 Ford F-350 Dump Box

Justification

The 2019 Ford F-350 dump box will be 10 years old by the planned 2029 replacement, approaching the typical service life for heavy-duty trucks. While it continues to perform well, increasing age and mileage/hours will start to affect its reliability and resale value. Replacing it on schedule ensures we maintain a dependable fleet, maximize trade-in value, and avoid rising maintenance costs as the truck nears the end of its useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	90,000	0	0	**90,000**	0
	Total	**0**	**0**	**90,000**	**0**	**0**	**90,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	90,000	0	0	**90,000**	0
	Total	**0**	**0**	**90,000**	**0**	**0**	**90,000**	



Project Name **2018 Chevrolet 1500**
Project # **ST-2030-3835**

Total Project Cost	$55,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Supplemental Attachments

3835.jpg

Description

Replacement of the 2018 Chevrolet 1500 Pick up

Justification

The 2018 Chevrolet 1500 will be 10 years old by the planned 2028 replacement, approaching the ideal service life for light-duty trucks. While it remains in good condition, age and mileage will begin to affect its reliability and trade-in value. Replacing it on schedule will help us maintain a dependable fleet, maximize trade-in value, and avoid rising maintenance costs as the truck nears the end of its useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	55,000	0	**55,000**	0
	Total	**0**	**0**	**0**	**55,000**	**0**	**55,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	55,000	0	**55,000**	0
	Total	**0**	**0**	**0**	**55,000**	**0**	**55,000**	



Project Name **2023 Toro 5910 Mower 16'**
Project # **ST-2030-6070**

Total Project Cost	$170,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	7 years		

Supplemental Attachments

6070.jpg

Description

Replacement of 2023 Toro 5910 mower 16'

Justification

The 2023 Toro 5910 mower is scheduled for replacement in 2030, aligning with a 7-8-year service life for high-use mowing equipment. Though still new, planning for timely replacement ensures we maintain reliable, efficient mowing operations and avoid performance issues or increased maintenance costs as the machine ages under heavy seasonal use.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	170,000	0	**170,000**	0
	Total	**0**	**0**	**0**	**170,000**	**0**	**170,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	170,000	0	**170,000**	0
	Total	**0**	**0**	**0**	**170,000**	**0**	**170,000**	



Project Name **2018 John Deere 624K-II Front End Loader**
Project # **ST-2030-6770**

Total Project Cost	$400,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Supplemental Attachments

1821.jpg

Description

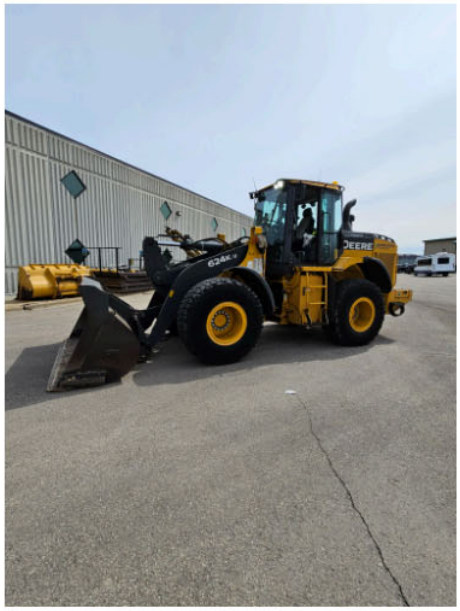
Replacement of the 2018 John Deere 624K-II Front End Loader

Justification

The 2018 John Deere 624K-II front end loader will be 12 years old by the planned 2030 replacement. Used year-round for material handling, snow plowing, and snow blowing downtown, its age and heavy use will increasingly impact reliability and maintenance costs. Due to high importance of this specific loader, This loader will take the place of the 2015 Cat loader, and the 2015 will take the replacement date of the 2018 John Deere. Replacing it on schedule ensures dependable performance during critical operations and helps prevent costly downtime.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	400,000	0	**400,000**	0
	Total	**0**	**0**	**0**	**400,000**	**0**	**400,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Bonded Dollars	0	0	0	350,000	0	**350,000**	0
	Garbage Fund	0	0	0	50,000	0	**50,000**	
	Total	**0**	**0**	**0**	**400,000**	**0**	**400,000**	



Project Name **2019 Toro 4100D Mower**
Project # **ST-2031-1268**

Total Project Cost	$110,000	Contact	Public Works Director
Department	Street Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	2 Very Important
Status	Active	Useful Life	8 years

Supplemental Attachments

1268.jpg

Description

Replacement of 2019 Toro 4100D Mower

Justification

The 2019 Toro 4100D is heavily used for maintaining parks and ball fields and has shown signs of declining reliability. With increased repair needs and the unit approaching the end of its service life, now is the ideal time to replace it to maintain efficient operations and turf quality.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	110,000	**110,000**	0
	Total	**0**	**0**	**0**	**0**	**110,000**	**110,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	0	110,000	**110,000**	0
	Total	**0**	**0**	**0**	**0**	**110,000**	**110,000**	



Project Name **2020 Ford F-350 Dump Box**
Project # **ST-2031-6254**

Total Project Cost	$90,000	Department	Street Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	10 years		

Supplemental Attachments

6254.jpg

Description

Replacement of the 2020 Ford F-350 Dump Box

Justification

The 2020 Ford F-350 dump box will be 10 years old by the planned 2030 replacement, approaching the typical service life for heavy-duty trucks. While it continues to perform well, increasing age and mileage/hours will start to affect its reliability and resale value. Replacing it on schedule ensures we maintain a dependable fleet, maximize trade-in value, and avoid rising maintenance costs as the truck nears the end of its useful life.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	0	90,000	**90,000**	0
	Total	**0**	**0**	**0**	**0**	**90,000**	**90,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Vehicle Equipment Replacement Fund	0	0	0	0	90,000	**90,000**	0
	Total	**0**	**0**	**0**	**0**	**90,000**	**90,000**	



Project Name **Replacement of 2006 Ford F-350**
Project # **WW-2026-004**

Total Project Cost	$65,000	Department	Wastewater Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2006 Ford F-350 (WW-806-3094) utility pickup truck.

Justification

Vehicle replacement schedule of 10 years for standard pickup trucks.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	65,000	0	0	0	0	**65,000**	0
	Total	**65,000**	**0**	**0**	**0**	**0**	**65,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	65,000	0	0	0	0	**65,000**	0
	Total	**65,000**	**0**	**0**	**0**	**0**	**65,000**	

Budget Impact

Project will be funded through the wastewater enterprise fund.



Project Name **Replacement of 2017 Ford F-350**
Project # **WW-2027-002**

Total Project Cost	$100,000	Department	Wastewater Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2017 Ford F-350 (WW-217-3318) Utility Truck, service body and crane.

Justification

Vehicle replacement schedule of 10 years for standard pickup trucks.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	100,000	0	0	0	0	**100,000**	0
	Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	100,000	0	0	0	0	**100,000**	0
	Total	**100,000**	**0**	**0**	**0**	**0**	**100,000**	

Budget Impact

Project will be funded through the wastewater enterprise fund.



Project Name **Replacement of John Deere Mower**
Project # **WW-2027-003**

Total Project Cost	$15,000	Contact	Public Works Director
Department	Wastewater Division	Type	Equipment
Category	Capital Equipment Plan (CEP)	Priority	3 Important
Status	Active	Useful Life	10 years

Description

Replacement of John Deere Zero Turn Mower

Justification

Mower replacement schedule of 10 years.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	15,000	0	0	0	0	**15,000**	0
	Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	15,000	0	0	0	0	**15,000**	0
	Total	**15,000**	**0**	**0**	**0**	**0**	**15,000**	



Project Name **Replacement of 2018 Ford F-150**
Project # **WW-2028-001**

Total Project Cost	$50,000	Department	Wastewater Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2018 Ford F-150 with electric vehicle for 4 passengers.

Justification

Vehicle replacement schedule of 10 years for standard pickup trucks.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	0	50,000	0	0	0	**50,000**	0
	Total	**0**	**50,000**	**0**	**0**	**0**	**50,000**	

Budget Impact

Project will be funded through the wastewater enterprise fund.



Project Name **Replacement of 2019 Ford Transit TV Van**
Project # **WW-2029-001**

Total Project Cost	$250,000	Department	Wastewater Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2019 Ford Transit (WW-219-6964) and sewer camera TV equipment.

Justification

Vehicle replacement schedule of 10 years for the camera transit vehicle.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	250,000	0	0	**250,000**	0
	Total	**0**	**0**	**250,000**	**0**	**0**	**250,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	0	0	250,000	0	0	**250,000**	0
	Total	**0**	**0**	**250,000**	**0**	**0**	**250,000**	

Budget Impact

Project will be funded through the wastewater enterprise fund.



Project Name **Replacement of 2015 Portable Trash Pump**
Project # **WW-2030-001**

Total Project Cost	$107,208	Department	Wastewater Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Replacement of 2015 Portable Trash Pump

Justification

Trash pump replacement schedule of 15 years.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	107,208	0	**107,208**	0
	Total	**0**	**0**	**0**	**107,208**	**0**	**107,208**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Waste Water Fund	0	0	0	107,208	0	**107,208**	0
	Total	**0**	**0**	**0**	**107,208**	**0**	**107,208**	

Budget Impact

Project will be funded through the wastewater enterprise fund.



Project Name **Replacement of 2017 Ford F-150**
Project # **W-2027-003**

Total Project Cost	$50,000	Department	Water Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2017 Ford F-150 (WT-217-2979) pickup truck

Justification

Vehicle replacement schedule of 10 years for standard pickup trucks.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	50,000	0	0	0	0	**50,000**	0
	Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	50,000	0	0	0	0	**50,000**	0
	Total	**50,000**	**0**	**0**	**0**	**0**	**50,000**	

Budget Impact

Project will be funded through the water enterprise fund.



Project Name **Skid Loader and Attachments**
Project # **W-2027-005**

Total Project Cost	$120,000	Department	Water Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	2 Very Important	Status	Active
Useful Life	15 years		

Description

Skid loader for stormwater, water and wastewater collection and distribution system repairs. The attachments will allow less staff to maintain ponds and off-street structures by being more efficient. Attachments planned include bucket, forks and a brush hog.

Justification

Equipment will reduce staff time to maintain stormwater, water and wastewater structures.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	120,000	0	0	0	0	**120,000**	0
	Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	40,000	0	0	0	0	**40,000**	0
	Stormwater Fund	40,000	0	0	0	0	**40,000**	
	Waste Water Fund	40,000	0	0	0	0	**40,000**	
	Total	**120,000**	**0**	**0**	**0**	**0**	**120,000**	

Budget Impact

Equipment will be funded through the stormwater, water and wastewater enterprise funds.



Project Name **Replacement of 2018 Ford F-250**
Project # **W-2028-002**

Total Project Cost	$65,000	Department	Water Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of Ford F-250 (WT-218-4328) pickup truck

Justification

Vehicle replacement schedule of 10 years for standard pickup trucks.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	65,000	0	0	0	**65,000**	0
	Total	**0**	**65,000**	**0**	**0**	**0**	**65,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	65,000	0	0	0	**65,000**	0
	Total	**0**	**65,000**	**0**	**0**	**0**	**65,000**	

Budget Impact

Project will be funded through the water enterprise fund.



Project Name **Replacement of Valve Wrench**
Project # **W-2028-003**

Total Project Cost	$15,000	Department	Water Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2009 Wachs Valve Wrench

Justification

Vehicle replacement schedule of 20 years for the valve wrench.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	15,000	0	0	0	**15,000**	0
	Total	**0**	**15,000**	**0**	**0**	**0**	**15,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	15,000	0	0	0	**15,000**	0
	Total	**0**	**15,000**	**0**	**0**	**0**	**15,000**	

Budget Impact

Project will be funded through the water enterprise fund.



Project Name **Replacement of 2020 Ford F-150**
Project # **W-2030-001**

Total Project Cost	$50,000	Department	Water Division
Type	Equipment	Category	Capital Equipment Plan (CEP)
Priority	3 Important	Status	Active
Useful Life	10 years		

Description

Replacement of 2020 Ford F-150 (WT-220-012) pickup truck

Justification

Vehicle replacement schedule of 10 years for standard pickup trucks.

Prior	Expenditures	2027	2028	2029	2030	2031	Total	Future
0	Equip/Vehicles/Furnishings	0	0	0	50,000	0	**50,000**	0
	Total	**0**	**0**	**0**	**50,000**	**0**	**50,000**	

Prior	Funding Sources	2027	2028	2029	2030	2031	Total	Future
0	Water Fund	0	0	0	50,000	0	**50,000**	0
	Total	**0**	**0**	**0**	**50,000**	**0**	**50,000**	

Budget Impact

Project will be funded through the water enterprise fund.

