



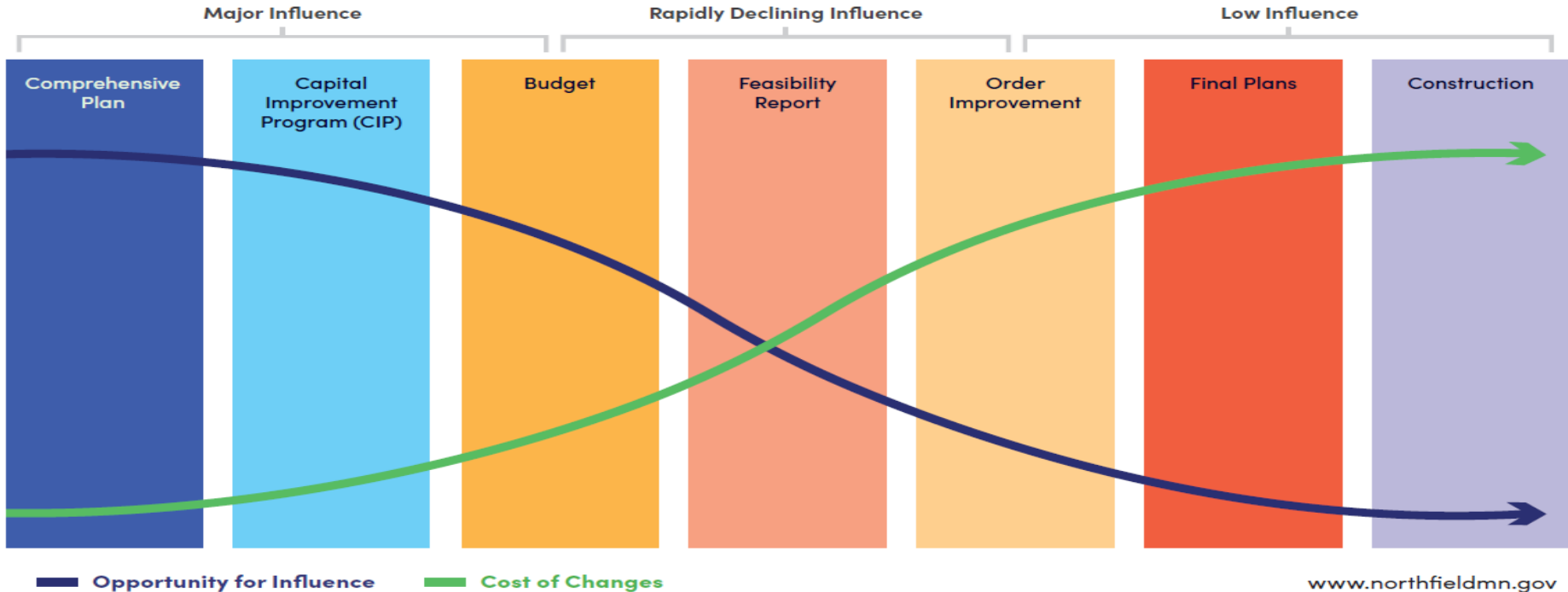
**2025–2029**

**Draft Capital Improvement Plan  
Draft Capital Equipment Plan  
City Council  
June 11, 2024**



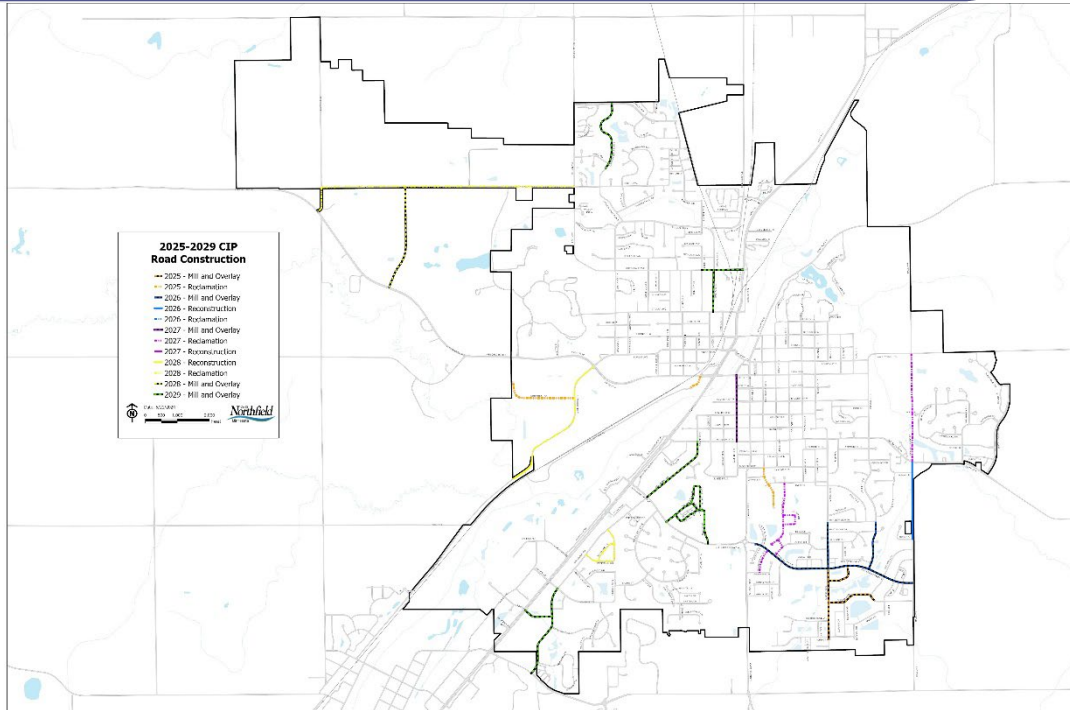
Northfield Water  
Treatment Plant

# Project Influence

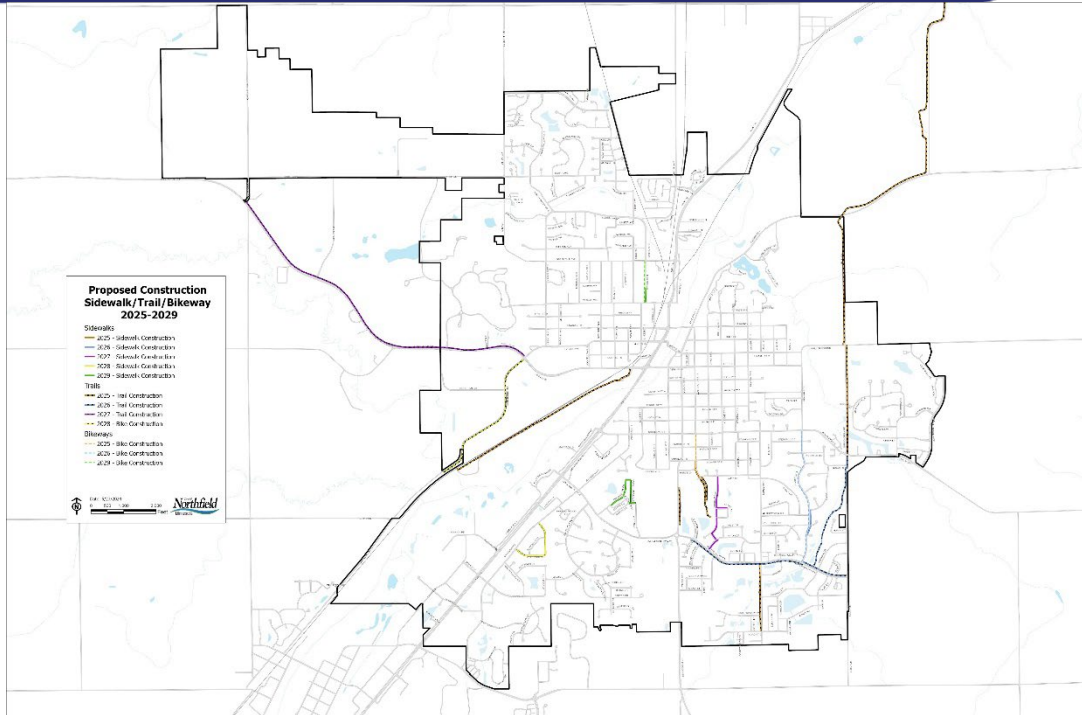


# 2025 – 2029 Streets

## Reconstruction, Mill and Overlay, & Reclamation

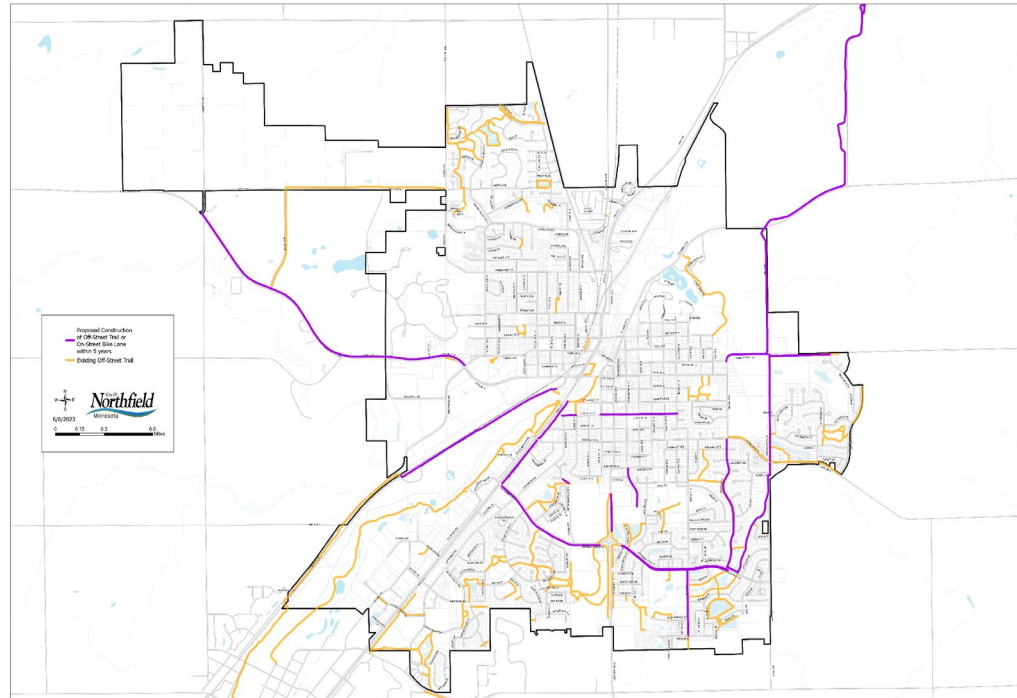


# 2025 – 2029 Streets Sidewalk/Trail/Bikeway Improvements



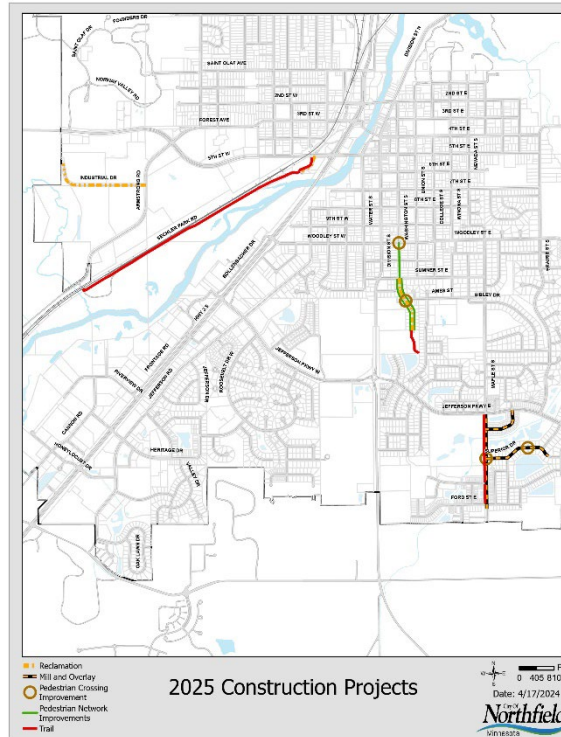
# Existing Trails & 5-Year CIP

## Trails & Protected On-Street Bike Lanes



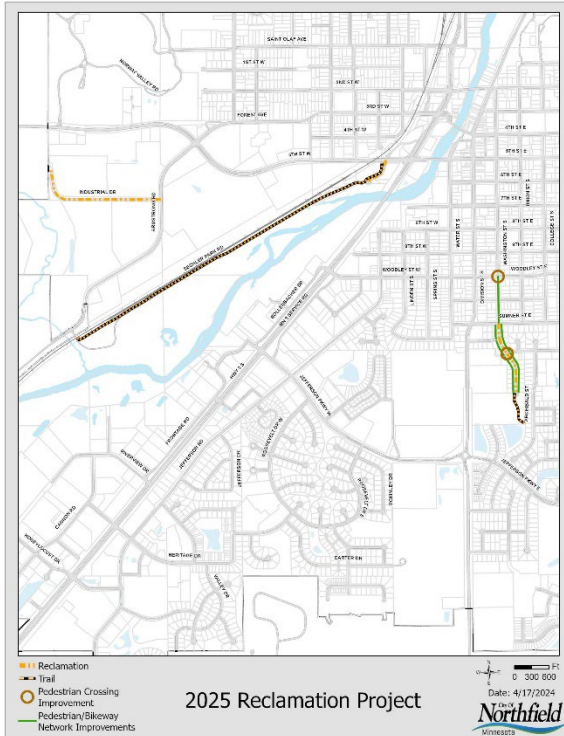
# CIP [Street Projects]

## 2025 Reclamation and Overlay Project



# CIP Street Projects

## 2025 Reclamation and Overlay Project



### Reclamation Areas

- Washington Street from Summer Street to South Dead End
- Industrial Drive from Armstrong Road to Dead End
- Laurel Court

### Sidewalk/Trail Improvements

- Washington Street from Fremont Street to South Dead End
- Sechler Park Trail

### Bikeway Improvements

- Washington Street from Woodley Street to Ames Street

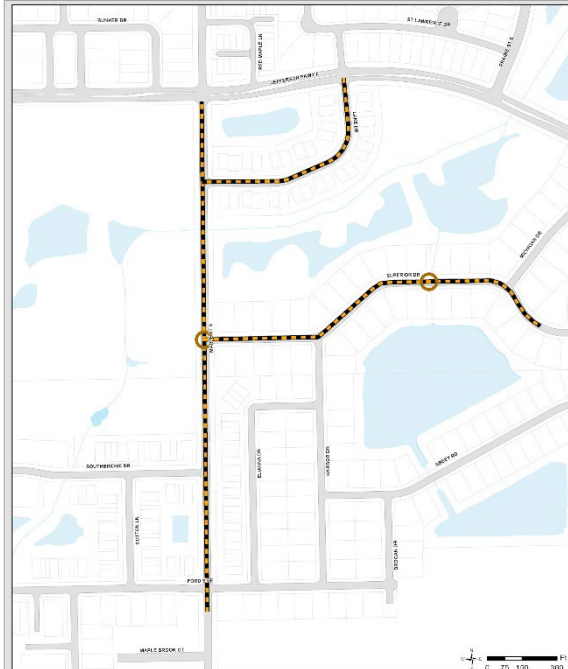
### Crossing Improvements

- Woodley Street and Washington Street
- Ames Street and Washington Street



# CIP Street Projects

## 2025 Reclamation and Overlay Project



2025 Mill and Overlay Project

Date: 5/20/2024



### Mill and Overlay Areas

- Maple Street from Jefferson Parkway to Ford Street
- Lake Drive from Maple Street to Jefferson Parkway
- Superior Drive from Maple Street to Michigan Drive

### Sidewalk/Trail Improvements

- Off-Street Shared Use Path – Maple Street from Jefferson Parkway to Ford Street

### Crossing Improvements

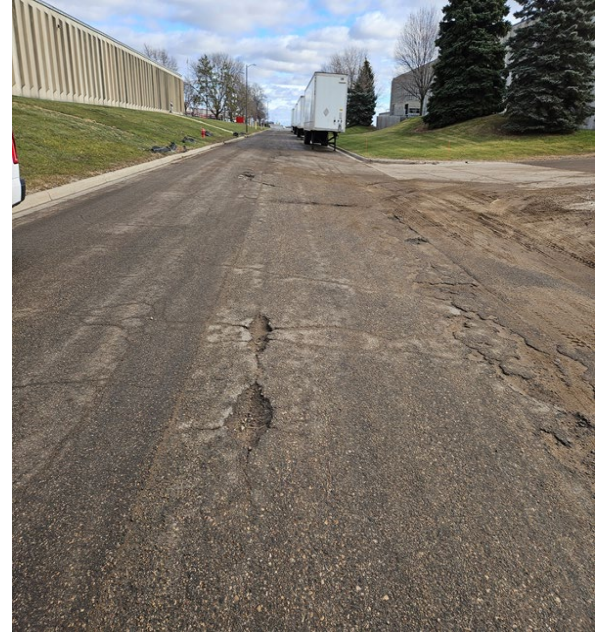
- Maple Street and Superior Drive
- Superior Drive Trail Crossing

# CIP Street Projects

## 2025 Reclamation and Overlay Project



Washington Street



Industrial Drive

# CIP Street Projects

## 2025 Reclamation and Overlay Project



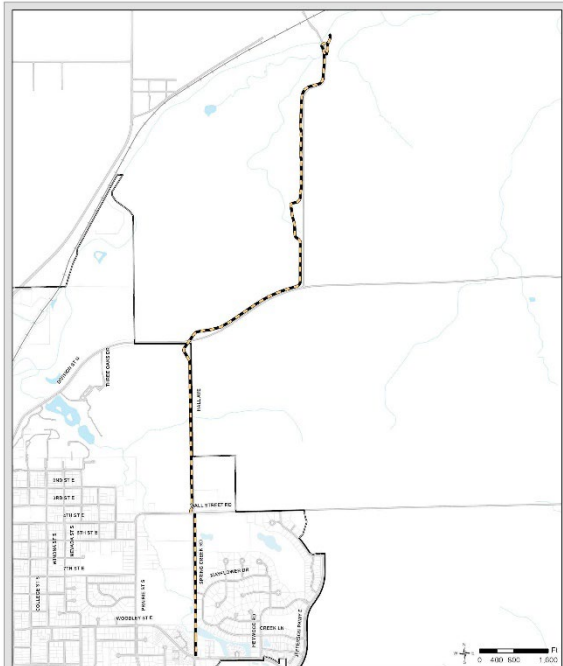
Maple Street



Superior Drive

# CIP Street Projects

## 2025 Mill Towns Trail



----- Backway  
- - - - - Trail  
\_\_\_\_\_ Sidewalk

2025 Mill Towns Trail  
Construction Project

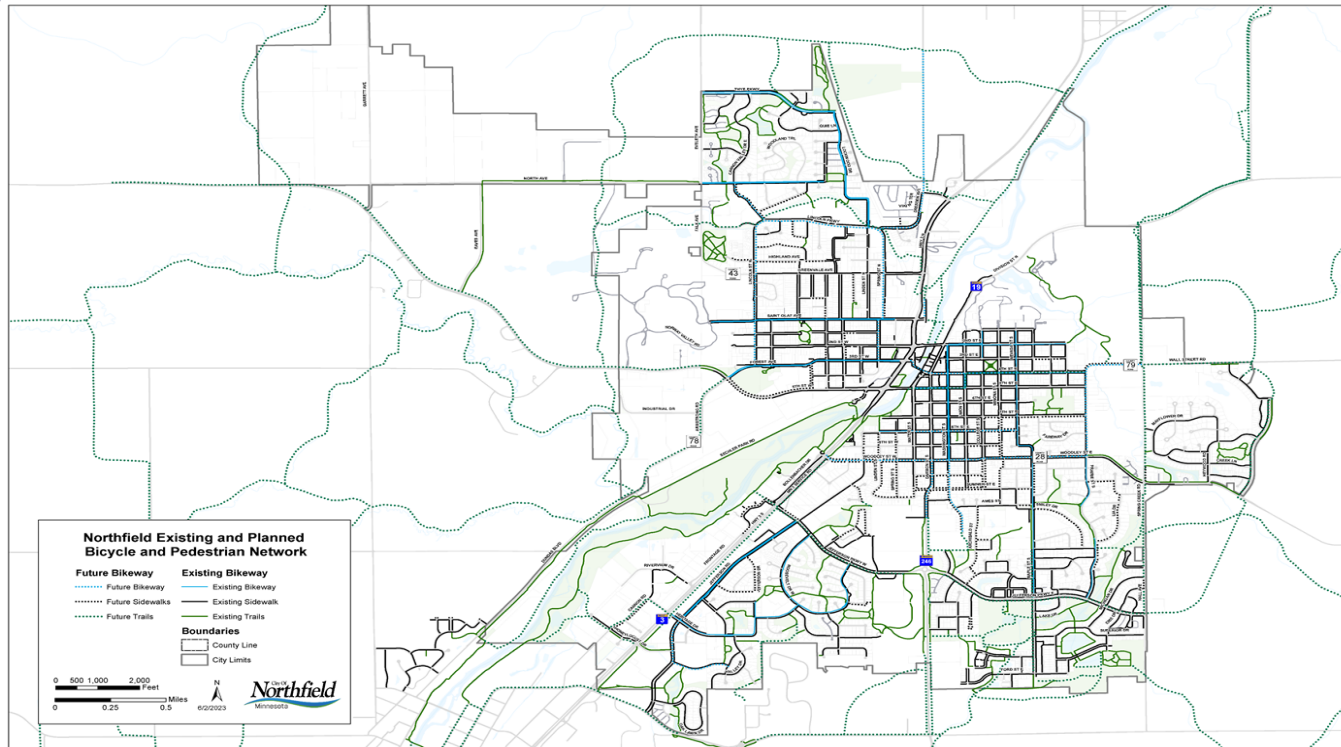
Date: 6/6/2023



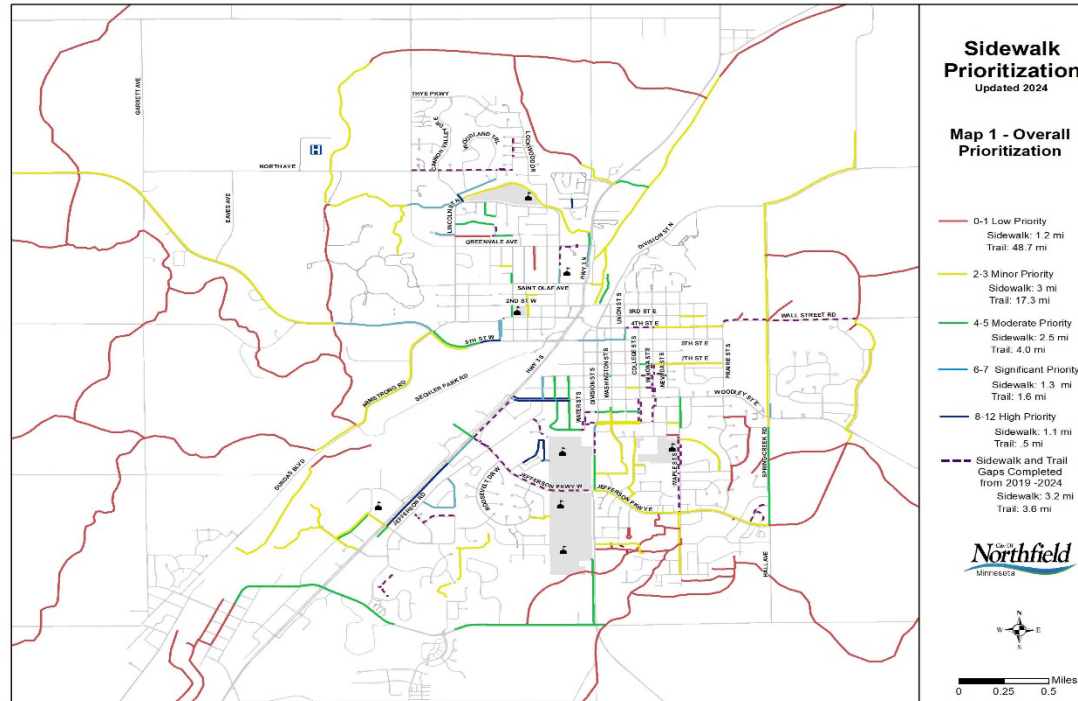
## Sidewalk/Trail Improvements

- Mill Towns Trail construction from Woodley Street to Waterford Bridge

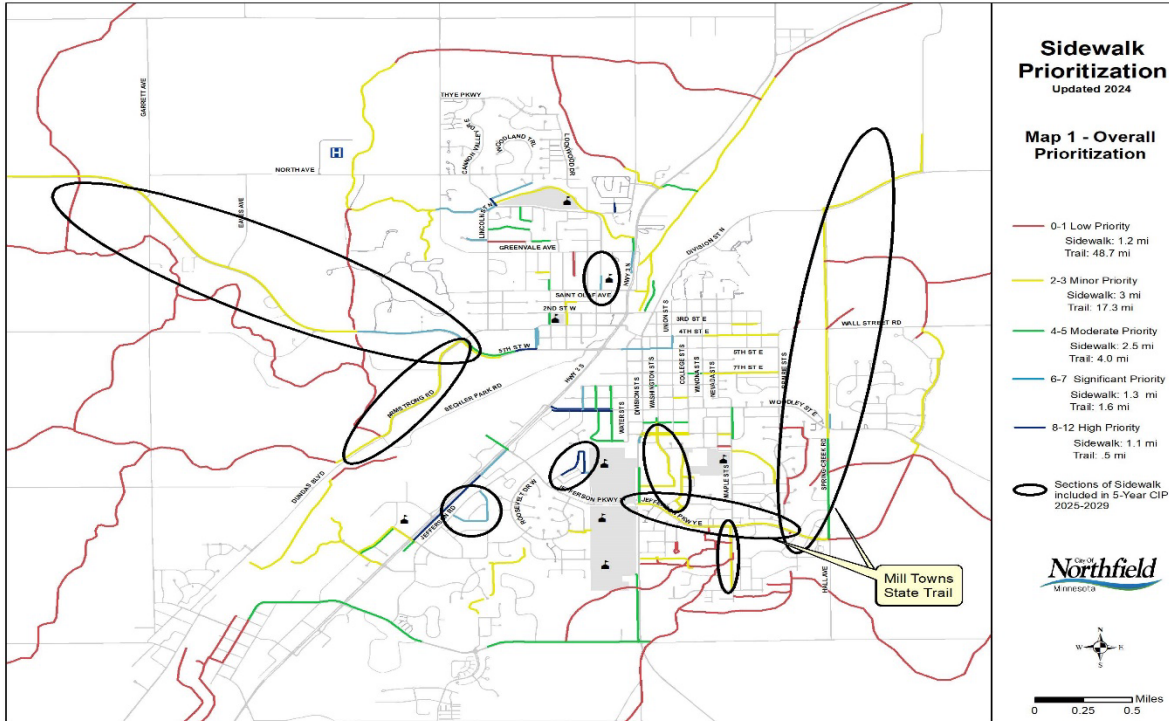
# Planned Walking and Biking Network



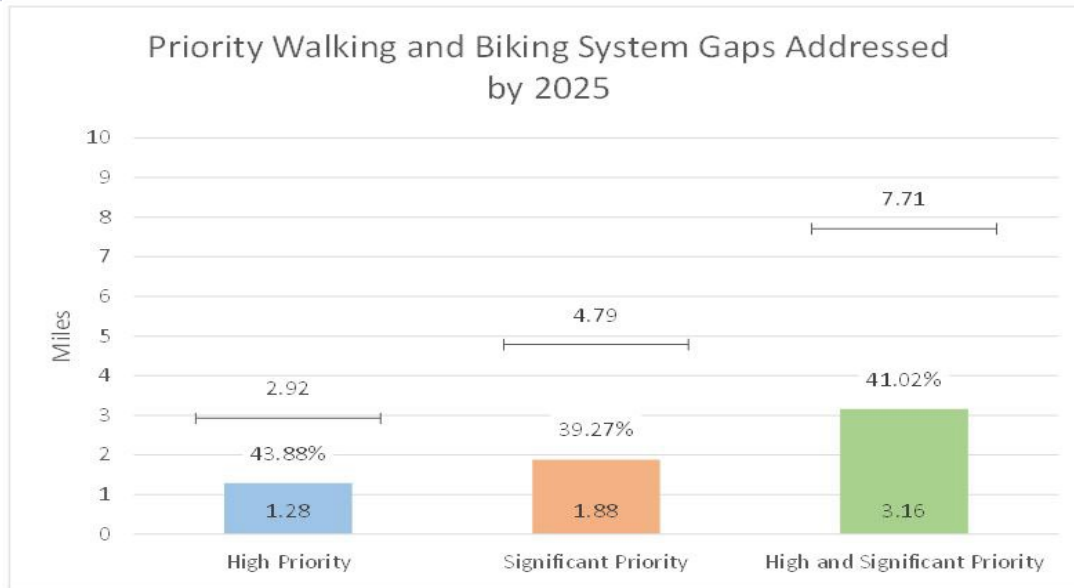
# Sidewalk & Trail Prioritization



# Sidewalk & Trail Gaps in 5-Year CIP



# Strategic Plan Target

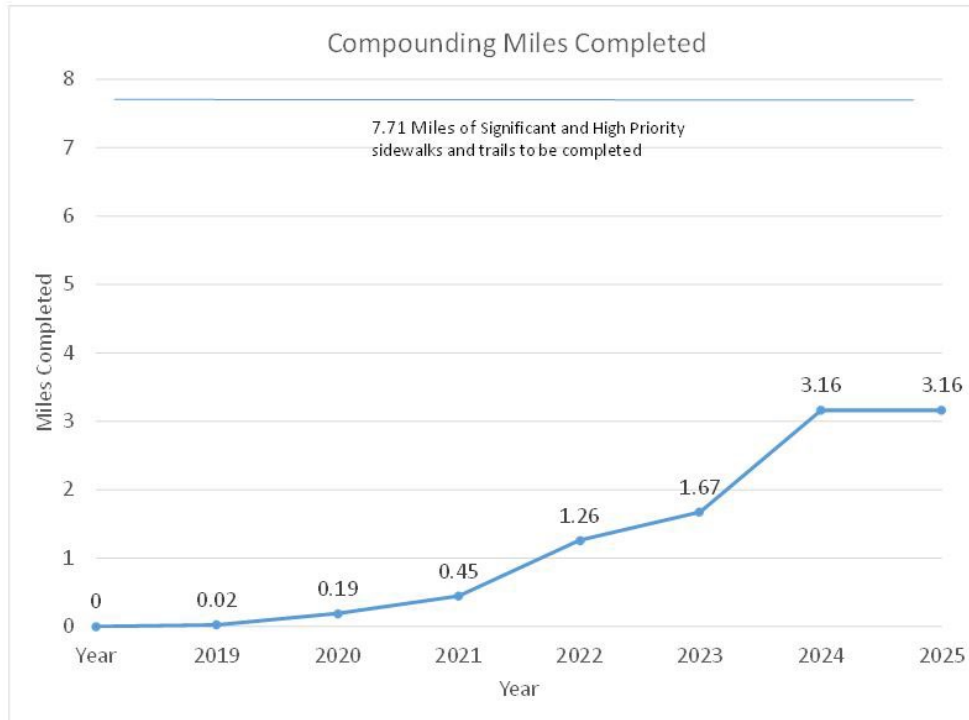


Graph shows total completed since 2019 includes proposed 2025 CIP project

- 50% of high priority walking and biking system gaps were addressed by 2024
- 2.92 Miles of High Priority Gaps at start of Strategic Plan, 1.28 miles – 44% complete



# Walking and Biking System Gap Progress





# Streets and Parks Division

2025-2029 CIP/CEP

### 2024 -2029 Trail CIP

- 2024: 4,015 linear ft
- 2026: 3,956 linear ft
- 2027: 1,571 linear ft
- 2028: 2,925 linear ft
- 2029: 3,707 linear ft

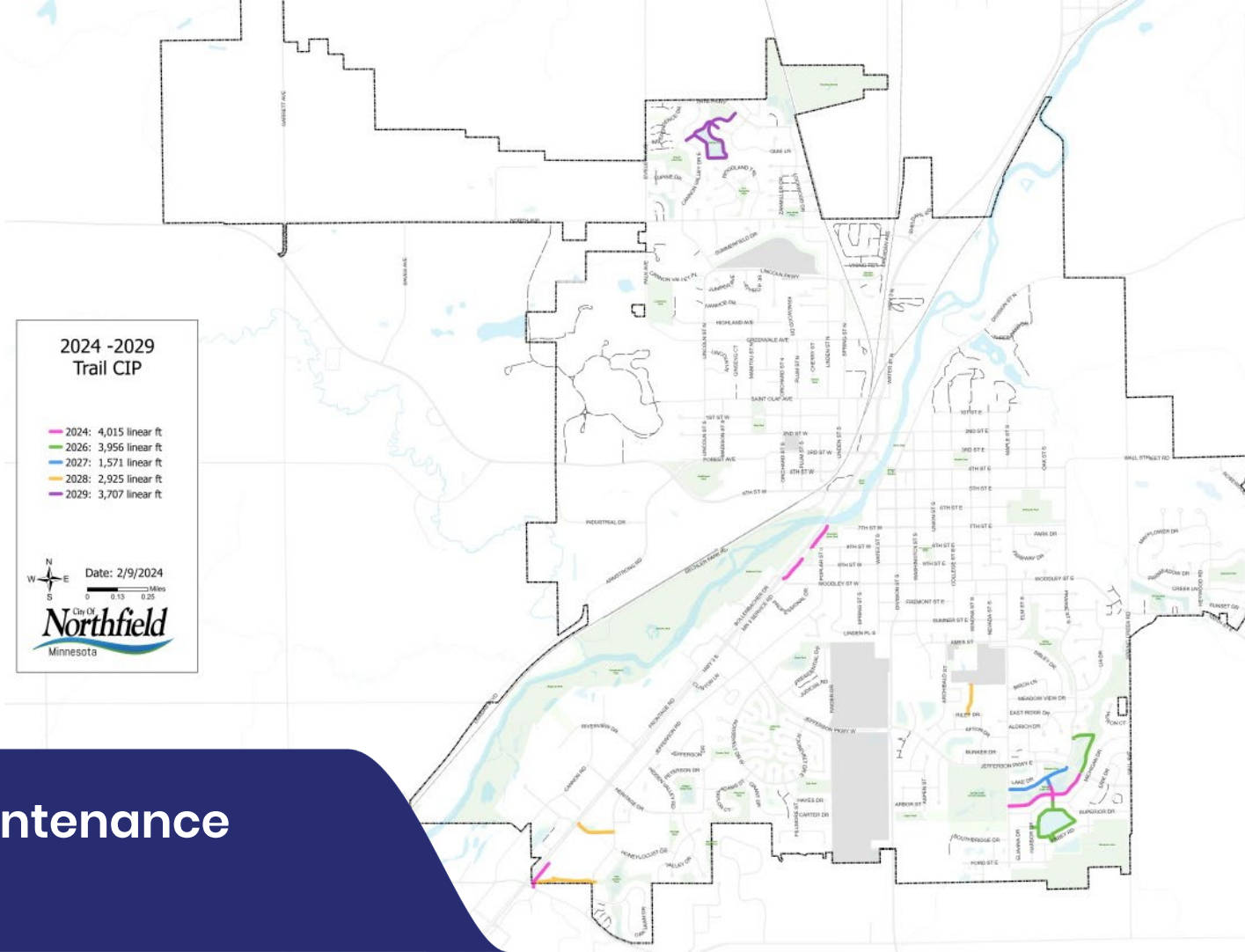
N  
W E  
S

Date: 2/9/2024

0 0.13 0.25 Miles

**City Of Northfield**  
Minnesota

# Trail Overlay Maintenance 2025-2029





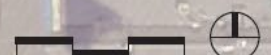
- PROGRAM**
- ① Bridge Square Plaza
  - ② Existing Civil War Monument
  - ③ Existing Fountain
  - ④ Popcorn Cart
  - ⑤ Bike Rack
  - ⑥ Historic Water Street
  - ⑦ Gathering Lawn
  - ⑧ River Promenade
  - ⑨ Bridge Street Living Street

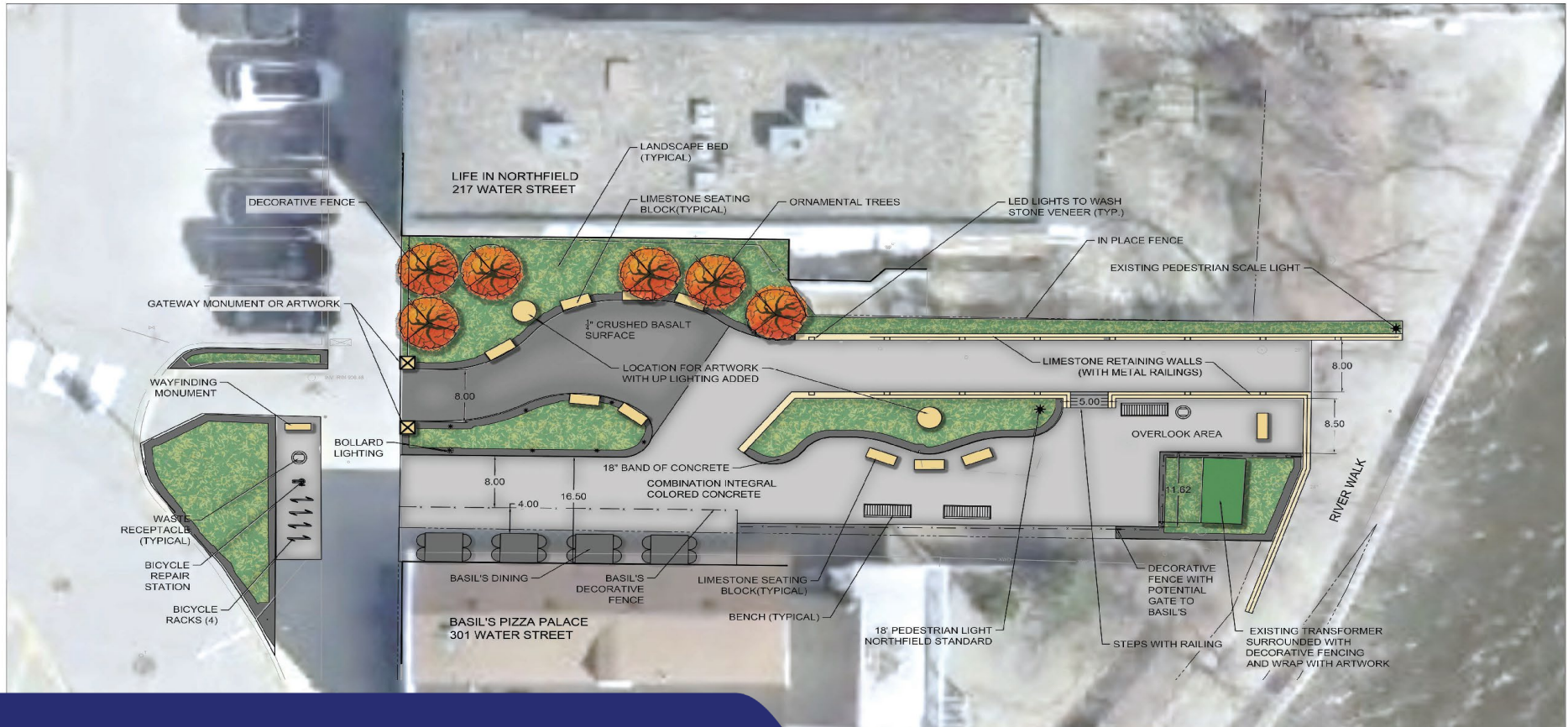
CANNON RIVER

E 4th Street

Division Street S

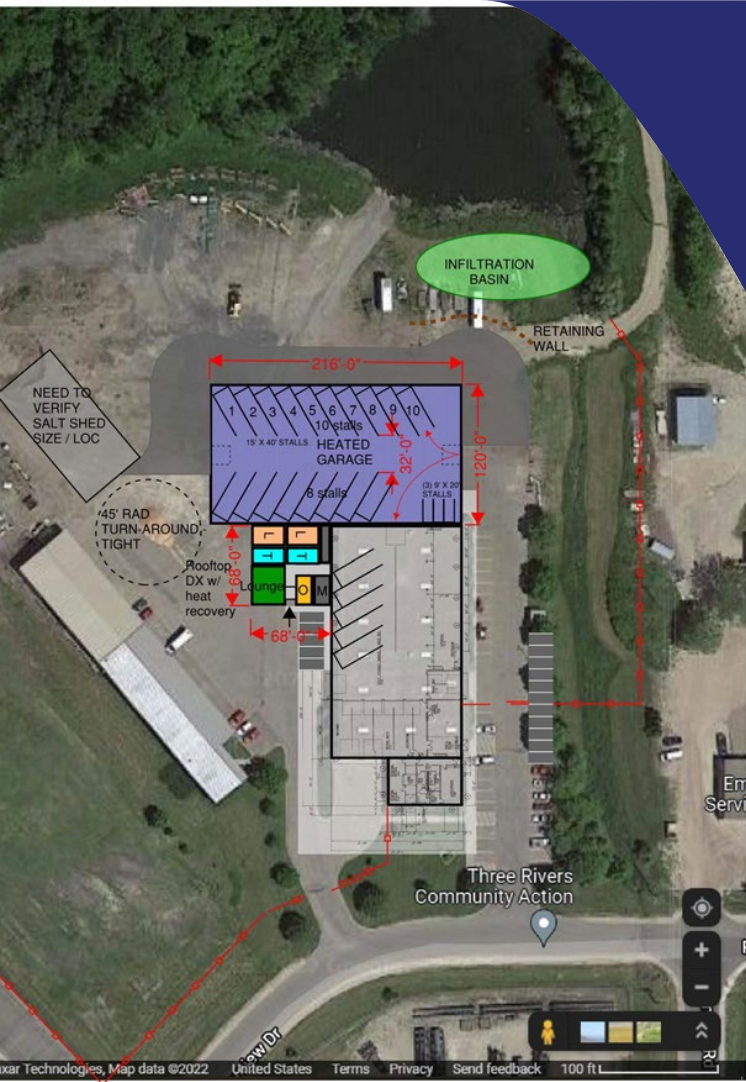
# 2025 Bridge Square





# Riverwalk Improvements – 2026

## East and West Sides



# Maintenance Facility Expansion

- Streets & Parks need Equipment/Material Storage
- Police need vehicle storage
- Project not currently programmed in CIP



**Riverside (7<sup>th</sup> Street)  
Playground Replacement  
- 2025**



2025:  
Ford F-350  
\$75,000





2025:  
6' Mower  
\$85,000



2025:  
Loader with plow  
\$240,000



2025:  
Emergency Sign  
Trailer  
\$15,000

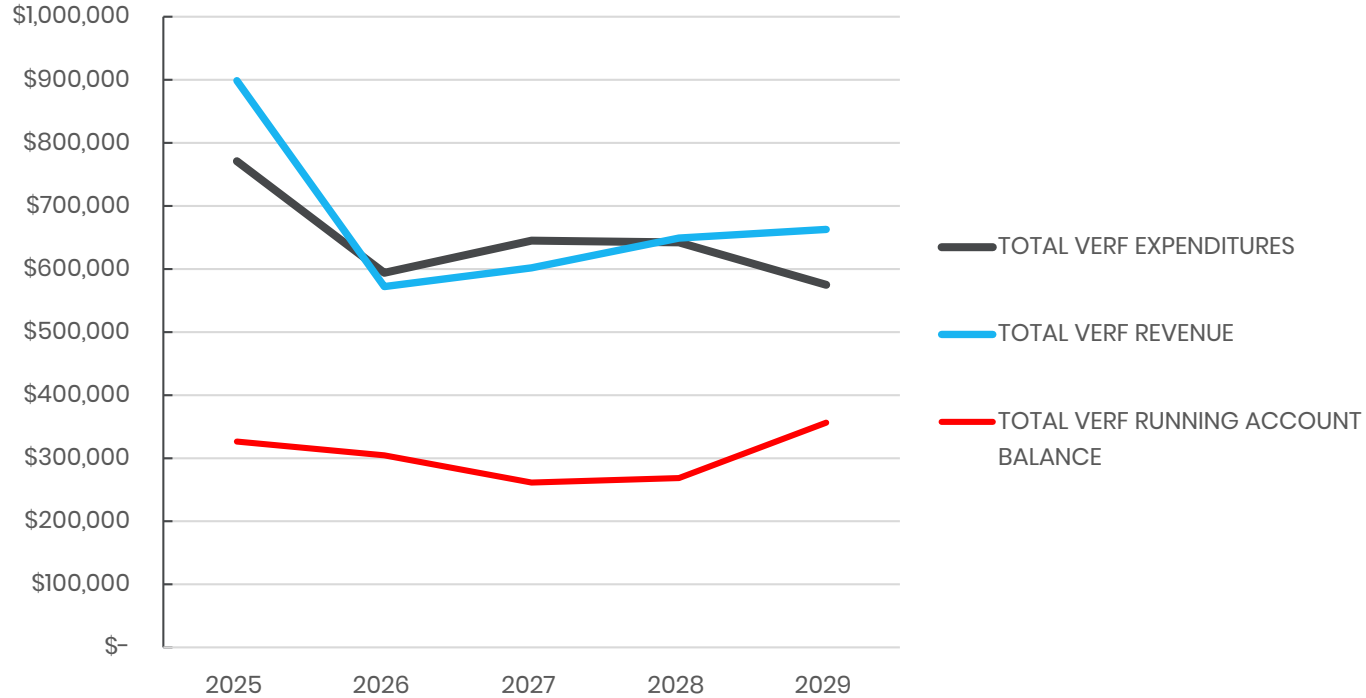


2025:  
Trailer  
\$15,000



2025:  
Street Sweeper  
\$245,000

## VERF Fund Balance with Bonding



**Vehicle & Equipment  
Replacement Fund (VERF)**



# Utilities Division

2025-2029 CIP/CEP

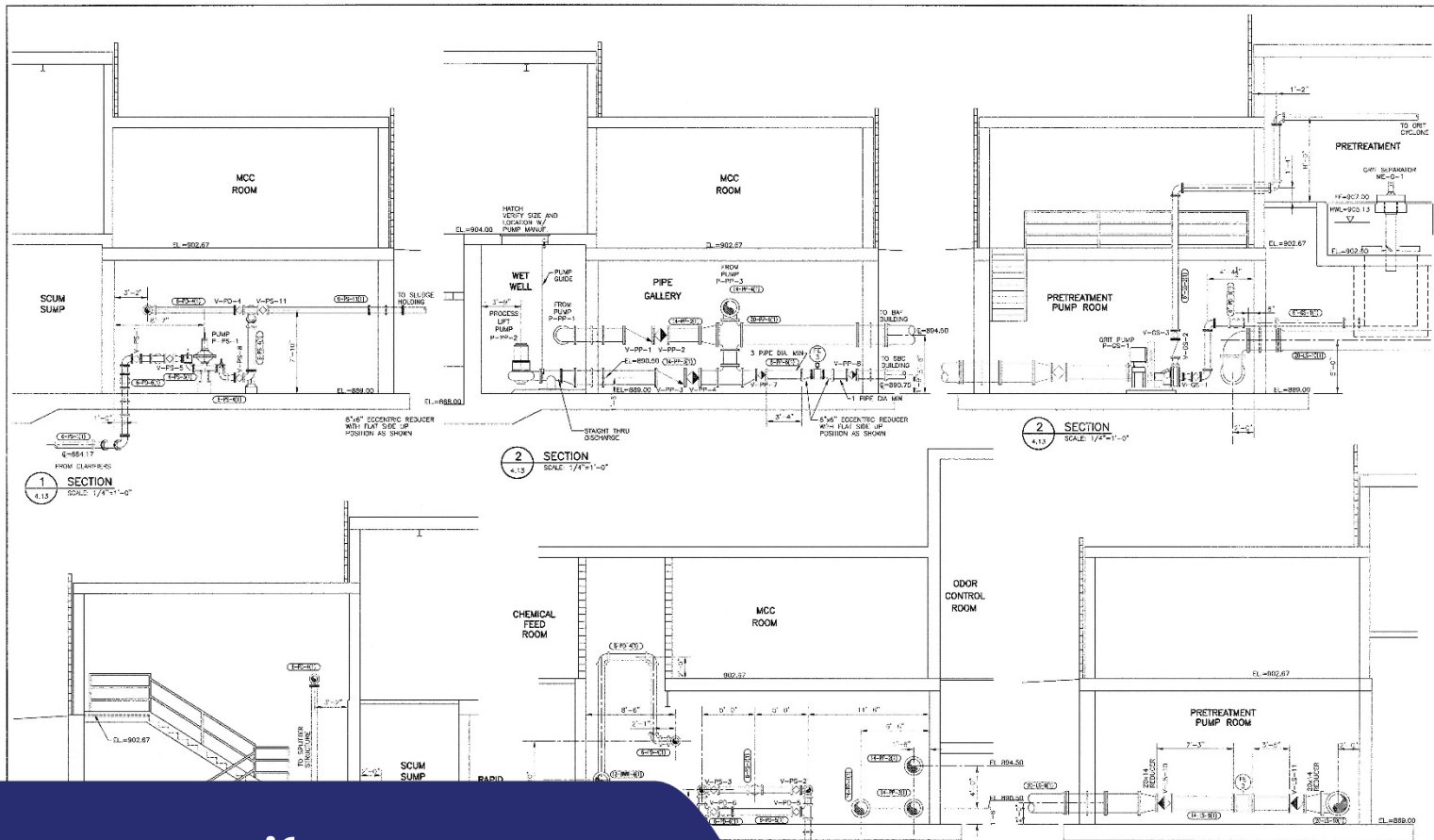


## Hall Avenue Elevated Water Tower Painting – 2026





**New Water Tower  
NW Area – 2026**



# WWTP Process Lift Pumps – 2026

**BOLTON & MENK, INC**  
 CONSULTING ENGINEERS & SURVEYORS  
 2000 W. WISCONSIN ST. MINNEAPOLIS, MN 55425  
 612.338.1000 FAX: 612.338.1001

SECTION 2  
 4.1.1 SCALE 1/4"=1'-0"

NO.	DATE	DESCRIPTION
A	NOV 7-9-89	
B	NOV 12-22-93	
C	NOV 12-22-93	

NORTHFIELD, MINNESOTA  
 WASTEWATER TREATMENT FACILITIES IMPROVEMENTS  
 PRETREATMENT / CLARIFIER BUILDING  
 CHEMICAL FEED, PUMP, AND CONTROL ROOMS-SECTIONS

4.14

THESE "AS CONSTRUCTED" DRAWINGS HAVE BEEN PREPARED FROM CONTRACTOR'S RECORD AND OTHER AVAILABLE DATA. NOT ALL FEATURES AND CONSTRUCTION DETAILS HAVE BEEN CHECKED BY ENGINEER TO REFLECT THE AS CONSTRUCTED CONDITIONS. CARE AND FIELD VERIFICATION ARE RECOMMENDED IF THESE DRAWINGS ARE TO BE USED FOR FUTURE EXTENSIONS OR REVISIONS.



## WWTP Generator Replacement – 2026



**WWTP Primary Treatment –  
2026**



## Zero Turn Lawn Mower – 2025



# Ford Lightning – 2025

801 WASHINGTON STREET

Northfield  
CITY HALL

# Facilities Division

2025-2029 CIP

# 2025

## Street Shop Trench Drain

### \$75,000



- **Trench Drain**

- The current drains are small and get clogged easily making a frequent and time consuming maintenance task as well as a potential slip hazard due to water pooling on the floor. Not accessible by walker, wheelchair or stroller



**2025**

**PD Gate Operator**

**\$15,000**



The addition of a gate operator will complete the 2024 perimeter fence project. The project was split into 2 parts due to cost. With the addition of the gate operator both gates would be automatic to provide access to the staff parking and patrol vehicle areas.

# 2025

# City Hall Boiler

# \$150,000



- **Steam Boiler**

- The steam boiler at City Hall is from the mid 1990s and is approaching the end of its life cycle.

2025

# Library Meeting Room Addition

\$45,000



- Meeting Room

- The addition will split the Directors office into a meeting room and office. The library currently does not have a small meeting space. The meeting room will also be a more private location to process Passports.

# 2025 Pool Pumps \$28,000



- **Pool Pump**
  - The pools have the original pumps and they are reaching the end of their useful life.



2026

# City Hall Carpet

\$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

## City Hall Exterior Update

### \$350,000



- **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.

# 2026

## City Hall Elevator Refurbish

### \$150,000



- Elevator

- The elevator is in need of some cosmetic and mechanical refurbishment to continue to provide safe, comfortable and reliable service to the facility.



# 2026

## 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.



2026

# 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

2027

# City Hall RTU #11 Replacement

\$30,000



- **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

2027

# Street Shop MAU Replacement

\$45,000



- Meeting Room

- The Make-up Air Units are original equipment and have reached the end of their useful life.

**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.

# 2029 PD Boiler #1 replacement \$38,000



- **Boiler**
  - Boiler #1 will be near the end of its useful life and should be replaced. The boilers provide all of the space heat in the facility

2029

# Library Boiler Replacement

\$28,000



- **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





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**



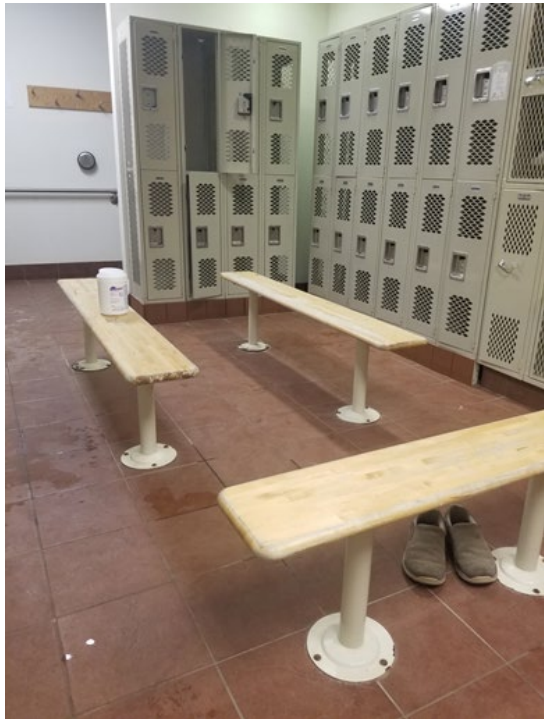
**NCRC**

**2025-2029 CIP**

2025

# 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.

# 2025 NCRC Public Restroom Refurbishment \$60,000



- **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.

2025

# NCRC AHU Phase 2 replacement

\$130,000



- Air Handling Unit (AHU)
  - The original equipment to the facility and have far exceeded their useful life. The repair costs are increasing yearly.

# 2025 NCRC Chiller Replacement \$75,000



- Chiller
  - The chiller provides air conditioning for the entire facility. The unit is original to the building and is past its useful life. The repair costs have been increasing and the unit needs to be reliable.

2025

# NCRC Terrazzo Floor Polishing

\$35,000



- **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.



2025

# 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.

# 2025 NCRC Replace Pool Deck \$65,000



- **Meeting Room**
  - The pool deck at FiftyNorth is in poor condition. The deck holds water and creates safety and sanitary concerns

2025

NCRC Replace FiftyNorth Lobby

Carpet

\$20,000



- 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



2025:  
Squad Car  
\$71,000



2025 NAFRS:  
Fire Tanker  
\$600,000  
City share \$438,000

# Forecast Funding CIP/CEP



City of Northfield  
Capital Funding Discussion (June, 2024)



*Forecasted Funding Needs - preliminary CIP/CEP for governmental funds only*

Project Categories	2024	2025	2026	2027	2028	2029	TOTALS
City Facilities and Capital Reserve Funds	616,000	1,091,500	250,000	155,000	578,000	101,000	2,791,500
Park Fund		300,000	935,000	415,000	502,500	375,000	2,527,500
Vehicle Equipment Replacement Fund	631,828	469,844	624,000	622,000	654,200	706,400	3,708,272
Vehicle Equipment Debt	1,184,220	437,940			1,122,890	320,000	3,065,050
NCRC Fund			120,000				120,000
Street Reconstruction (inc FF)	7,338,863	7,162,446	5,061,940	3,024,297	5,320,223	3,763,333	31,671,102
Park/Rec Facilities		18,000,000					18,000,000
Transit Hub	1,050,700						1,050,700
Bridge Square		7,500,000					7,500,000
Riverwalk Entry			935,000				935,000
City Hall			940,000				940,000
Downtown Redevelopment							0
<b>Totals</b>	<b>\$ 10,821,611</b>	<b>\$ 34,961,730</b>	<b>\$ 8,865,940</b>	<b>\$ 4,216,297</b>	<b>\$ 8,177,813</b>	<b>\$ 5,265,733</b>	<b>\$ 72,309,124</b>
<b>Projected Bonding Need</b>	<b>\$ 8,660,115</b>	<b>\$ 32,300,386</b>	<b>\$ 6,136,940</b>	<b>\$ 2,224,297</b>	<b>\$ 5,643,113</b>	<b>\$ 3,283,333</b>	<b>\$ 58,248,184</b>
<b>Pay as you Go Funding</b>	<b>\$ 2,161,496</b>	<b>\$ 2,661,344</b>	<b>\$ 2,729,000</b>	<b>\$ 1,992,000</b>	<b>\$ 2,534,700</b>	<b>\$ 1,982,400</b>	<b>\$ 14,060,940</b>

# Annual Debt Forecast



City of Northfield  
Capital Funding Discussion (June, 2024)  
**ANNUAL DEBT LEVIES**



	2024	2025	2026	2027	2028	2029	2030
Existing Debt Levies (2013-2023 Bond Issues)	2,935,092	2,980,030	2,891,592	2,876,592	2,815,292	2,568,955	2,326,225
2024 Street Reconstruction Projects - 20 yr Levy	-	516,500	516,500	516,500	516,500	516,500	516,500
2024 Bonds - Transit Hub - 15 yr Levy	-	99,300	99,300	99,300	99,300	99,300	99,300
2024 -2029 Equipment Debt (10 yr Levies)	-	151,500	207,500	207,500	207,500	351,100	392,100
2025 Street Reconstruction Projects - 20 year Levy	-	-	502,600	502,600	502,600	502,600	502,600
2025 Ice Arena - 20 year Levy	-	-	1,046,654	1,046,654	1,046,654	1,046,654	1,046,654
2025 Bridge Square - 20 year Levy	-	-	592,400	592,400	592,400	592,400	592,400
2026 Street Reconstruction Plan Bonds - 15 yr Levy	-	-	-	402,500	402,500	402,500	402,500
2026 Riverwalk / City Hall - 15 yr Levy	-	-	-	177,100	177,100	177,100	177,100
2027 Street Reconstruction Plan Bonds - 15 year Levy	-	-	-	-	210,100	210,100	210,100
2028 Street Reconstruction Plan Bonds - 15 year Levy	-	-	-	-	-	426,900	426,900
<b>Subtotal Debt Levies</b>	<b>2,935,092</b>	<b>3,747,330</b>	<b>5,856,546</b>	<b>6,421,146</b>	<b>6,569,946</b>	<b>6,894,109</b>	<b>6,692,379</b>
NCRC Operations Levy	195,156	195,156	195,156	195,156	195,156	195,156	195,156
Park Fund Levy	303,863	444,344	584,825	614,066	644,770	677,008	710,858
City Facilities Fund Levy	244,775	257,014	269,864	283,358	297,526	312,402	328,022
Vehicle & Equipment Replacement Levy	424,624	494,864	519,607	545,588	572,867	601,510	631,586
<b>Subtotal Capital Maintenance Fund Levies</b>	<b>1,168,418</b>	<b>1,391,378</b>	<b>1,569,453</b>	<b>1,638,167</b>	<b>1,710,318</b>	<b>1,786,076</b>	<b>1,865,622</b>
<b>TOTAL DEBT &amp; CAPITAL MAINTENANCE LEVIES</b>	<b>4,103,510</b>	<b>5,138,707</b>	<b>7,425,999</b>	<b>8,059,313</b>	<b>8,280,264</b>	<b>8,680,185</b>	<b>8,558,001</b>
Percent Change From Prior Year:	20.5%	25.2%	44.5%	8.5%	2.7%	4.8%	-1.4%
FORECASTED CITY GENERAL LEVY (5% /Yr after '25)	10,474,317	11,582,019	12,161,120	12,769,176	13,407,635	14,078,017	14,781,918
FORECASTED EDA LEVY	363,136	418,654	439,587	461,566	484,644	508,877	534,321
FORECASTED HRA LEVY	370,547	427,198	448,558	470,986	494,535	519,262	545,225
<b>TOTAL (ALL LEVIES)</b>	<b>15,311,510</b>	<b>17,566,579</b>	<b>20,475,264</b>	<b>21,761,042</b>	<b>22,667,079</b>	<b>23,786,340</b>	<b>24,419,464</b>
Percent Increase From Prior Year:	9%	15%	17%	6%	4%	5%	3%
Average 5-yr Forecasted Total Levies Increase:				9%			

# Annual Debt Forecast



City of Northfield  
 Capital Funding Discussion (June, 2024)  
 City Profile



		Northfield - current	
Pay 2024 Est. Market Value:	2,184,921,700		
		<u>Existing Obligations</u>	<u>Remaining Capacity</u>
Statutory Debt Limit (x .03)	65,547,651	(17,620,000)	47,927,651
Pay 2024 Net Tax Capacity:	24,318,598		
		<u>Existing Obligations</u>	<u>Remaining Capacity</u>
Annual Abatement Limit (x .10)	2,431,860	(360,307)	2,071,553
Pay 2024 Debt Levy Tax Rate:	12.528%		
Pay 2024 City Tax Levy:	15,311,510		
Pay 2024 Debt Levies:	2,935,092		

New Capital Funding	
<u>Future Obligations</u>	<u>Remaining Capacity</u>
(56,262,484)	(8,334,833)
<u>Future Obligations</u>	<u>Remaining Capacity</u>
(187,850)	1,883,703
	<b>Increase</b>
23.057%	10.529
8,474,830	55.35%
3,959,017	134.89%

**Notes:**

Abatement / Utility Bonds are exempt; Capacity Increases with tax base / debt retirement

2025 - 2029 CIP Projects Estimate plus Loan; Could authorize \$37 million in abatement bonds

Assumes annual tax base growth of 5%

Five year increase (includes operating)

Five year increase

Credit Rating Debt Criteria	"AA / Stable"	2023 Evaluation
Debt Service as % of Expenditures:	12.9%	Adequate
Net Debt as % of Revenues:	221.0%	Weak
Net Debt as % of Market Value:	4.0%	Adequate
10-yr Amortization %:	61.0%	Adequate

"AA / Negative"	Expected Evaluation
17.8%	Weak
275.3%	Very Weak
4.8%	Adequate
57.8%	Adequate

Expect downward pressure on "AA" rating due to amount of debt and increase to fixed costs. This pressure can be offset by maintaining fund balances, continued tax base growth, and other positive factors.

Sample Credit Rating Impact: Yield on \$5 Million, 20-yr Bond			
Rating	Yield	Total Interest Expense	Benefit/(Cost)
AAA	3.99%	2,376,116	\$177,621
AA+	4.10%	2,449,472	\$104,265
AA	4.25%	2,553,737	\$0
AA-	4.44%	2,689,568	(\$135,831)



Questions?

Thank you