



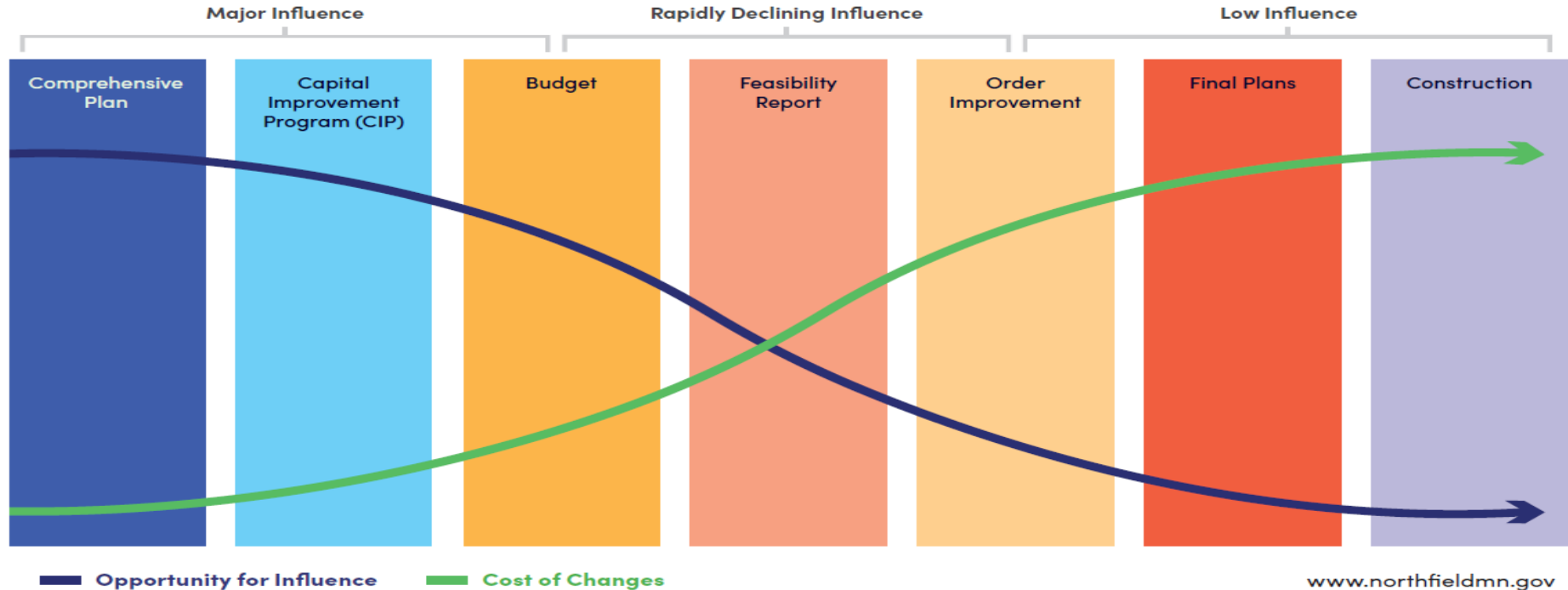
2025–2029

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



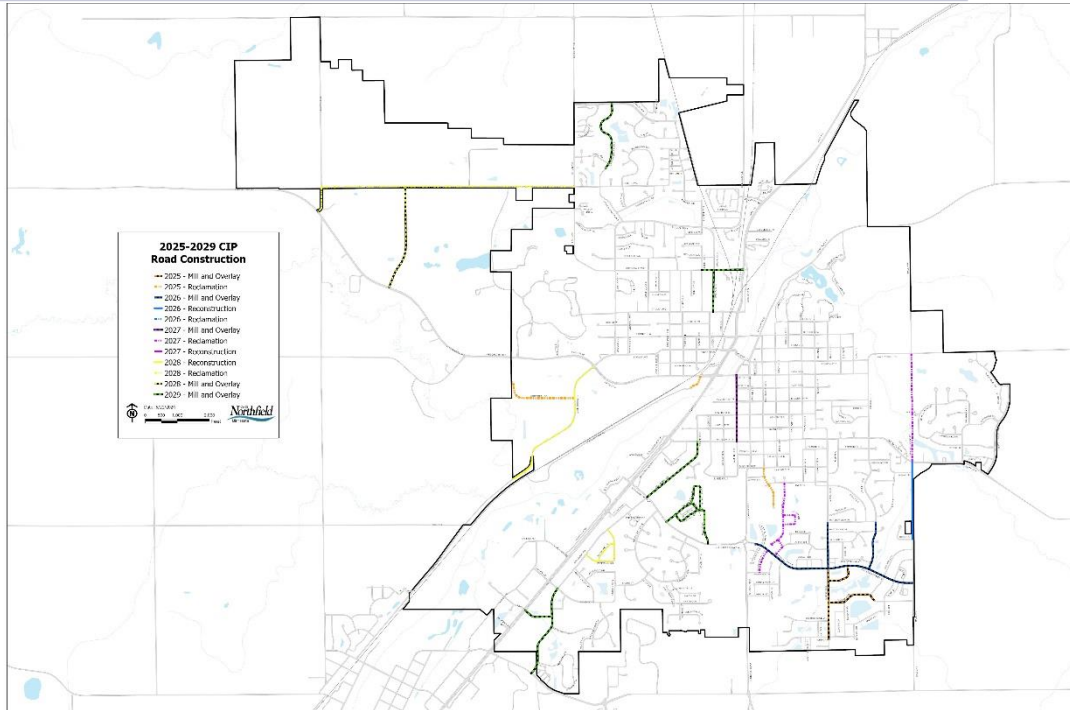
Northfield Water
Treatment Plant

Project Influence

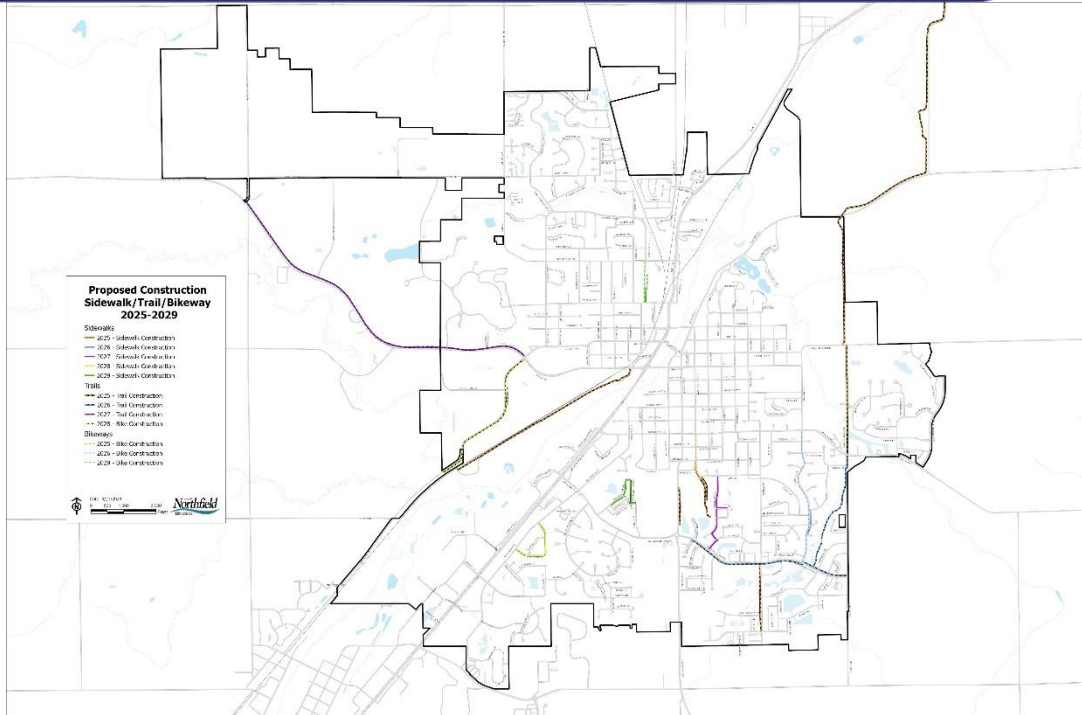


2025 – 2029 Streets

Reconstruction, Mill and Overlay, & Reclamation

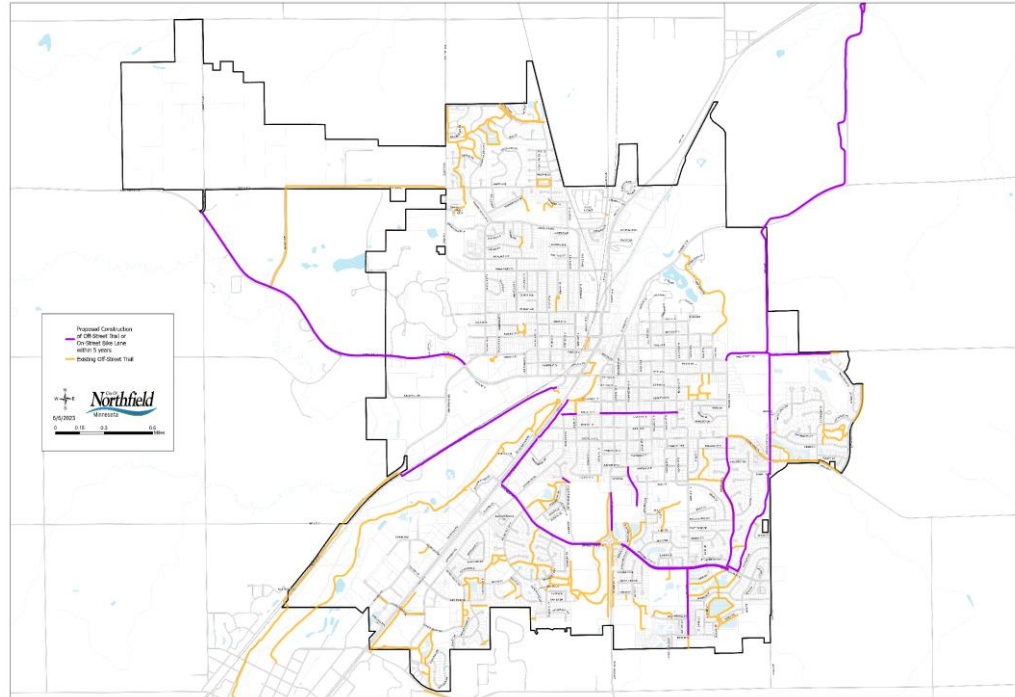


2025 – 2029 Streets Sidewalk/Trail/Bikeway Improvements



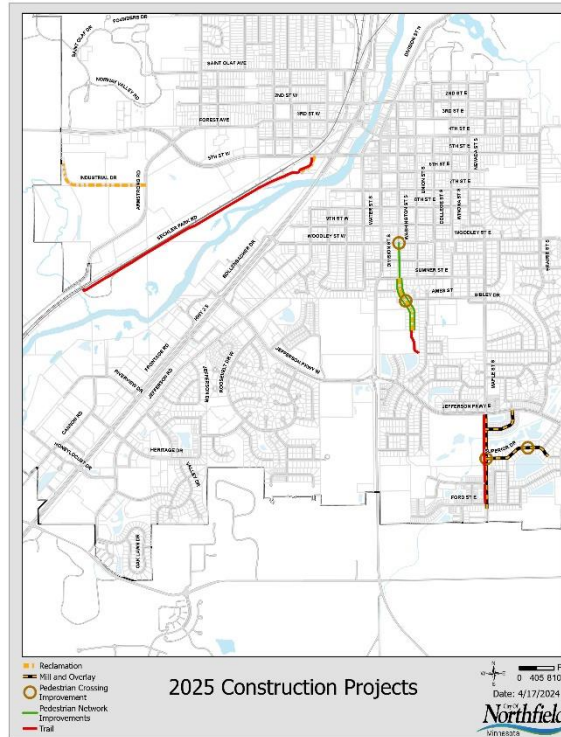
Existing Trails & 5-Year CIP

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

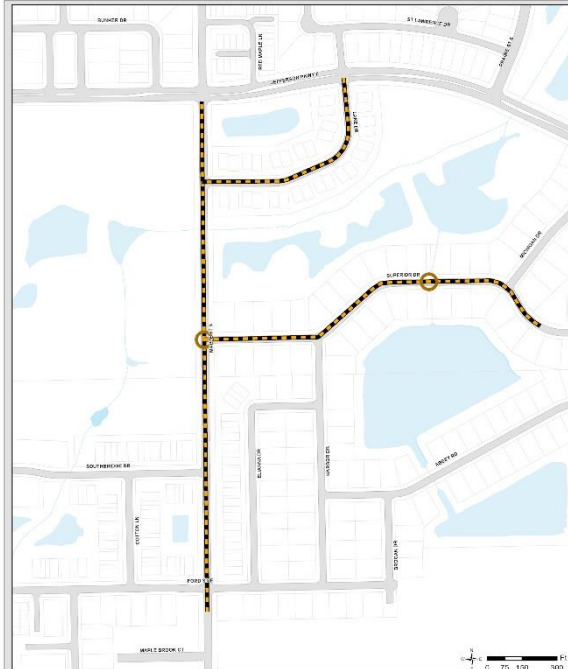
- Washington Street from Woodley Street to Ames Street

Crossing Improvements

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

CIP Street Projects

2025 Reclamation and Overlay Project



— Mill and Overlay
○ Pedestrian Crossing Improvement

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

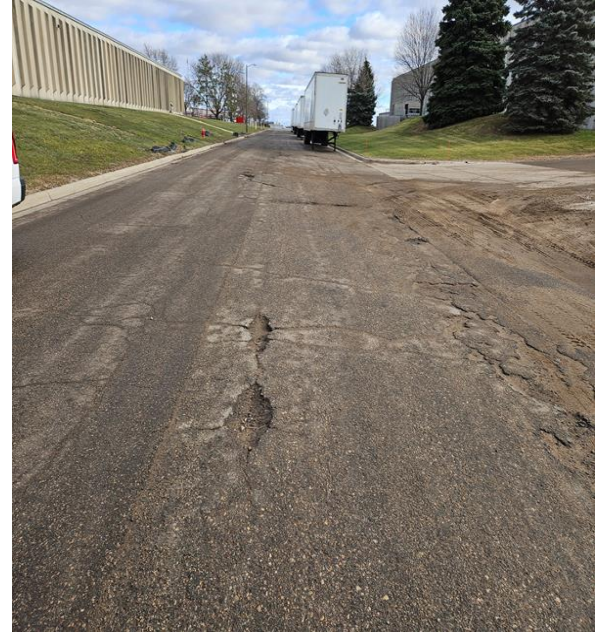
- Maple Street and Superior Drive
- Superior Drive Trail Crossing

CIP Street Projects

2025 Reclamation and Overlay Project



Washington Street



Industrial Drive

CIP Street Projects

2025 Reclamation and Overlay Project



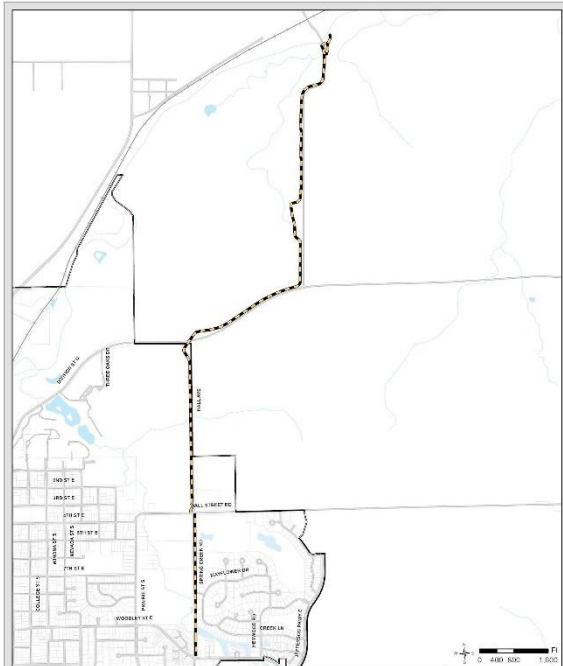
Maple Street



Superior Drive

CIP Street Projects

2025 Mill Towns Trail



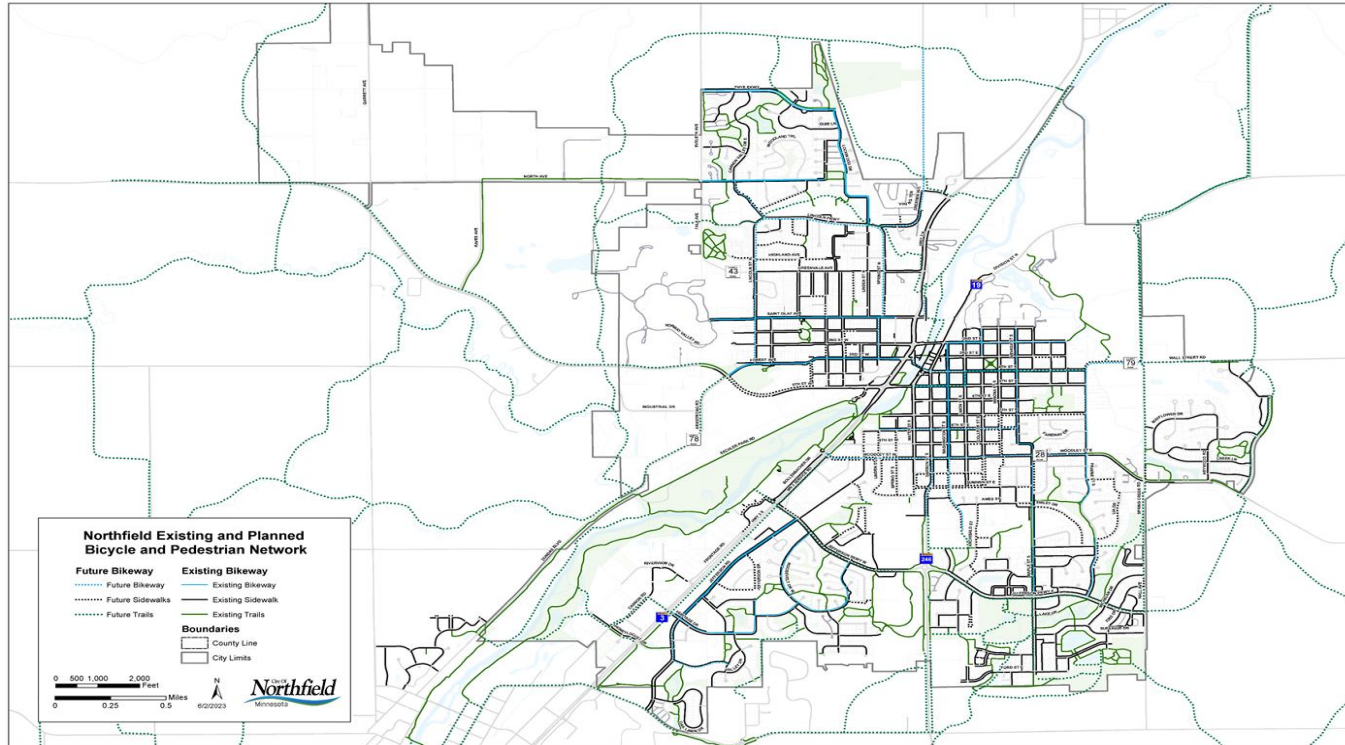
2025 Mill Towns Trail
Construction Project



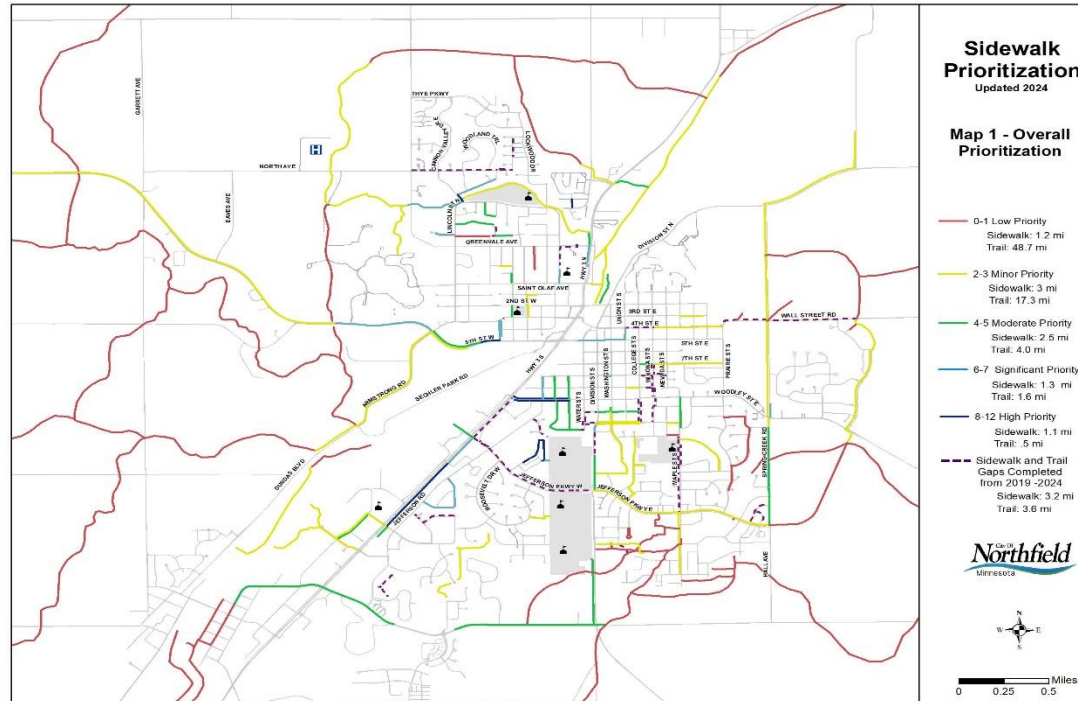
Sidewalk/Trail Improvements

- Mill Towns Trail construction from Woodley Street to Waterford Bridge

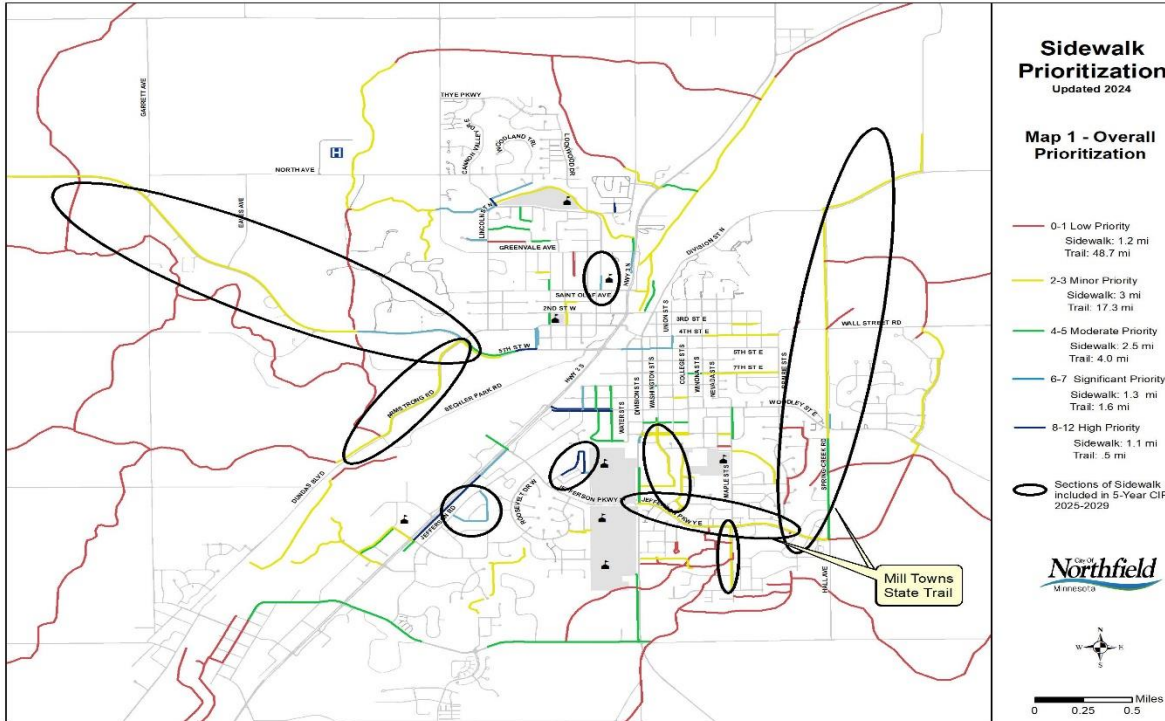
Planned Walking and Biking Network



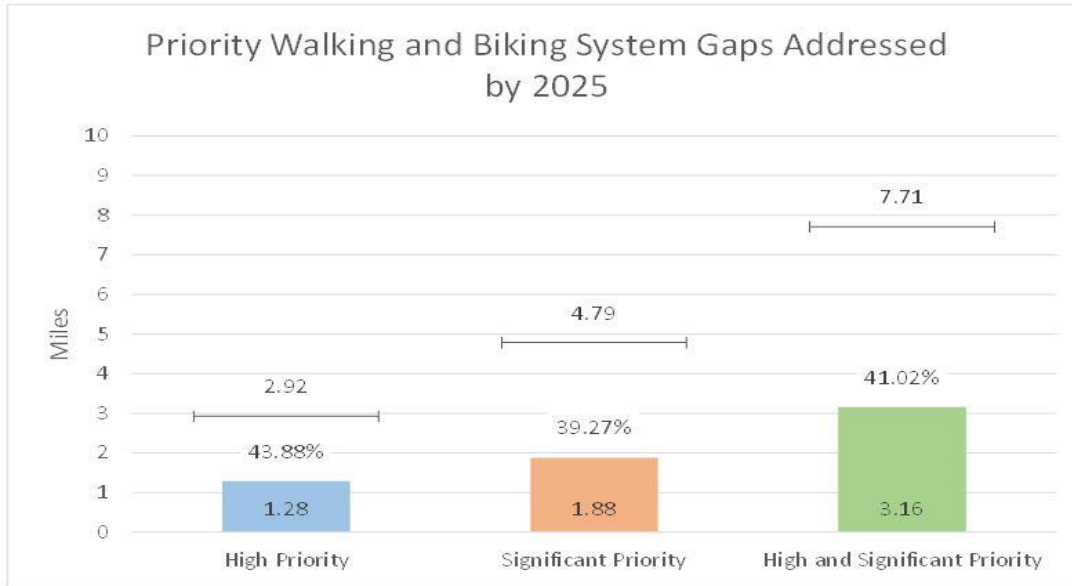
Sidewalk & Trail Prioritization



Sidewalk & Trail Gaps in 5-Year CIP



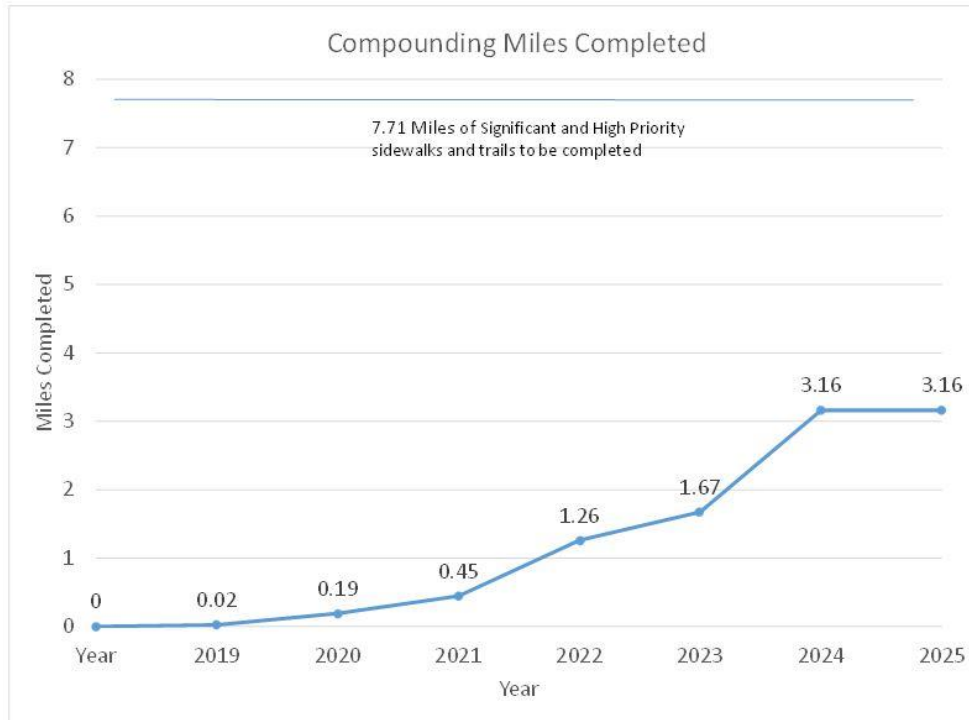
Strategic Plan Target



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

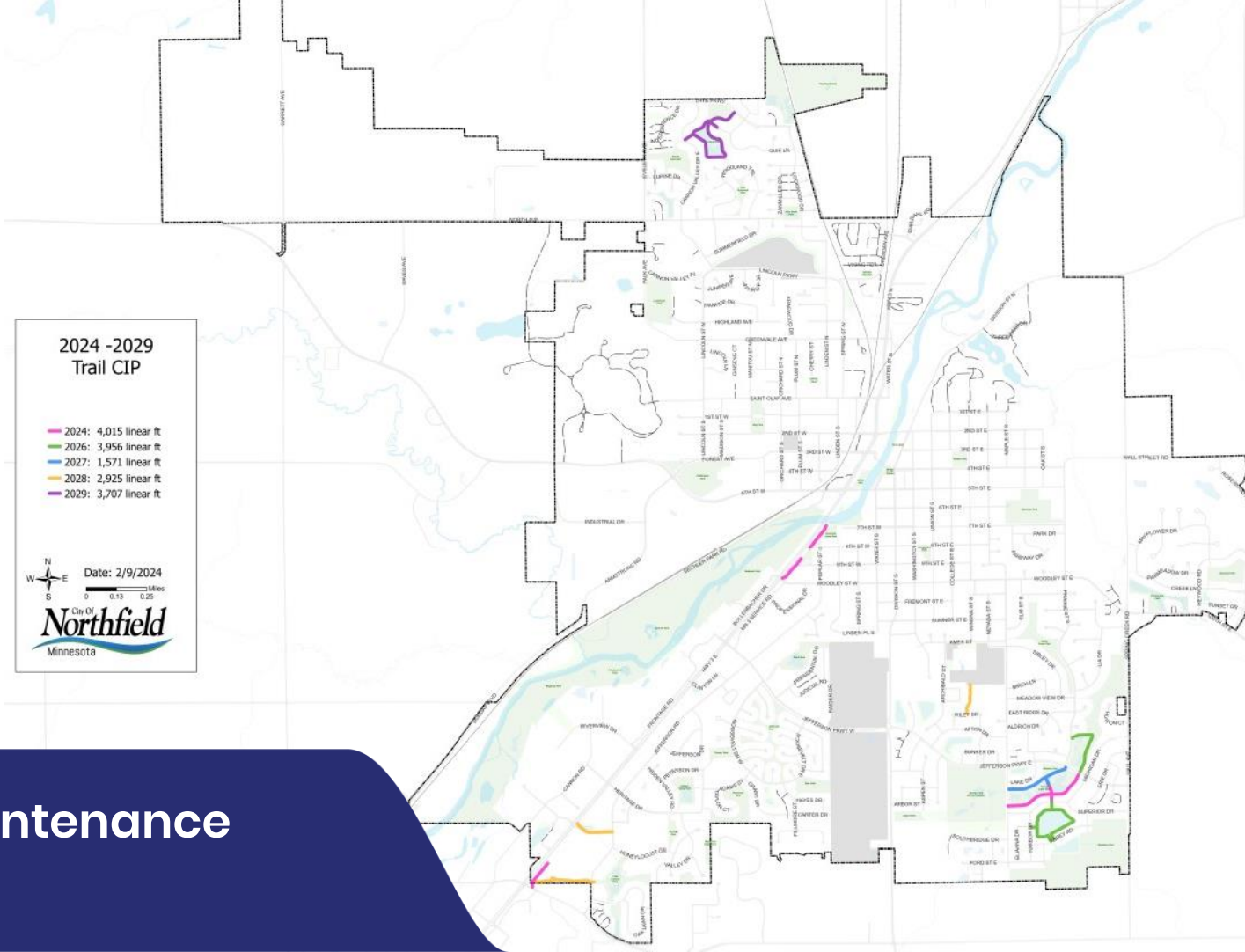
2025-2029 CIP/CEP

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



Trail Overlay Maintenance 2025-2029

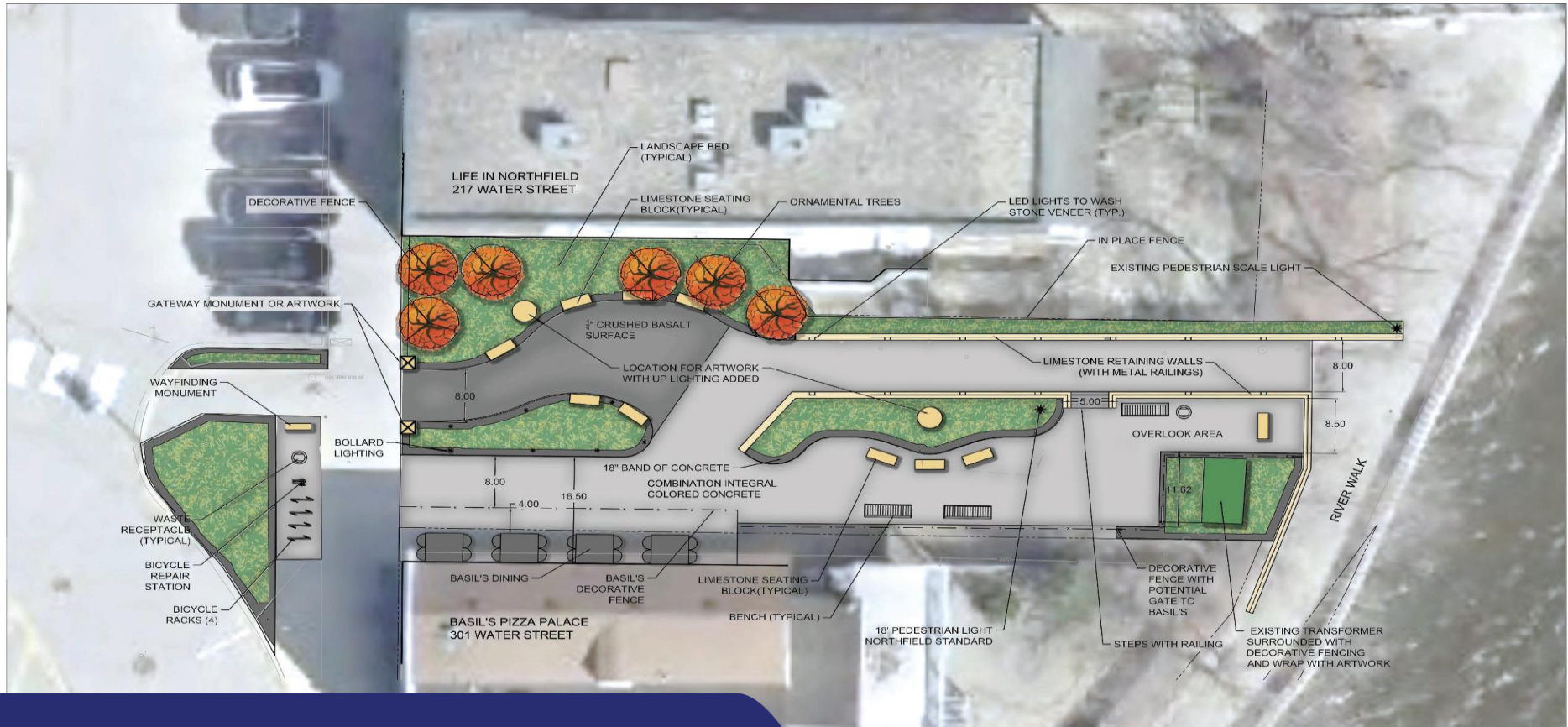




- PROGRAM**
- ① Bridge Square Plaza
 - ② Existing Civil War Monument
 - ③ Existing Fountain
 - ④ Popcorn Cart
 - ⑤ Bike Rack
 - ⑥ Historic Water Street
 - ⑦ Gathering Lawn
 - ⑧ River Promenade
 - ⑨ Bridge Street Living Street

CANNON RIVER

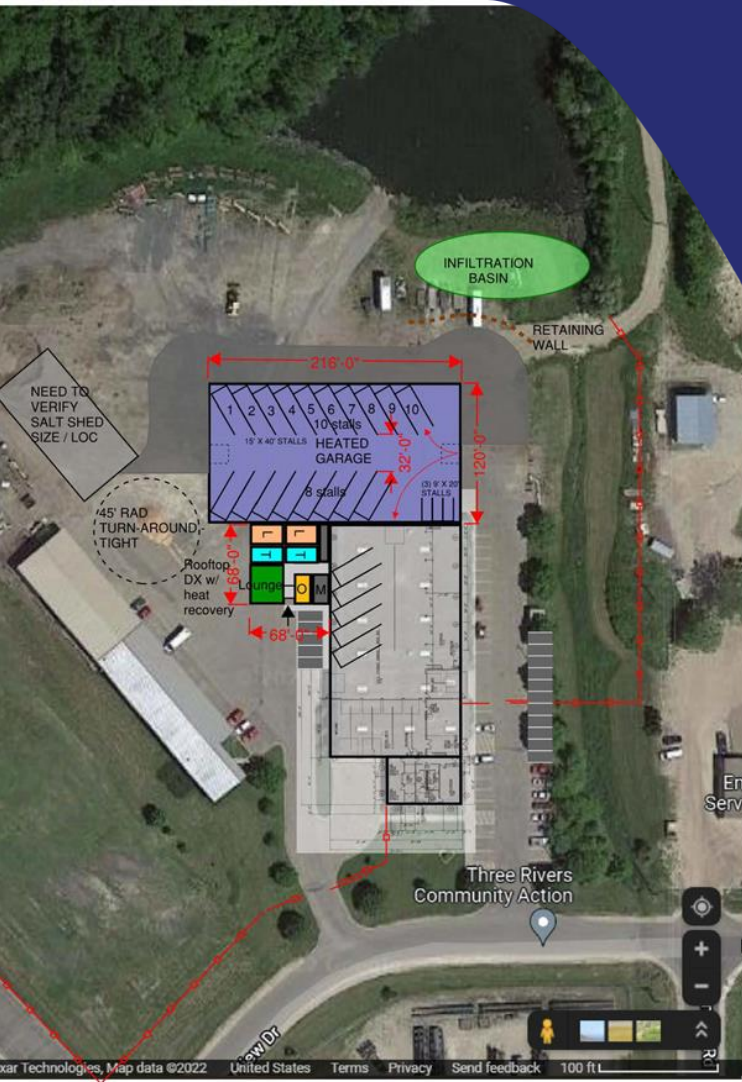
2025 Bridge Square



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 (7th 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

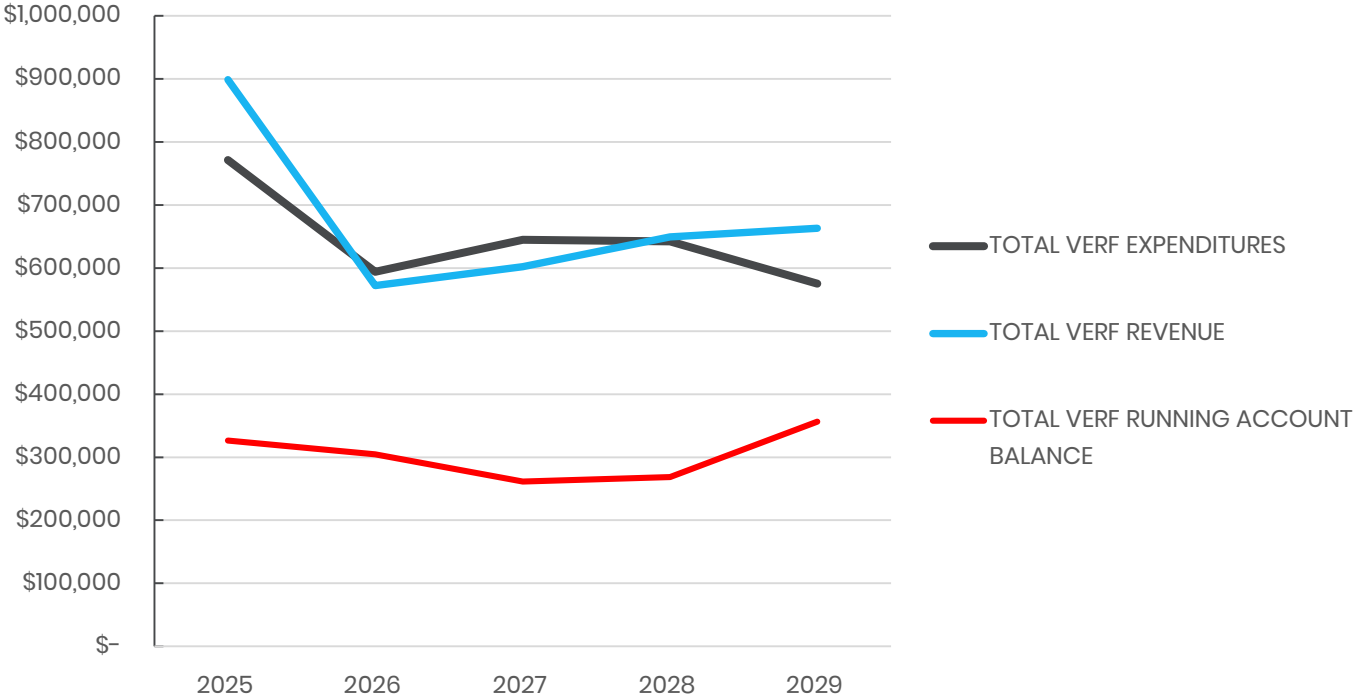


2025:
Trailer
\$15,000



2025:
Street Sweeper
\$245,000

VERF Fund Balance with Bonding



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



Utilities Division

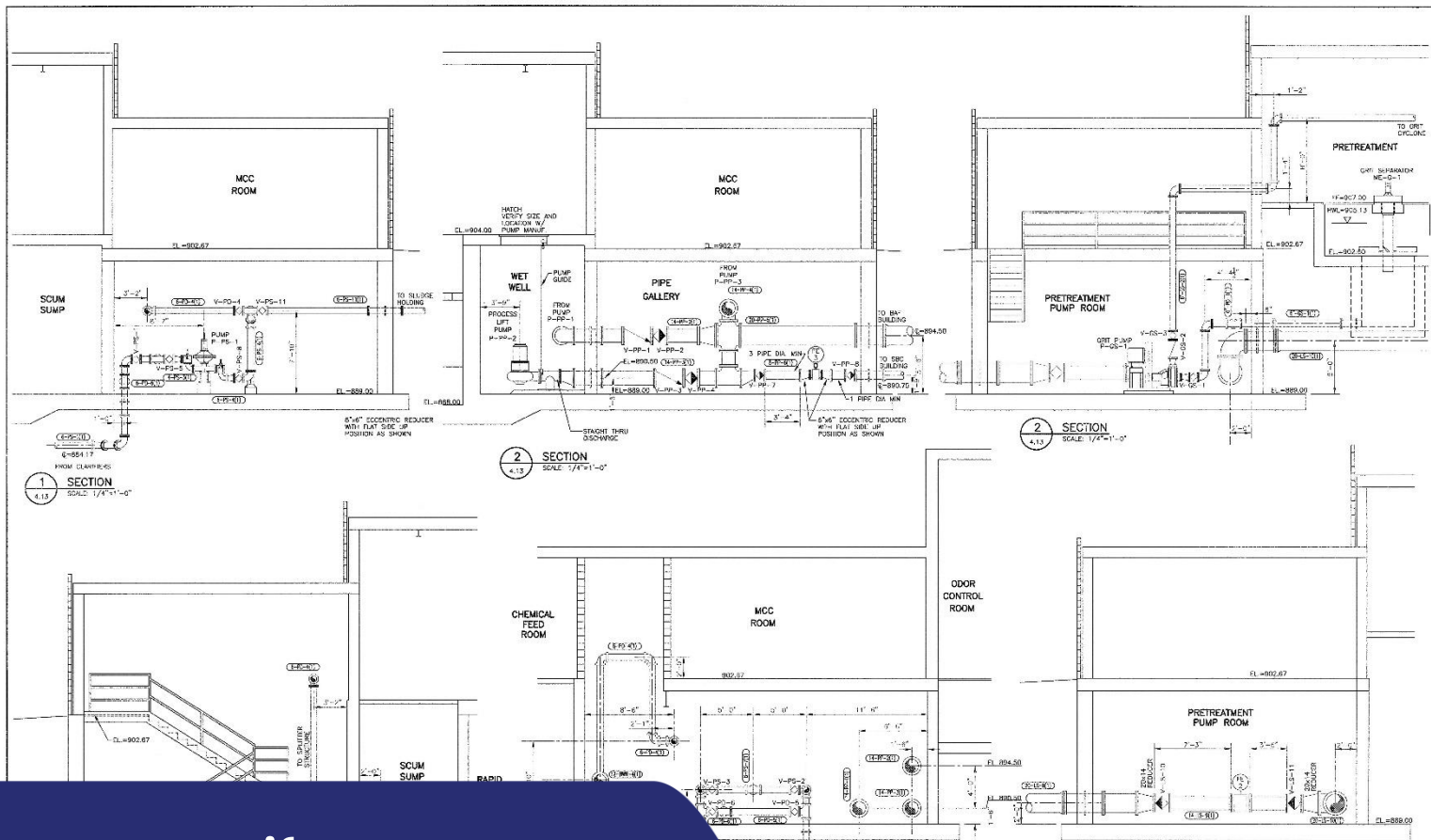
2025-2029 CIP/CEP



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. 10TH ST. MINNEAPOLIS, MN 55425
 612.338.1000 FAX 612.338.1001

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

| NO. | DATE | DESCRIPTION |
|-----|--------------|-------------|
| A. | NOV 7-9-89 | |
| B. | NOV 12-22-91 | |
| C. | NOV 26-11-94 | |

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 THE CONTRACTOR'S RECORD AND FIELD AVAILABLE DATA. NOT ALL FEATURES AND CONSTRUCTION NOTES HAVE BEEN CHECKED OR REDRAWN 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

The image shows the exterior of a brick building, identified as Northfield City Hall. A sign above the entrance reads "801 WASHINGTON STREET". The building has a modern design with a brick facade and a white section. A logo for "Northfield CITY HALL" is visible on the white section. The image is overlaid with a semi-transparent blue filter.

801 WASHINGTON STREET

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**



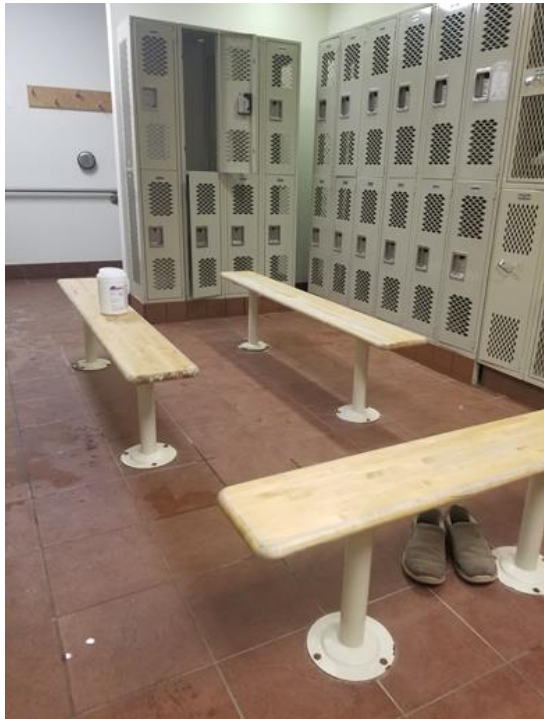
NCRC

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 |
| Totals | \$ 10,821,611 | \$ 34,961,730 | \$ 8,865,940 | \$ 4,216,297 | \$ 8,177,813 | \$ 5,265,733 | \$ 72,309,124 |
| Projected Bonding Need | \$ 8,660,115 | \$ 32,300,386 | \$ 6,136,940 | \$ 2,224,297 | \$ 5,643,113 | \$ 3,283,333 | \$ 58,248,184 |
| Pay as you Go Funding | \$ 2,161,496 | \$ 2,661,344 | \$ 2,729,000 | \$ 1,992,000 | \$ 2,534,700 | \$ 1,982,400 | \$ 14,060,940 |

Annual Debt Forecast

(Assuming current CIP/CEP draft schedule)



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 |
| Subtotal Debt Levies | 2,935,092 | 3,747,330 | 5,856,546 | 6,421,146 | 6,569,946 | 6,894,109 | 6,692,379 |
| 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 |
| Subtotal Capital Maintenance Fund Levies | 1,168,418 | 1,391,378 | 1,569,453 | 1,638,167 | 1,710,318 | 1,786,076 | 1,865,622 |
| TOTAL DEBT & CAPITAL MAINTENANCE LEVIES | 4,103,510 | 5,138,707 | 7,425,999 | 8,059,313 | 8,280,264 | 8,680,185 | 8,558,001 |
| 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 |
| TOTAL (ALL LEVIES) | 15,311,510 | 17,566,579 | 20,475,264 | 21,761,042 | 22,667,079 | 23,786,340 | 24,419,464 |
| Percent Increase From Prior Year: | 9% | 15% | 17% | 6% | 4% | 5% | 3% |
| Average 5-yr Forecasted Total Levies Increase: | | | | 9% | | | |

Annual Debt Forecast (Assuming current CIP/CEP draft schedule)



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

| "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.

NH+C Property Sale



Public Use Exploration

- NH+C vacated and exploring sale property
- Estimated value \$325,000
- City Staff Review of Potential Public Purpose:
 - Parks Board: Not recommending to add to Way Park (Friends of Way Park also not recommending acquiring)
 - HRA: Recommending to acquire for either reuse or redevelopment for housing
- Council Policy Question: Support for HRA acquisition and no parks use?

706/716 2nd St. West



Questions?

Thank you