

**City of Lake Elmo  
Summary of Capital Improvement Plan (CIP)**

Funded by levy dollars  
Funded by Utility Fund Revenue

City of Lake Elmo	Dept	Need/ Want	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total	Finance Notes
<b>GENERAL FUND</b>													
Single Axel Plow/Wing /Spreader	PW	Need	2013	175,000								175,000	New addition for staff add; will no longer need use of contractor
Diesel exhaust filter system for both stations	FIRE	Need	2013	69,912								69,912	
Warning sirens x 2; replace Cimarron and add in N center gap	EMER COMM	Need	2013	50,000								50,000	
Dry Hydrants-potentially 12 @ approx \$2,500 each	FIRE	Need	2013	30,000								30,000	
Replacement of Engine 1 (Aerial)	FIRE	Need	2014		750,000							750,000	
Replacement of SCBA's	FIRE	Need	2014/2015		103,000	104,000						207,000	
Durapatch Pot Hole Patcher (Move to 2013?)	PW	Need	2014	28,000								28,000	
Dump Truck/Plow/Wing/Sander	PW	Need	2015		175,000							175,000	Replaces 1998 Plow truck; will be in 17th year of useful life...
New GL/UB software to be on one platform, supported and efficient	FINANCE	Need	2015		60,000							60,000	Current software 10 years old and some components no longer supported
Replacement of CV1	FIRE	Need	2015		60,000							60,000	
City Hall remodel	ADMIN	Need	2016			300,000						300,000	Out of space at existing City Hall
1 Ton Truck/Plow/Sander Insert	PW	Need	2016			50,000						50,000	Replaces 2003 1 Ton with Plow; will be at year 13 of useful life
Replacement of CV2	FIRE	Want	2017				65,000					65,000	
Replacement of Tender 1	FIRE	Need	2018					450,000				450,000	
Mini Excavator	PW	Need	2018					50,000				50,000	Currently rent for \$4k per year
Station #1 parking lot, apron (need Engineers recommendation)	FIRE	Want	2018					25,000				25,000	
Replacement of U2	FIRE	Want	2019						75,000			75,000	
<b>Total</b>				324,912	881,000	399,000	350,000	65,000	525,000	75,000	-	-	2,619,912

**Funding Source for General Fund Projects (G.O. Bonds)**

Property tax levy increase				36,000	120,900	229,100	359,100	531,100	531,100	531,100	531,100	2,869,500	
Fund balance (vehicle fund-\$319k as of 12/31/12)			244,912	-	60,000	-						304,912	
Fund balance (facilities fund)						120,900							
Fund balance (general fund)			80,000	45,000	168,100	-	(294,100)	(6,100)	(456,100)	(531,100)	(531,100)	(1,525,400)	Excess funds available; could pay off bonds in 2019
Bond				750,000	-	-	-	-	-	-	-	750,000	
Special assessments / Litigation Judgment													
Municipal state aid													
Grants				50,000	50,000							100,000	SCBA's
Intergovernmental				-									
<b>Total</b>			324,912	881,000	399,000	350,000	65,000	525,000	75,000	-	-	2,499,012	

**Annual Debt Service on General Fund Projects**

2013 Bonds													
2014 Bonds					71,250	69,563	67,875	66,188	64,500	-	-	339,376	
2015 Bonds													
2016 Bonds													
2017 Bonds													
2018 Bonds													
<b>Total</b>					71,250	69,563	67,875	66,188	64,500	-	-	339,376	

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<b><u>PARKS FUND</u></b>													
11 Foot Mower	PARKS	Need	2014	50,000								50,000	Replaces 2002 Toro
Ski Trail Groomer/Utility Field Maint	PARKS	Want	2016			40,000						40,000	Discussed multiple times by Parks Commission
3/4 Ton Pick up	PARKS	Need	2016			30,000						30,000	Replaces 1998 3/4 Ton GMS; will be at year 18 of useful life
<b>Total</b>			-	50,000	-	70,000	-	-	-	-	-	120,000	
<i>Funding Source for Parks Fund Projects</i>													
Parks Fund (cash)				50,000		70,000						120,000	
<b>Total</b>			-	50,000	-	70,000	-	-	-	-	-	120,000	

**WATER UTILITY FUND**

*Water Utility Projects*

Water supply well No. 4 and pumphouse /connection	ENGINEERING	2013/2014	600,000	765,000								1,365,000	
Keats Ave 16" trunk watermain extension	ENGINEERING	2013	900,000									900,000	
Phase I: Western I94 Corridor (Inwood to Keats)													
Segment 1: Water booster pump	ENGINEERING	2014		700,000								700,000	
Segment 2: Inwood Ave 16" trunk watermain extension	ENGINEERING	2014		1,585,250								1,585,250	
Segment 3: 10th St to EP Bus Park 16" trunk watermain ext	ENGINEERING	2014		765,000								765,000	
Azure Prop 12" trunk watermain extensions	ENGINEERING	2014		76,500								76,500	
Alt Segment 5: 12" trunk watermain to Sedona Development	ENGINEERING	2013+	675,000		42,500	63,750	42,500	63,750				887,500	
Alt Segment 7: Elevated storage tank (High Pressure Zone)	ENGINEERING	2015			1,360,000							1,360,000	
Phase II: Eastern I94 Corridor (Lake Elmo Ave. to Manning)													
Segment 4: Lake Elmo Ave 12" trunk watermain extension	ENGINEERING	2014		2,550,000								2,550,000	
Phase IIIb: Village Area (East to Village Parkway)													
Replace/upgrade watermains as streets disturbed	ENGINEERING	2015			794,750							794,750	
Village Parkway/39th Street	ENGINEERING	2016/2017			467,500	323,000						790,500	
Old Village TH5 Trunk Watermain Replacement	ENGINEERING	2017					467,500					467,500	
Old Village Lateral Watermain Replacement (South of RR)	ENGINEERING	2018						1,275,000				1,275,000	
Old Village Lateral Watermain Replacement (RR-TH5)	ENGINEERING	2018						680,000				680,000	
Ideal Avenue Trunk Watermain - Oakdale Interconnect	ENGINEERING	2015			450,500							450,500	
Neighborhood Watermain Extensions/Replacements (2015 Street Impr)	ENGINEERING	2015			816,000							816,000	
Torre Pines + Cardinal Ridge + Cardinal View Watermain Extensions	ENGINEERING	2019							1,020,000			1,020,000	
Well No. 5 (@ 9,700 Total Water Population)	ENGINEERING	2018						816,000				816,000	
Replace remaining Sensus meters with Neptune meters	FINANCE	2013/2014	37,000	37,000								74,000	
<b>Total Water</b>			2,212,000	6,478,750	3,931,250	386,750	510,000	2,834,750	1,020,000	-	-	17,373,500	

*Funding Source for Water Utility Projects*

*Avg water bill assumed at \$125 per quarter; \$500 per yr*

Property Tax Levy													-	
Operating revenue increase (base + meter revenue only)			6,000	17,250	25,500	25,500	25,500	25,500	25,500	25,500	25,500	201,750		
Operating revenue increase (estimated water usage)			20,000	107,500	207,500	307,500	410,000	510,000	580,000	580,000	580,000	3,302,500		
Fund balance (cash)			(101,700)	(1,638,500)	1,756,750	(817,250)	(569,000)	1,675,250	(131,500)	(1,151,500)	(605,500)	(1,582,950)		
WAC and Connection Fees			156,000	526,500	624,000	624,000	643,500	624,000	546,000	546,000	-	4,290,000	Per Connection stats worksheet (updated to 1000 over 7 yrs)	
Bond (2013 = grant match monies)			1,000,000	-	-	-	-	-	-	-	-	1,000,000		
Other Revenue				6,000,000								6,000,000	Bonding may be required	
Municipal state aid												-		
Grants			500,000	500,000								1,000,000		
Intergovernmental												-		
Developer Contribution			631,700	966,000	1,317,500	247,000						3,162,200		
<b>Total Water</b>			2,212,000	6,478,750	3,931,250	386,750	510,000	2,834,750	1,020,000	-	-	17,373,500		
Short/(over)			-	-	-	-	-	-	-	-	-	-		

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<i>Annual Debt Service for Water Utility Projects</i>													
2013 Bonds (4.5%, 20 yrs)				95,000	92,750	90,500	88,250	86,000	83,750	81,500	79,250	697,000	
2014 Bonds (4.5%, 20 yrs)				-	-	-	-	-	-	-	-	-	
2015 Bonds (4.5%, 20 yrs)													
2016 Bonds (4.5%, 20 yrs)													
2017 Bonds (4.5%, 20 yrs)													
2018 Bonds (4.5%, 20 yrs)													
2019 Bonds (4.5%, 20 yrs)													
2020 Bonds (4.5%, 20 yrs)										-	-	-	
2021 Bonds (4.5%, 20 yrs)													
<b>Total</b>			-	95,000	92,750	90,500	88,250	86,000	83,750	81,500	79,250	697,000	

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<b><u>SANITARY SEWER UTILITY FUND</u></b>													
<i>Sanitary Sewer Projects</i>													
Segment 4: Section 34 Trunk Sewer/lift station - Savona Development	ENGINEERING	2013	1,600,000	-	-	-	-	-	-	-	-	1,600,000	
Segment 6: Hudson Blvd lift station replacement, FM to WONE	ENGINEERING	2017	-	-	-	-	276,000	-	-	-	-	276,000	
Phase II: Eastern I94 Corridor (Lake Elmo Ave. to Manning)			-	-	-	-	-	-	-	-	-	-	
18/27" trunk sewer extension from MCES connection	ENGINEERING	2013	1,100,000									1,100,000	
Future lift station west of Lake Elmo Ave.	ENGINEERING	2018						276,000				276,000	
Olson Lake Trail Trunk Sanitary Sewer Extension	ENGINEERING	2013/2015	98,000		165,140							263,140	
Phase IIIb: Village Area (East to Village Parkway)												-	
Village lift station and forcemain	ENGINEERING	2013	3,300,000									3,300,000	
Segment 1: Old Village Trunk Sewer (30th-Lake Elmo Ave-Lavern	ENGINEERING	2015			920,000							920,000	
Segment 2: Village Parkway (30th-RR-TH5) + 39th Street	ENGINEERING	2015/2016			552,000	184,000						736,000	
Old Village Lateral Sewer Extensions (South of RR)	ENGINEERING	2018						1,380,000				1,380,000	
Old Village Lateral Sewer Extensions (RR - TH5)	ENGINEERING	2018						460,000				460,000	
Additional Trunk South of 10th Street	ENGINEERING	2018						828,000				828,000	
<b>Total Sewer</b>			<b>6,098,000</b>	<b>-</b>	<b>1,637,140</b>	<b>184,000</b>	<b>276,000</b>	<b>2,944,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,139,140</b>	
Connections												11,139,140	
<i>Funding Source for Sanitary Sewer Projects</i>													
Property tax levy			-	-	-	-	-	-	-	-	-	-	
Prior year payments on project			400,000										
Fund balance (cash)			33,500	(549,000)	293,640	(746,500)	(595,500)	(657,000)	(898,000)	(940,000)	(450,000)	(4,508,860)	Cash available to pay down bond
Sewer Usage Revenue			12,000	76,500	148,500	220,500	294,000	366,000	408,000	450,000	450,000	2,425,500	
SAC and Connection Fees			140,000	472,500	560,000	560,000	577,500	560,000	490,000	490,000		3,850,000	
Bond (Includes MN Deed match of \$1MM)			3,000,000									3,000,000	Bond can/should be paid off in 2018
Special assessments			92,500	-	185,000							277,500	
Municipal state aid			-	-	-	-	-	-	-	-	-	-	
Grants			1,000,000	-	-	-	-	-	-	-	-	1,000,000	
Intergovernmental/Water Fund			-	-	-	-	-	-	-	-	-	-	
Developer Contribution			1,420,000		450,000	150,000	-	2,675,000	-	-	-	4,695,000	
<b>Total Sewer</b>			<b>6,098,000</b>	<b>-</b>	<b>1,637,140</b>	<b>184,000</b>	<b>276,000</b>	<b>2,944,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,139,140</b>	
<i>Annual Debt Service on Sanitary Sewer Projects</i>													
2013 Bonds				285,000	278,250	271,500	264,750	258,000	-	-	-	1,357,500	Assumes bonds paid off early to reduce levy in 2018
2014 Bonds													
2015 Bonds													
2016 Bonds													
2017 Bonds													
2018 Bonds													
<b>Total</b>			<b>-</b>	<b>285,000</b>	<b>278,250</b>	<b>271,500</b>	<b>264,750</b>	<b>258,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,357,500</b>	

Notes:

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<b><u>STREET FUND</u></b>													
<i>Street Projects</i>													
Local Residential Street Improvements													
Keats MSA Streets	ENGINEERING	2013	1,036,000									1,036,000	Continue 10 yr bonds?
Southern Tri-Lakes Area; Kenridge Addition; & Kelvin Avenue	ENGINEERING	2015	-	-		2,255,200						2,255,200	
Packard Park; and 20th Street Area	ENGINEERING	2014		506,400								506,400	
Stonegate-Phase 1; and Kirkwood Avenue	ENGINEERING	2016					609,600					609,600	
Tri-Lakes Area [Springborne Green Acres, Fox Fire Estates, & Judy Jary Manor]	ENGINEERING	2017						1,546,400				1,546,400	
Old Village Area Streets [North of U.P. Railroad]	ENGINEERING	2018							1,200,000			1,200,000	
Old Village Area Streets [South of U.P. Railroad]	ENGINEERING	2018							1,680,000			1,680,000	
Collector Road Improvements; Non MSA Routes													
Manning Trail N	ENGINEERING	2014		175,200								175,200	
Manning Avenue; TH 36 - Linden Avenue (FUTURE)	ENGINEERING	FUTURE										-	
Municipal State Aid Street Improvements													
20th Street N & Manning Trail [Lake Elmo Ave. to Manning Ave.]	ENGINEERING	2015		1,200,000								1,200,000	
15th Street North [Inwood Ave. to West City Limits]	ENGINEERING	2018						560,000				560,000	10,768,800
TRANSPORTATION IMPROVEMENTS													
5th Street Parkway Improvement (Developer-100%)													
Savona Development Phase 1	ENGINEERING	2014		1,411,380								1,411,380	
Savona Development Phase 2-5	ENGINEERING	2014		1,411,380								1,411,380	
From Lennar to Inwood (Montgomery-Azur Properties)	ENGINEERING	2015			2,750,022							2,750,022	
Keats-Lake Elmo-Phases 1-3	ENGINEERING	2016-2018				1,709,338	940,920	940,920				3,591,178	
Lake Elmo-Manning-Phases 1-3	ENGINEERING	2014,16,17		1,013,280		1,568,200	1,254,560					3,836,040	13,000,000 Reduced to \$13M per DZ 21.59%
CSAH 15 Manning Avenue (I94 to TH5) FUTURE	ENGINEERING	FUTURE										-	
Lake Elmo Avenue Downtown District Improvements (TIF)	ENGINEERING	2015			1,120,000							1,120,000	Need to shift \$3M to 2016...
Lake Elmo Avenue (30th Street to RR-No Lighting)-County??	ENGINEERING	2015			750,000							750,000	
Highway 5 Corridor Management & Safety Improvements	ENGINEERING	2014		160,000								160,000	
Village Parkway Build-out (Developer-100%)	ENGINEERING	2015/2016			2,320,000	1,600,000						3,920,000	
<b>Total Streets</b>			1,036,000	5,877,640	6,940,022	7,132,738	2,805,080	3,047,320	2,880,000	-	-	29,718,800	
<i>Funding Source for Street Projects</i>													
Property tax levy			-	-	-	-	-	-	-	-	-	-	
Fund balance (cash)			36,000	166,800	212,056	55,200	(66,960)	223,520	16,080	-	-	642,696	
WAC and Connection Fees													
Bond				1,800,000	-	2,200,000	-	-	3,400,000			7,400,000	
TIF													
Special assessments (assessed year AFTER work performed/completed)			-	74,800	232,944	-	676,560	182,880	463,920			1,631,104	
Municipal state aid (Assumes borrow AHEAD from MSA funds)			-	-	1,425,000	-	-	700,000	-	-	-	2,125,000	
Grants (HSIP Grant?)			1,000,000	-	-	-	-	-	-	-	-	1,000,000	
Intergovernmental/Water Fund			-	-	-	-	-	1,000,000	(1,000,000)	-	-	-	
Developer Contribution (70/30 split)			0	3,836,040	5,070,022	4,877,538	2,195,480	940,920	-	-	-	16,920,000	
<b>Total</b>			1,036,000	5,877,640	6,940,022	7,132,738	2,805,080	3,047,320	2,880,000	-	-	29,718,800	
<i>Annual Debt Service on Street Projects</i>													
2013 Bonds													
2014 Bonds					171,000	166,950	162,900	158,850	154,800	150,750	146,700	1,111,950	
2015 Bonds													
2016 Bonds							209,000	204,050	199,100	194,150	189,250	995,550	
2017 Bonds													
2018 Bonds													
2019 Bonds										323,000	315,350	638,350	
<b>Total</b>			-	-	171,000	166,950	371,900	362,900	353,900	667,900	651,300	2,107,500	

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<b><u>SURFACE WATER IMPROVEMENTS FUND</u></b>													
<i>Surface Water Projects</i>													
Village Storm Water / Regional Infiltration System - Study	ENGINEERING	2014		50,000	-	-	-	-	-	-	-	50,000	
Village Flood / Drainage Improvements	ENGINEERING	2015			1,400,000							1,400,000	
Village Area Regional Storm Water System: Phase 1	ENGINEERING	2015			800,000							800,000	
Village Area Regional Storm Water System: Phase 2	ENGINEERING	2016				700,000						700,000	
Village Area Regional Storm Water System: Phase 3	ENGINEERING	2017					500,000					500,000	
Misc. Storm Water Improvements [Drainage, Ditching, Culverts & Ponds]	ENGINEERING	2014-2018		25,000	25,000	25,000	25,000	25,000				125,000	
Rain Garden Improvements	ENGINEERING	2014-2017		60,000	42,000	36,000	56,000	-				194,000	
Water Quality CIP	ENGINEERING	FUTURE										-	
<b>Total</b>			-	135,000	2,267,000	761,000	581,000	25,000	-	-	-	3,769,000	
<i>Funding Source for Surface Water Projects</i>													
Property tax levy			-	-	-	-	-	-	-	-	-	-	
Fund balance (cash)			-	105,000	66,000	63,000	73,000	-	-	-	-	307,000	
WAC and Connection Fees													
Bond					2,000,000	500,000	300,000					2,800,000	
Special assessments - Village Stormwater District Connection Fees				-	180,000	180,000	180,000	180,000				720,000	
Municipal state aid			-	-	-	-	-	-	-	-	-	-	
Grants (VBWD)				30,000	21,000	18,000	28,000	-	-	-	-	97,000	
Intergovernmental/Water Fund			-	-	-	-	-	-	-	-	-	-	
Developer Contribution			-	-	-	-	-	-	-	-	-	-	
<b>Total</b>			-	135,000	2,267,000	761,000	581,000	180,000	-	-	-	3,924,000	
<i>Annual Debt Service on Surface Water Projects</i>													
2013 Bonds													-
2014 Bonds													-
2015 Bonds						190,000	185,500	181,000	176,500	172,000	167,500	1,072,500	
2016 Bonds							47,500	46,376	45,250	44,126	43,000	226,252	
2017 Bonds								28,500	27,825	27,150	26,475	109,950	
2018 Bonds						-	-	-	-	-	-	-	
<b>Total</b>			-	-	-	190,000	233,000	255,876	249,575	243,276	236,975	1,408,702	

Notes: Did not add in Stormwater Utility Fee Revenue

Notes: Stormsewer Replacement CIP not included: need to obtain NEEDS list from Public Works

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<b>SUMMARY-ALL-NEW</b>													
<b>BONDS</b>													
General Fund			-	750,000	-	-	-	-	-	-	-	750,000	X
Street Fund			-	1,800,000	-	2,200,000	-	-	3,400,000	-	-	7,400,000	X
New General Fund Bonds			-	2,550,000	-	2,200,000	-	-	3,400,000	-	-	8,150,000	
Water Utility Fund			1,000,000	0	0	0	0	0	0	0	0	1,000,000	X
Sanitary Sewer Fund			3,000,000	-	-	-	-	-	-	-	-	3,000,000	X
Storm Water Fund			-	-	2,000,000	500,000	300,000	-	-	-	-	2,800,000	X
New Enterprise Fund Bonds			4,000,000	-	2,000,000	500,000	300,000	-	-	-	-	6,800,000	
Total Annual Bonding			4,000,000	2,550,000	2,000,000	2,700,000	300,000	0	3,400,000	0	0	14,950,000	
<b>Annual Loan Pmts (P+I)</b>													
General Fund			-	-	71,250	69,563	67,875	66,188	64,500	-	-	339,376	X
Street Fund			-	-	171,000	166,950	371,900	362,900	353,900	667,900	651,300	2,107,500	X
Impact to Annual Levy			-	-	242,250	236,513	439,775	429,088	418,400	667,900	651,300	2,446,876	
Water Utility Fund				95,000	92,750	90,500	88,250	86,000	83,750	81,500	79,250	697,000	X
Sanitary Sewer Fund				285,000	278,250	271,500	264,750	258,000	-	-	-	1,357,500	X
Storm Water Fund						190,000	233,000	255,876	249,575	243,276	236,975	1,408,702	X
Impact to Enterprise Funds				380,000	371,000	552,000	586,000	599,876	333,325	324,776	316,225	3,463,202	
Total Annual Loan Pmts-NEW				380,000	613,250	788,513	1,025,775	1,028,964	751,725	992,676	967,525	5,910,078	
Annual impact to residents property taxes		\$75 per \$100k Levy increase		0.00	181.69	177.38	329.83	321.82	313.80	500.93	488.48		